

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: JUNE 1, 2023 BOARD OF ZONING APPEALS MEETING
DATE: MAY 26, 2023

CLOSED & RESERVED

CASE #2081 – Application of Marti Homes LLC – Permission to construct a 3-story and 9-unit apartment building at 96 Albemarle Avenue, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 20 B, C, D – side yards & rear yards (Res. B)
Section 139-39 – parking in front yards of multiple dwellings
Section 139 – 74B – plot area
Section 139-79 – population density

MOTION _____ SECOND _____

DECISION _____ DATE _____

CONTINUED CASES

CASE #2080 – Application of Far Properties LLC – Permission to convert 2nd floor into 4 apartments at 69-73 Main Street, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 40 – off street parking
Section 139 – 106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2092 – Application of Alricko Decosta James – Permission to construct 2nd floor addition and interior alterations at 35 Perry Street, Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-66 – front yards (Res. A)
Section 139-69 – side yards

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2083 – Application of Coby Gohari – Permission to construct a 14-unit apartment building at 7 Peninsula Blvd., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139-79 – population density
Section 139-74b – plot area

MOTION _____ SECOND _____

DECISION _____ DATE _____

NEW CASES

CASE #2096 – Application of Long Island FQHC, Inc. – Permission to construct an exterior canopy/awning at 619 Fulton Avenue, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 109 – front yard (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2090 – Application of New York Land Development II Corp. – Permission to construct a 2-story, 2-family dwelling at Main Street (Vacant Land), Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2091 – Application of New York Land Development II Corp. – Permission to construct a 2-story, single family dwelling at Lincoln Road (Vacant Land), Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-66 – front yards (Res. A)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2094 – Application of Sergio Collado – Permission to expand an existing 2-family dwelling at 744 Front Street, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 8 – extension or alteration of use (Res. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

ENVIRONMENTAL IMPACTS

CASE #2100 – Application of Edly Ramirez – Permission to maintain 2nd story accessory apartment at 13 Marvin Avenue, Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-53 – permitted uses

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2101 – Application of Giovanni Segovia – Permission to maintain and legalize pre-existing attic apartment at 74 Hilton Avenue, Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-44 – height (Res. AAA)

MOTION _____ SECOND _____

DECISION _____ DATE _____