

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: JULY 6, 2023 BOARD OF ZONING APPEALS MEETING
DATE: JUNE 30, 2023

WITHDRAWAL REQUEST

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 _____

ADJOURNMENT REQUEST

CASE #2099 – Application of “La Cosecha” Community Church – Permission to expand existing church use at 600 Greenwich Street, Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-40 – off street parking (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

BUILDING PERMIT EXTENSION

CASE #2041 – Application of Clinton Manor LLC – Permission to construct a 3-story senior/standard apartments at 226 Clinton Street., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 20 – front, side yards
Section 139 – 106 – permitted uses (Res. B, Res. C, Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CLOSED & RESERVED

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 #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 _____

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 _____

CONTINUED CASES

CASE #2093 – Application of Everto Sarmiento – Permission to convert a single-family to a two-family dwelling at 85 California Avenue, Hempstead, NY 11550

- Section 139-6 – compliance required
- Section 139-72 – permitted uses (Res. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2089 – Application of El Balcon Properties – Permission to construct a 4-story, 32-unit apartment building at 370 South Franklin Street, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139-106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

NEW CASE

CASE #2095 – Application of Stel, Inc. – Permission to construct a 5-story and 40-unit multiple dwelling residential building at 301-309 Peninsula Blvd., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 40 – off street parking
Section 139-115 – permitted uses (Bus. C)

MOTION _____ SECOND _____

DECISION _____ DATE _____

ENVIRONMENTAL IMPACT

CASE #2102 – Application of Rhetta Bell – Permission to maintain existing garage addition at 31 Burston Street, Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-65 – building area (Res. A)
Section 139-70 – rear yards

MOTION _____ SECOND _____

DECISION _____ DATE _____

CONTINUED CASE

CASE #2088 – Application of Synergy Holding Partners, LLC – Permission to subdivide property and construct a 4-story and 66-unit apartment building at 160 Marvin Avenue, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 20 – setbacks multiple dwelling
Section 139-40 – off street parking
Section 139-73 – height (Res. B)
Section 139-79 – population density
Section 139-106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____