

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: MAY 4, 2023 BOARD OF ZONING APPEALS MEETING
DATE: APRIL 27, 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 #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 #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 #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 #2075 – Application of All State Properties LLC – Permission to construct a 3-story senior apartment building with 8 parking spaces on ground floor at James LL Burrell Ave. (Vacant Land), Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 106 – permitted uses (Bus. 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 _____

ENVIRONMENTAL IMPACTS

CASE #2097 – Application of Yariv Aharony – Permission to construct a 4-story, 24-unit senior apartment building at 178 South Franklin Street, Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-53 – permitted uses (Res. AA)
Section 139-54 – height
Section 139-55 – building area
Section 139-60 – side yards
Section 139-61 – rear yards
Section 139-106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2098 – Application of Mehak Realty Corp. – Permission to install tanks, pumps and canopy at 2 Hempstead Avenue, Hempstead, NY 11550
Section 139-6 – compliance required
Section 139-8 – extension or alteration of use (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

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 _____