

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: OCTOBER 5, 2023 BOARD OF ZONING APPEALS MEETING
DATE: SEPTEMBER 29, 2023

NEW CASES

CASE #2103 – Application of Amorico F. Manansala – Permission to install a 6 ft fence in front yard at 42 Roosevelt Street, Hempstead, NY 11550
Section 139-33A – fences in front yards

MOTION _____ SECOND _____

DECISION _____ DATE _____

CONTINUED CASES

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 #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 _____

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 _____

NEW CASES

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 _____

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 _____

ENVIRONMENTAL IMPACTS

CASE #2108 – Application of Pablo Vanegas and Erika Vanegas – Permission to maintain a 6’ PVC fence at 162 W. Graham Ave., Hempstead, NY 11550

Section 139-6 – compliance required

Section 139-33A – fences in front yard

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2109 – Application of MyDoc – Permission to have medical use at 166 Fulton Avenue, Hempstead, NY 11550

Section 139-6 – compliance required

Section 139-99 – permitted uses (Bus. A)

Section 139-106 – permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2110 – Application of Theradynamics – Permission to have medical use at 168 Fulton Avenue, Hempstead, NY 11550

Section 139-6 – compliance required

Section 139-99 – permitted uses (Bus. A)

Section 139-106 – permitted uses (Bus. B)

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 _____