

Hearing - 09/02/2026

NOTICE OF PUBLIC HEARING BY THE BOARD OF APPEALS

Pursuant to New York State Town Law Article 16, New York State Public Officers Law Article 7, and the Town of Hempstead Building Zone Ordinance, **NOTICE** is hereby given that the **BOARD OF APPEALS** of the Town of Hempstead will hold a public hearing in the Town Meeting Pavilion, Town Hall Plaza, One Washington Street, Hempstead, New York on **09/02/2026 at 9:30 A.M. & 2:00 P.M.** to consider the following applications and appeals:

APPLICATION FOR APPEARANCE WAIVER.

446/26. ELMONT - Iris Gordon, Mother/Daughter Res. (2nd Kitchen)., N/W cor. Lenox St. & Miriam Pkwy., a/k/a 1670 Lenox St. **N.C.P.C. Local determination.**

453/26. ELMONT - Allan Alexandre, Variance, side yard, maintain a/c unit attached to dwelling., W/s Conway Rd., 222.61' N/o Leighton Rd., a/k/a 552 Conway Rd. **N.C.P.C. Local determination.**

THE FOLLOWING CASES WILL BE CALLED STARTING AT 2:00 P.M.

463/26. ELMONT - Taco Bell of America, LLC, Install animated digital menu board sign in conjunction with existing drive-thru window (replace existing menu board)., S/s Hempstead Tpke. between Jacob St. & Franklin St., a/k/a 1625 Hempstead Tpke. **N.C.P.C. Local determination.**

464/26. ELMONT - Taco Bell of America. LLC, Renewal of grant to maintain drive-thru window in conjunction with restaurant (Taco Bell/Pizza Hut)., S/s Hempstead Tpke. between Jacob St. & Franklin St., a/k/a 1625 Hempstead Tpke. **N.C.P.C. Local determination.**

2:00 P.M. ADJOURNMENT

219/26. ELMONT - SNM Capital Holdings LLC, Use variance to construct 2-family dwelling not permitted in Res. "B" district with lot area occupied & average front yard setback variances (demolish existing dwelling)., E/s Gotham Ave., 195' N/o Blackstone St., f/k/a 76 Gotham Ave. **N.C.P.C. Local determination. Adjourned from 4/22/26 – Was defective mailing.**

ALL PAPERS PERTAINING TO THE ABOVE HEARING ARE AVAILABLE FOR INSPECTION AT THE BOARD OF APPEALS, TOWN HALL, 1 WASHINGTON STREET, HEMPSTEAD, NY 11550.

The internet address of the website streaming for this meeting is <https://hempsteadny.gov/576/Live-Streaming-Video>

Interested parties may appear at the above time and place. At the call of the Chairman, the Board will consider decisions on the foregoing and those on the Reserve Decision calendar and such other matters as may properly come before it.

**By order of the Board of Appeals,
John F. Ragano, Chairman
Patrick Owens, Secretary**

Hearing - 09/16/2026

NOTICE OF PUBLIC HEARING BY THE BOARD OF APPEALS

Pursuant to New York State Town Law Article 16, New York State Public Officers Law Article 7, and the Town of Hempstead Building Zone Ordinance, **NOTICE** is hereby given that the **BOARD OF APPEALS** of the Town of Hempstead will hold a public hearing in the Town Meeting Pavilion, Town Hall Plaza, One Washington Street, Hempstead, New York on **09/16/2026 at 9:30 A.M. & 2:00 P.M.** to consider the following applications and appeals:

THE FOLLOWING CASES WILL BE CALLED STARTING AT 9:30 A.M.

478/26. ELMONT - Melvin & Nancy Garlick, Variances, front yard setbacks on Marguerite Ave. & Chelsea St., construct dwelling with portico (demolish existing dwelling)., S/W cor. Marguerite Ave. & Chelsea St., a/k/a 190 Marguerite Ave. **N.C.P.C. Local determination.**

THE FOLLOWING CASES WILL BE CALLED STARTING AT 2:00 P.M.

497/26. - 498/26. ELMONT - Yasotharan Jeyanathan, Special exception to maintain 2nd accessory structure (frame shed); Special exception to maintain 3rd accessory structure (vinyl shed)., S/s Marshall St., 140' W/o Cross Rd., a/k/a 1575 Marshall St. **N.C.P.C. Local determination.**

ALL PAPERS PERTAINING TO THE ABOVE HEARING ARE AVAILABLE FOR INSPECTION AT THE BOARD OF APPEALS, TOWN HALL, 1 WASHINGTON STREET, HEMPSTEAD, NY 11550.

The internet address of the website streaming for this meeting is <https://hempsteadny.gov/576/Live-Streaming-Video>

Interested parties may appear at the above time and place. At the call of the Chairman, the Board will consider decisions on the foregoing and those on the Reserve Decision calendar and such other matters as may properly come before it.

**By order of the Board of Appeals,
John F. Ragano, Chairman
Patrick Owens, Secretary**