MEMORANDUM

TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS AND MEMBERS OF THE BOARD
FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR
RE: JANUARY 7, 2021 BOARD OF ZONING APPEALS MEETING
DATE: DECEMBER 17, 2020

DECISIONS TO BE RENDERED

CASE #2005 – Application of Stel Inc. – Permission to construct a 65-unit multiple dwelling at 301 Peninsula Blvd., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 115 - permitted uses (Bus. C)
Section 139 – 72D - parking
Section 139 – 118 - rear yards
Section 139 – 117 – front yards

MOTION ________________________ SECOND ___________________________
DECISION _______________________ DATE _____________________________

WITHDRAWAL

CASE #2016 – Application of Faith Baptist Church – Permission to construct a 5-story mixed-use building with 232 senior housing & retail at 145 No. Franklin St., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 –106 - permitted uses (Bus. B)
Section 139 – 105F - prohibited uses

MOTION ________________________ SECOND ___________________________
DECISION _______________________ DATE _____________________________

CONTINUED CASES

CASE #2012 – Application of Nassau County Land & Bank Corp. – Permission to construct a 2-story, 2-family dwelling at 60 Stewart Ave., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 –63 - permitted uses (Res. A)
Section 139 – 66 – front yards

MOTION ________________________ SECOND ___________________________
DECISION _______________________ DATE _____________________________
CASE #2024 – Application of Timothy Edwards & JDRT Edwards Inc. – Permission to have a laundromat at 141 Westbury Blvd., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 106 - permitted Uses (Bus. B)

MOTION ________________________   SECOND ___________________________

DECISION _______________________   DATE _____________________________

NEW CASES

CASE #2031 – Application of Park Lake Owner LLC – Permission to construct a community building at 1-115 Martin Luther King Drive., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 40 - off street parking
Section 139 – 72 - permitted uses (Res. B)

MOTION ________________________   SECOND ___________________________

DECISION _______________________   DATE _____________________________

CASE #2032 – Application of Maxwell & Diamond, LLC – Permission to construct a 2-story 2-family dwelling at 240 Bennett Avenue, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 63 - permitted uses (Res. A)
Section 139 – 66 - front yards
Section 139 – 69 - side yards

MOTION ________________________   SECOND ___________________________

DECISION _______________________   DATE _____________________________

CASE #2033 – Application of George Tawdros – Permission to have a medical office at 49 North Franklin St., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 63 - prohibited uses (Bus. B)

MOTION ________________________   SECOND ___________________________

DECISION _______________________   DATE _____________________________
ENVIRONMENTAL IMPACT

CASE #2037 – Application of Josh Agus – Permission to have a restaurant with a drive thru at 730 Fulton Avenue, Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 53 - permitted uses (Res. AA)
Section 139 – 106 - permitted uses (Bus. B)
Section 139 – 109 - front yards (Bus. B)

MOTION ________________________   SECOND ___________________________
DECISION _______________________   DATE _____________________________

CASE #2038 – Application of Fahmi Zokari – Permission to have a 6’ fence at 66 James LL Burrell Ave., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 33 - Fences (Res. A)

MOTION ________________________   SECOND ___________________________
DECISION _______________________   DATE _____________________________