

MEMORANDUM

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS
AND MEMBERS OF THE BOARD**
FROM: RICHARD ROBINSON, ZONING BOARD ADMINISTRATOR
RE: FEBRUARY 6, 2020 BOARD OF ZONING APPEALS MEETING
DATE: JANUARY 20, 2020

DECISIONS TO BE RENDERED

CASE #2001– Application of JLL International LLC – Permission to use second floor for golf simulation at 247 Fulton Ave., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 106 - permitted uses

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #1996 – Application of Community Development Agency – Construct a 2-family dwelling at 38 Thorne Ave., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 63 - permitted uses (Res. A)
Section 139 – 64 - height

MOTION _____ SECOND _____

DECISION _____ DATE _____

CONTINUED CASES

CASE #2002 – Application of Maxwell & Diamond LLC – Permission to construct a 2-story 2-family dwelling at 240 Bennett Ave., 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 _____

NEW CASES

CASE #2007– Application of Greenwich Enterprises Inc. – Permission to construct a 3-story, 12-unit apartment building at 533 Greenwich St., Hempstead, NY 11550

- Section 139 – 6 - compliance required
- Section 139 – 106 - permitted uses (Bus. B)
- Section 139 – 23 - permitted uses (Res. AA)
- Section 139 – 35 - residence uses in commercial districts

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2008 – Application of Universal Church – Permission to convert existing commercial space to church at 251 Fulton St., Hempstead, NY 11550

- Section 139 – 6 - compliance required
- Section 139 – 40 - off street parking

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2006 – Application of 62-70 N. Franklin LLC – Permission to enlarge superintendent apartment in the basement at 229-237 Fulton Ave., Hempstead, NY 11550

- Section 139 – 6 - compliance required
- Section 78 – 15 - use of basements (Bus. B)
- Section 139 – 8 - extension or alteration of use

MOTION _____ SECOND _____

DECISION _____ DATE _____

ENVIRONMENTAL IMPACTS

CASE #2015 – Application of MIM Properties Inc – Permission to repair a fire damaged 2-family dwelling at 34 Jerusalem Ave., Hempstead, NY 11550

- Section 139 – 6 - compliance required
- Section 139 – 11 - abandonment
- Section 139 – 106 - permitted uses

MOTION _____ SECOND _____

DECISION _____ DATE _____

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 _____

CASE #2017 – Application of Far Properties – Permission to create 2 apartments on the second floor at 73 Main St., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 106 - permitted uses (Bus. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2018 – Application of Hanbros Realty LLC – Permission to construct a parking lot at 16 Stowe P., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 72 - permitted uses (Res. B)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2019 – Application of Josue Vasquez – Permission to have a 6 foot fence at 198 Princeton St., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 33 - fences (Res. A)

MOTION _____ SECOND _____

DECISION _____ DATE _____

CASE #2020 – Application of Heritage Place LLC – Permission to construct 17 additional apartments on the first floor at 451 Fulton Ave., Hempstead, NY 11550
Section 139 – 6 - compliance required
Section 139 – 33 - fences (Res. A)

MOTION _____ SECOND _____

DECISION _____ DATE _____