

**MEMORANDUM**

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS  
AND MEMBERS OF THE BOARD**  
**FROM: ASHLEY ZEIGLER-FLETCHER, ZONING BOARD ADMINISTRATOR**  
**RE: OCTOBER 21, 2021 BOARD OF ZONING APPEALS MEETING**  
**DATE: SEPTEMBER 27, 2021**

**DECISIONS TO BE RENDERED**

**CASE #2044** – Application of Idis Rodriguez – Permission to expand restaurant into adjacent spaces at 71A Main St., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 40 - off street parking (Bus. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CONTINUED CASES**

**CASE #2041** – Application of Clinton Manor LLC – Permission to construct a 3-story senior/standard apartments at 226 Clinton Street., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 20 – front, side yards  
Section 139 – 106 – permitted uses (Res. B, Res. C, Bus. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**NEW CASES**

**CASE #2042** – Application of Heritage Place LLC – Permission to construct 12 additional apartments on first floor at 451 Fulton Avenue, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 72 – parking (Res. E)  
Section 139 – 84 – population density

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2048** – Application of Dana Venner – Permission to have a 6’ fence at 17 Virginia Avenue, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 33 - fences (Res. A)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**ENVIRONMENTAL IMPACTS**

**CASE #2052** – Application of Ali Hammoura – Permission to install a 6’ fence at 33 Roosevelt Street, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 33 – fences (Res. A)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2053** – Application of Jennifer Davis – Permission to have a mother/daughter use at 28 Surrey Lane, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 53 – permitted uses (Res. AA)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_

**CASE #2054** – Application of The Center for Rapid Recovery – Permission to have a medical use at 324 Greenwich Street, Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 106 – permitted uses (Bus. B)

MOTION \_\_\_\_\_ SECOND \_\_\_\_\_

DECISION \_\_\_\_\_ DATE \_\_\_\_\_