

**MEMORANDUM**

**TO: DANNY LEO, CHAIRMAN BOARD OF ZONING APPEALS  
AND MEMBERS OF THE BOARD**  
**FROM: RICHARD ROBINSON, ZONING BOARD ADMINISTRATOR**  
**RE: JANUARY 2, 2019 BOARD OF ZONING APPEALS MEETING**  
**DATE: DECEMBER 26, 2019**

**DECISIONS TO BE RENDERED**

**CASE #1991** – Application of Kevin McCray – Construct 2 Shed dormers at 18 Seaman Ave., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 8 - Extension or alteration of use (Res. B)

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

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

**CASE #2004** – Application of Antioch Senior Housing LP – Permission to construct 48 additional units at 107 James LL Burrell Ave., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 94A - restrictions on multiple dwellings (Res. G)  
Section 139 – 95A1 - accessory uses (parking)

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

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

**NEW CASES**

**CASE #2000** – Application of Rashel Realty Corp. – Permission to construct a 14-Unit apartment building at 279 Baldwin Rd., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 40 - off street parking  
Section 139 – 63 - permitted uses  
Section 139 – 74 - plot area  
Section 139 – 75 - front yards on corner lots  
Section 139 – 79 - population density

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

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

**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 #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 \_\_\_\_\_

**CASE #2003** – 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 \_\_\_\_\_

**ENVIRONMENTAL IMPACTS**

**CASE #2009** – Application of Balcon Corp – Permission to construct (2) single family attached dwellings at 56 Oak Ave., Hempstead, NY 11550

Section 139 – 6 - compliance required

Section 139 – 63 - permitted uses (Res. A)

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

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

**CASE #2011** – Application of Pat Shea – Permission to maintain shelter use at 128 Marshall St., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 63 - permitted uses (Res. A)

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

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

**CASE #2012** – Application of Nassau County Land and 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 #2013** – Application of Annie Middough – Permission to maintain an enclosed porch at 85 Wellington St., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 74D - plot area  
Section 139 – 80B - setbacks for single-family dwellings (Res. B)

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

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

**CASE #2014** – Application of Remant Worship – convert building for religious use at 276 Fulton Ave., Hempstead, NY 11550  
Section 139 – 6 - compliance required  
Section 139 – 40 - off street parking (Bus. B)

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

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