

**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 \_\_\_\_\_