

Hempstead, New York
February 4, 2021

A Regular Meeting of the Board of Zoning Appeals was held in the Village Board Room, 99 Nichols Court, Hempstead, New York, on the evening of the above date.

PRESENT – Danny Leo, Chairman, Hans Thevenot, Lloyd Brathwaite

ALSO PRESENT – Tracy Auguste, Esq., Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator, George Foster, Building Department

CASE #2005 – Application of Stel Inc. – Permission to construct 64-unit multiple dwelling at 301 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE – Simone Freeman, Esq., for the applicant

DETERMINATION – Motion made by Mr. Thevenot seconded by Mr. Brathwaite that the case be re-opened and closed and reserved to April 1, 2021. All in favor.

CASE #2023 – Application of White & Cirrito Realty Corp. – Permission to construct an addition and convert building to religious use at 58 Hilton Ave., Hempstead, NY 11550.

APPEARANCE – Christopher Lynch, Esq., for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Thevenot that the case be re-opened and closed and reserved to April 1, 2021. All in favor.

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

APPEARANCE – Kevin O’Brien, Esq., for the applicant, Sean Mulryan for the applicant, Steven Bullock in favor, Oscar Ramirez in favor

DETERMINATION – Motion made by Mr. Thevenot seconded by Mr. Brathwaite that the case be adjourned to April 1, 2021. All in favor.

CASE #2029 – Application of Abel Coronel – Permission to maintain a 2-story addition and 2nd story deck at 148 Yale St., Hempstead, NY 11550

APPEARANCE – Chris Ray for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Thevenot that the case be approved. All in favor.

CASE #2030 – Application of El Balcon Properties Corp. – Permission to construct a 4-story senior apartment building at 370 S. Franklin St., Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant, Robert Delgado applicant, Emilio Sousa for the applicant, Shelley Brazley neither in favor or opposed

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Thevenot that the case be adjourned to April 1, 2021. All in favor.

CASE #2034 – Application of Balcon Corp. – Permission to construct a 2-story, single family dwelling and maintain existing house on lesser lot at 5 Winthrop St., Hempstead, NY 11550

APPEARANCE – Louis E. Rodriguez, Esq., for the applicant, Roberto Delgado applicant,

DETERMINATION – Motion made by Mr. Thevenot seconded by Mr. Brathwaite that the case be approved. All in favor.

CASE #2035 – Application of Coby Gohari – Permission to construct a 3-story, 27-unit multiple dwelling at 7 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq.,

DETERMINATION – Motion made by Mr. Thevenot seconded by Mr. Brathwaite that the case be adjourned to May 6, 2021. All in favor.

CASE #2036 – Application of Henry Williams – Permission to convert from one-family to a two-family dwelling at 70 Baldwin Road., Hempstead, NY 11550.

APPEARANCE – Henry Williams applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Thevenot that the case be adjourned to March 4, 2021. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator