

Hempstead, New York  
March 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, Sherina Gonzales-Lucas

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

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CASE #2032 – Application of Maxwell & Diamond, LLC – Permission to construct a 2-story 2-family dwelling at 240 Bennett Avenue, Hempstead, NY 11550

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Thevenot that the case be denied. All in favor.

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CASE #2031 – Application of Park Lake Owner LLC – Permission to construct a community building at 1-115 Martin Luther King Drive., Hempstead, NY 11550

DETERMINATION – Motion made by Mr. Brathwaite seconded by Ms. Lucas that the withdrawal request be granted. All in favor.

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

DETERMINATION – Motion made by Mr. Thevenot seconded by Mr. Brathwaite that the withdrawal request be granted. All in favor.

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CASE #2038 – Application of Fahmi Zokari – Permission to have a 6' Fence at 66 James LL Burrell Ave., Hempstead, NY 11550.

APPEARANCE – Fahmi Zokari applicant

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

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CASE #2037 – Application of Josh Agus – Permission to have a restaurant with a drive thru at 730 Fulton Avenue., Hempstead, NY 11550.

APPEARANCE – Christian Brown, Esq., for the applicant, Wayne Muller for the applicant, Shelley Brazley neither in favor or opposed, Marilyn Martin neither in favor or opposed

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

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CASE #2039 – Application of El Balcon Properties Corp. – Permission to construct a 1-story single family dwelling at Broadfield Road (Vacant Land), Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Mr. Thevenot seconded by Mr. Brathwaite that case #2039, be placed on the calendar for April 1, 2021. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator