

Hempstead, New York
February 2, 2023

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

PRESENT – Danny Leo, Chairman, Sherina Gonzales-Lucas, Lloyd Brathwaite, Dan Oppenheimer

ALSO PRESENT – Jacqueline M. Zore-Smrek, Esq., Deputy Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator, George Foster, Building Department

CASE #2071 – Application of Giovanni Segovia – Permission to legalize and maintain pre-existing attic space used as living space at 74 Hilton Avenue, Hempstead, NY 11550

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that the adjournment request be denied, and case be dismissed. All in favor.

CASE #2084 – Application of Victoria Alkhuele – Permission to have interior & rear alterations and to construct a second story addition at 517 S. Franklin St., Hempstead, NY 11550

APPEARANCE – Jackman J. Prescod for the applicant, Victoria Alkhuele applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be adjourned to March 2, 2023. All in favor.

CASE #2076 – Application of Sheila Ellis – Permission to convert garage into habitable space at 316 Baldwin Road, Hempstead, NY 11550

APPEARANCE – Juan Medina for the applicant, Sheila Ellis applicant

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Ms. Lucas that the case be granted with conditions. All in favor.

CASE #2072 – Application of Arthur Szatkowski – Permission to construct a 2-story single family dwelling on vacant land at Broadfield Road (Vacant Land), Hempstead, NY 11550

APPEARANCES – Joel S. Charleston, Esq., for the applicant, Anna Lousa for the applicant, Erica Long opposed

DETERMINATION – Motion made by Mr. Brathwaite seconded by Ms. Lucas that the case be closed and reserved to March 2, 2023. All in favor.

CASE #2078 – Application of El Balcon Corp c/o Roberto Delgado – Permission to have a daycare center on lower level at 533 Greenwich St., Hempstead, NY 11550

APPEARANCE – Maria Miro for the applicant, Gleimy Paulino applicant

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

CASE #2081 – Application of Marti Homes LLC – Permission to construct a 3-story and 12-unit apartment building at 96 Albemarle Avenue, Hempstead, NY 11550

APPEARANCE – Dennis Marti applicant, Juanita Hayden opposed, Hubert Henry opposed, Carlos Morales opposed

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be adjourned to March 2, 2023. All in favor.

CASE #2082 – Application of German A. Campos – Permission to maintain 4’ and 6’ PVC fencing at 91 Warner Avenue, Hempstead, NY 11550

APPEARANCE – April Madigan for the applicant

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

CASE #2085 – Application of Marina Limas – Permission to expand existing restaurant at 236-240 Front Street, Hempstead, NY 11550

APPEARANCE – Nicholas Williamson for the applicant, Luis Rodriguez, Esq., for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be granted with conditions. All in favor.

CASE #2066 – Application of Little Step Day Care – Permission to have a day care use at 17 Station Plaza, Hempstead, NY 11550

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

CASE #2090 – Application of New York Land Development II Corp. – Permission to construct a 2-story, 2-family dwelling at Main Street (Vacant Land), Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2090 is a Type II matter that requires no further action and be placed on the calendar for April 6, 2023. All in favor.

CASE #2091 – Application of New York Land Development II Corp. – Permission to construct a 2-story, single family dwelling at Lincoln Road (Vacant Land), Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2091 is a Type II matter that requires no further action and be placed on the calendar for April 6, 2023. All in favor.

CASE #2092 – Application of Alricko Decosta James. – Permission to construct 2nd floor addition and interior alterations at 35 Perry Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2092 is a Type II matter that requires no further action and be placed on the calendar for May 4, 2023. All in favor.

CASE #2093 – Application of Everto Sarmiento – Permission to convert a single-family to a two-family dwelling at 85 California Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2093 is a Type II matter that requires no further action and be placed on the calendar for May 4, 2023. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator