

Hempstead, New York
February 6, 2020

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, Wayne Hall, Jr., Sherina Gonzales-Lucas

ALSO PRESENT – Cherice Vanderhall, Esq. Village Attorney, Richard Robinson, Zoning Board Administrator, George Foster, Building Inspector

CASE #2001– Application of JLL International LLC – Permission to use second floor for golf simulation at 247 Fulton Ave., Hempstead, NY 11550

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

CASE #1996 – Application of Community Development Agency – Construct a 2-family dwelling at 38 Thorne Ave., Hempstead, NY 11550

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

CASE #2002 – Application of Maxwell & Diamond LLC – Permission to construct a 2-story 2-family dwelling at 240 Bennett Ave., Hempstead, NY 11550

APPEARANCE – Ms. Louis LaFata for the applicant

DETERMINATION – Motion made by Mr. Hall seconded by Ms. Lucas that the case be closed and reserved to March 5, 2020. All in favor.

CASE #2007– Application of Greenwich Enterprises Inc. – Permission to construct a 3-story, 12-unit apartment building at 533 Greenwich St., Hempstead, NY 11550

APPEARANCE – James Allen, Esq., for the applicant, Mr. Rade Shay for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Hall that the case be adjourned to April 2, 2020. 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 – Mr. John E. Brown for the applicant

DETERMINATION – Motion made by Mr. Hall seconded by Ms. Lucas that the case be adjourned to May 7, 2020. All in favor.

CASE #2006 – Application of 62-70 N. Franklin LLC – Permission to enlarge superintendent apartment in the basement at 229-237 Fulton Ave., Hempstead, NY 11550

APPEARANCE – Daniel Baker, Esq., for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Hall that the case be closed and reserved to March 5, 2020 All in favor.

CASE #2015 – Application of MIM Properties Inc – Permission to repair a fire damaged 2-family dwelling at 34 Jerusalem Ave., Hempstead, NY 11550

Type II matters requesting a short EAF form. Motion made by Mr. Hall seconded by Ms. Lucas that case #2015, be placed on the calendar for May 7, 2020. All in favor.

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

Type II matters requesting a short EAF form. Motion made by Mr. Rhoden seconded by Mr. Hall that case #2016, be placed on the calendar for March 5, 2020. All in favor.

CASE #2017 – Application of Far Properties – Permission to create 2 apartments on the second floor at 73 Main St., Hempstead, NY 11550

Type II matters requesting a short EAF form. Motion made by Mr. Hall seconded by Ms. Lucas that case #2017, be placed on the calendar for May 7, 2020. All in favor.

CASE #2018 – Application of Hanbros Realty LLC – Permission to construct a parking lot at 16 Stowe Pl., Hempstead, NY 11550

Type II matters requesting a short EAF form. Motion made by Ms. Lucas seconded by Mr. Hall that case #2018, be placed on the calendar for June 4, 2020. All in favor.

CASE #2019 – Application of Josue Vasquez – Permission to have a 6-foot fence at 198 Princeton St., Hempstead, NY 11550

Type II matters requesting a short EAF form. Motion made by Mr. Hall seconded by Ms. Lucas that case #2019, be placed on the calendar for June 4, 2020. All in favor.

CASE #2020 – Application of Heritage Place LLC – Permission to construct 17 additional apartments on the first floor at 451 Fulton Ave., Hempstead, NY 11550

Type II matters requesting a short EAF form. Motion made by Ms. Lucas seconded by Mr. Hall that case #2020, be placed on the calendar for June 4, 2020. All in favor.

Richard Robinson
Zoning Board Administrator