

Hempstead, New York
June 1, 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 – Dan Oppenheimer, Acting Chairman, Lloyd Brathwaite, James T. Gresham

ALSO PRESENT – Edward P. Cherubin, Esq., Deputy Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator, George Foster, Building Department

CASE #2081 – Application of Marti Homes LLC – Permission to construct a 3-story and 9-unit apartment building at 96 Albemarle Avenue, Hempstead, NY 11550

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Gresham that the case be closed and reserved for July 6, 2023. All in favor

CASE #2080 – Application of Far Properties LLC – Permission to convert 2nd floor into 4 apartments at 69-73 Main Street, Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Brathwaite that the case be closed and reserved for July 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

APPEARANCE – Patrick Latortue for the applicant

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

CASE #2083 – Application of Coby Gohari – Permission to construct a 14-unit apartment building at 7 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE – John B. Zollo, Esq., for the applicant, Keyan Cody for the applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Brathwaite that the case be closed and reserved for July 6, 2023. All in favor.

CASE #2096 – Application of Long Island FQHC, Inc. – Permission to construct an exterior canopy/awning at 619 Fulton Avenue, Hempstead, NY 11550

APPEARANCE – David Nemiroff applicant, Mike Lessing for the applicant, Margaret Geddis for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Gresham that the case be closed and reserved for July 6, 2023. 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

APPEARANCE – Robert O’Brien, Esq., for the applicant, Angela Morales opposed, Jose Guevala opposed, Jose Morales opposed, Ana Hilda Morales opposed, James Engle applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Gresham that the case be adjourned to September 7, 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

APPEARANCE – Robert O’Brien, Esq., for the applicant, James Engle applicant, Waithley Williams opposed

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Brathwaite that the case be granted with conditions. All in favor.

CASE #2094 – Application of Sergio Collado – Permission to expand an existing 2-family dwelling at 744 Front Street, Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant, Patrick Latortue for the applicant

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

CASE #2100 – Application of Edly Ramirez – Permission to maintain 2nd story accessory apartment at 13 Marvin Avenue, Hempstead, NY 11550

Motion made by Mr. Gresham seconded by Mr. Brathwaite that case #2100 is a Type II matter that requires no further action and be placed on the calendar for September 7, 2023. All in favor.

CASE #2101 – Application of Giovanni Segovia – Permission to maintain and legalize pre-existing attic apartment at 74 Hilton Avenue, Hempstead, NY 11550

Motion made by Mr. Gresham seconded by Mr. Brathwaite that case #2101 is a Type II matter that requires no further action and be placed on the calendar for October 5, 2023. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator