

Hempstead, New York
June 3, 2021

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, Hans Thevenot, Sherina Gonzales-Lucas, Lloyd Brathwaite

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

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

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

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

CASE #2039 – Application of El Balcon Corporation – Permission to construct a 1-story single family dwelling at 135 Broadfield Road (Vacant Land), Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant, Reginald Lucas opposed

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

CASE #2039 – Application of El Balcon Corporation – Permission to maintain a house on a lesser lot at 135 Broadfield Road, Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant, Reginald Lucas opposed

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

CASE #2043 – Application of Jerry Rumplick, AIA – Permission to construct loading docks at 1 Brooklyn Road, Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2043, be placed on the calendar for July 1, 2021. All in favor.

CASE #2044 – Application of Idis Rodriguez – Permission to expand restaurant into adjacent spaces at 71A Main Street., Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Mr. Thevenot seconded by Ms. Lucas that case #2044, be placed on the calendar for July 1, 2021. All in favor.

CASE #2045 – Application of Suffolk Primary Health, LLC – Permission to operate a medical use at 276 Fulton Avenue, Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Mr. Brathwaite seconded by Mr. Thevenot that case #2045, be placed on the calendar for September 2, 2021. All in favor.

CASE #2047 – Application of Melanie Diaz – Permission to have a partial driveway to rear of dwelling at 170 Ingraham Blvd., Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2047, be placed on the calendar for September 2, 2021. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator