

Hempstead, New York  
July 6, 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, 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 Ms. Lucas seconded by Mr. Brathwaite that the withdrawal request be granted. All in favor.

-----

CASE #2099 – Application of “La Cosecha” Community Church – Permission to expand existing church use at 600 Greenwich Street, Hempstead, NY 11550

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Gresham that the adjournment requested be granted and case be adjourned to September 7, 2023. All in favor.

-----

CASE #2041 – Application of Clinton Manor LLC – Permission to construct a 3-story senior/standard apartments at 226 Clinton Street., Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq. for the applicant

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Ms. Lucas that the case be approved for a six (6) month building permit extension. All in favor.

-----

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

APPEARANCE – Christopher Lynch, Esq. for the applicant

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

-----

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

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the case be denied. 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

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the case be denied. 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

APPEARANCE – Carlos Munoz for the applicant, Everto Sarmiento applicant

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

-----

CASE #2095 – Application of Stel, Inc. – Permission to construct a 5-story and 40-unit multiple dwelling residential building at 301-309 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE – Simone M. Freeman, Esq., for the applicant, Wayne Muller for the applicant, Yolanda Robano-Gross for the applicant, Dorothy L. Goosby opposed, Shelley Brazley opposed, Leonard Morales neither in favor nor opposed, Vernell Blanche neither in favor nor opposed, Jeffery Daniels opposed, Greg Marts for the applicant

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Gresham that the case be adjourned to October 5, 2023. All in favor.

-----

CASE #2102 – Application of Rhetta Bell – Permission to maintain existing garage addition at 31 Burston Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2102 is a Type II matter that requires no further action and be placed on the calendar for October 5, 2023. All in favor.

-----

CASE #2089 – Application of El Balcon Properties – Permission to construct a 4-story, 32-unit apartment building at 370 South Franklin Street, Hempstead, NY 11550

APPEARANCE – John B. Zollo, Esq., for the applicant, Roberto Delgado applicant, Shelley Brazley opposed, Dorothy L. Goosby opposed, Alcina Goosby opposed, Johnson Miller opposed, Jeffery Daniels opposed, Kristel Johnson neither in favor nor opposed

DETERMINATION – Motion made by Mr. Gresham seconded by Ms. Lucas that the case be adjourned to October 5, 2023. All in favor.

-----

CASE #2088 – Application of Synergy Holding Partners, LLC – Permission to subdivide property and construct a 4-story and 66-unit apartment building at 160 Marvin Avenue, Hempstead, NY 11550

*Chairman Leo recused himself due to a conflict of interest for said case. Ms. Lucas served as acting chairperson.*

APPEARANCE – Christian Browne, Esq., for the applicant, Wayne Muller for the applicant,

Joseph Neitzel for the applicant, Mary Burns in favor, Harry Ransom in favor, Frank Neal in favor, Sonja Neal in favor, Raul Perez in favor, Michael Grannum for the applicant

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that the case be adjourned to October 5, 2023. All in favor.

-----

---

Ashley Zeigler-Fletcher  
Zoning Board Administrator