

Hempstead, New York
July 21, 2022

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, Bryant Brown

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

CASE #2058 – Application of Stephen Baltzer – Permission to repair fire damaged existing 2-story 4-family dwelling at 120 Linden Avenue, Hempstead, NY 11550

APPEARANCE – Stephen Baltzer applicant, Miguel Ramirez for the applicant

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

CASE #2060 – Application of Stel, Inc. – Permission to construct a 65-unit multiple dwelling with office space at 301-309 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE - Simone M. Freeman, Esq., for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be closed and reserved to September 1, 2022. All in favor.

CASE #2062 – Application of Nestor Sinchi – Permission to have a 1-story extension at 78 Laurel Avenue, Hempstead, NY 11550

APPEARANCE – Larry Buscemi for the applicant

DETERMINATION – Motion made by Mr. Brown seconded by Mr. Oppenheimer that the case be adjourned to October 6, 2022. 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

APPEARANCE – Emilio Susa for the applicant, Shelley Brazley neither in favor nor opposed

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Ms. Lucas that the case be adjourned to September 1, 2022. All in favor.

CASE #2067 – Application of Nelson Guaman – Permission to have a 6’ fence at 139 Wellington Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brown that case #2067 is a Type II matter that requires no further action and be placed on the calendar for September 1, 2022. All in favor.

CASE #2068 – Application of El Balcon Properties – Permission to construct 2 new townhouses over an existing garage at 125 Linden Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brown that case **#2068** is an Unlisted action requiring a short EAF form and be placed on the calendar for September 1, 2022. All in favor.

CASE #2069 – Application of Tracy Fuller – Permission to install a 6’fence at 83 William Street, Hempstead, NY 11550

Motion made by Mr. Brown seconded by Mr. Oppenheimer that case **#2069** is a Type II matter that requires no further action and be placed on the calendar for October 6, 2022. All in favor.

CASE #2070 – Application of Benjamin Coreas – Permission to maintain existing portico and fencing at 41 Lafayette Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brown that case **#2070** is a Type II matter that requires no further action and be placed on the calendar for October 6, 2022. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator