

Hempstead, New York
September 1, 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

ALSO PRESENT – Tracy Auguste, Esq., Deputy Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator

CASE #2063 – Application of Paul Nunez – Permission to operate a childcare center at 41 Hilton Avenue, Hempstead, NY 11550 (**Amending the name of business that was stated incorrectly on the record by the applicant at the May 5, 2022 meeting.**)

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Ms. Lucas that the name of the business be amended and reflected in the records for said case. 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

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Ms. Lucas that the withdrawal request be granted and case be withdrawn. All in favor.

CASE #2054 – Application of The Center for Rapid Recovery – Permission to have a medical use at 324 Greenwich Street, Hempstead, NY 11550

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the adjournment request be granted and case be adjourned to November 3, 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

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the adjournment request be granted and 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

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Ms. Lucas that the adjournment request be granted and case be adjourned to October 6, 2022. All in favor.

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

APPEARANCE – Nelson Guaman applicant, Myra Correa for the applicant

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

CASE #2074 – Application of Andrea Clinding – Permission to construct a single-family dwelling to replace dwelling destroyed by fire at 115 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE – Joseph Panzarella for the applicant

DETERMINATION - Motion made by Mr. Oppenheimer seconded by Ms. Lucas that case #2074 is a Type II matter that requires no further action. All in favor.

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

CASE #2071 – Application of Giovanni Segovia – Permission to legalize and maintain pre-existing attic space used as living space at 74 Hilton Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2071 is a Type II matter that requires no further action and be placed on the calendar for October 6, 2022. All in favor.

CASE #2072 – Application of Arthur Szatkowski – Permission to construct a 2-story single family dwelling on vacant land at Broadfield Road (Vacant Land), Hempstead, NY 11550

Motion made by Mr. Oppenheimer seconded by Ms. Lucas that case #2072 is a Type II matter that requires no further action and be placed on the calendar for November 3, 2022. All in favor.

CASE #2073 – Application of Wendene Wright – Permission to maintain a 6’ fence at 11 Delaware Place, Hempstead, NY 11550

Motion made by Mr. Oppenheimer seconded by Ms. Lucas that case #2073 is a Type II matter that requires no further action and be placed on the calendar for November 3, 2022. All in favor.

CASE #2075 – Application of All State Properties LLC – Permission to construct a 3-story senior apartment building with 8 parking spaces on ground floor at James LL Burrell Ave. (Vacant Land), Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2075 is a Type II matter that requires no further action and be placed on the calendar for November 3, 2022. All in favor.

CASE #2076 – Application of Sheila Ellis – Permission to convert garage into habitable space at 316 Baldwin Road, Hempstead, NY 11550

Motion made by Mr. Oppenheimer seconded by Ms. Lucas that case #2076 is a Type II matter that requires no further action and be placed on the calendar for November 3, 2022. All in favor.

CASE #2077 – Application of Yvan S. & Isabelle Pierre-Louis – Permission to maintain a six-foot fence at 21 Ingraham Blvd., Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2077 is a Type II matter that requires no further action and be placed on the calendar for December 1, 2022. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator