

Hempstead, New York  
September 2, 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, Sherina Gonzales-Lucas, Lloyd Brathwaite

ALSO PRESENT – Keisha Marshall, Esq., Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator

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CASE #2030 – Application of El Balcon Properties Corp. – Permission to construct a 3-story senior apartment building at 370 S. Franklin St., Hempstead, NY 11550

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

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

APPEARANCE – Vincent Albert for the applicant, Dorothy Goosby neither in favor or opposed

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

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

APPEARANCE – Robert McLaughlin, Esq., for the applicant, Shelley Brazley neither in favor or opposed

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

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

APPEARANCE – Luis E. Rodriguez, Esq., for the applicant, Sean Mulryan for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be closed and reserved to October 7, 2021. All in favor.

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

APPEARANCE – Michael Cirrito, Esq., for the applicant, Glen L. Spiritis for the applicant, Andrea Connell for the applicant, James A. Garner in favor, Dorothy Goosby not in favor, Alcina Goosby neither in favor or opposed, Mayor Waylyn Hobbs, Jr., neither in favor or opposed

DETERMINATION – Motion made by Mr. Brathwaite seconded by Ms. Lucas that the case be adjourned to October 7, 2021. All in favor.

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CASE #2049 – Application of Ives Principal – Permission to maintain a carport at 14 Kane Avenue, Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2049, be placed on the calendar for November 4, 2021. All in favor.

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CASE #2050 – Application of Melanie Waters – Permission to have a 6’ fence at 33 Foster Place, Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Mr. Brathwaite seconded by Ms. Lucas that case #2050, be placed on the calendar for November 4, 2021. All in favor.

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CASE #2051 – Application of Latoya Matthews – Permission to have a 6’ fence at 135 William Street, Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2051, be placed on the calendar for November 4, 2021. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator