

Hempstead, New York
September 3, 2020

A Regular Meeting of the Board of Zoning Appeals was held in the Village Board Room, 99 Nichols Court, Hempstead, New York, on the evening of the above date.

PRESENT – Danny Leo, Chairman, Hans Thevenot, Sherina Lucas

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

CASE #2021 – Application of Daphney Lafontant – Permission to maintain a 6 - foot fence at 15 Homan Blvd., Hempstead, NY 11550

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Thevenot that the case be adjourned to October 1, 2020. All in favor

CASE #2016 – Application of Faith Baptist Church – Permission to construct a 5-story mixed-use building with 232 senior housing & retail at 145 No. Franklin St., Hempstead, NY 11550

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

CASE #2015 – Application of MIM Properties Inc – Permission to repair a fire damaged 2-family dwelling at 34 Jerusalem Ave., Hempstead, NY 11550

APPEARANCES – Hugh Schaefer, for the applicant, Sam Benzos, the applicant

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

CASE #2026 – Application of Stop & Shop Supermarkets Co. LLC – Permission to store delivery vans in parking lot at 132 Fulton Ave., Hempstead, NY 11550

APPEARANCES – Daniel Baker, Esq., for the applicant, Jaclyn Peranteau, for the applicant, Jeff Daniels in favor, Senior Councilwoman Dorothy Goosby in favor, Earlene Hooper in favor, Tori Wilson neither in favor or opposed, Ms. Cane neither in favor or opposed, Katherine Garry neither in favor or opposed, Ms. Karen neither in favor or opposed, Doris Sharp neither in favor or opposed

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

CASE #2010 – Application of Evelyn & Aylana Tapp – Permission to have a mother/daughter use at 44 Leverich St., Hempstead, NY 11550

APPEARANCE – Hugh Schaefer, for the applicant, Evelyn Tapp, the applicant, Aylana Tapp, the applicant

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

CASE #2018 – Application of Hanbros Realty LLC – Permission to construct a parking lot at 16 Stowe Pl., Hempstead, NY 11550

APPEARANCE – Michael Cirrito, Esq., for the applicant, Mr. Sirko for the applicant, Eli Hanono the applicant, Gerard Reilly neither in favor or opposed, Earlene Hooper opposed, Jeff Daniels opposed, Shelly Brasley neither in favor or opposed, Katherine Garry opposed, Senior Councilwoman Dorothy Goosby opposed

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Thevenot that the case be closed and reserved to December 3, 2020. All in favor.

CASE #2029 – Application of Abel Coronel – Permission to maintain a 2-story addition and 2nd story deck at 148 Yale St., Hempstead, NY 11550

Type II matter that requires no form. Motion made by Mr. Thevenot seconded by Ms. Lucas that case #2029, be placed on the calendar for December 3, 2020. All in favor.

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

Unlisted action requesting a short EAF form. Motion made by Ms. Lucas seconded by Mr. Thevenot that case #2030, be placed on the calendar for December 3, 2020. All in favor.

CASE #2031 – Application of Park Lake Owner LLC – Permission to construct a community building at 1-115 Martin Luther King Drive., Hempstead, NY 11550

Unlisted action requesting a short EAF form. Motion made by Mr. Thevenot seconded by Ms. Lucas that case #2031, be placed on the calendar for January 7, 2021. All in favor.

CASE #2032 – Application of Maxwell & Diamond, LLC – Permission to construct a 2-story 2-family dwelling at 240 Bennett Avenue, Hempstead, NY 11550

Type II matter that requires no form. Motion made by Ms. Lucas seconded by Mr. Thevenot that case #2032, be placed on the calendar for January 7, 2021. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator