

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

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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 – Christopher Lynch, Esq. for the applicant

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that the case be approved for a six (6) month (April 4, 2023) building permit extension. All in favor.

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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 Ms. Lucas seconded by Mr. Oppenheimer that the adjournment request be granted, and case be adjourned to November 3, 2022. All in favor.

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CASE #1994 – Application of Rivoli LG Redevelopment Co. LLC – Permission to construct 21 New Apartments at 40-44 W. Columbia St., Hempstead, NY 11550 (**Applicant is requesting to amend decision that was granted at the June 6, 2019 BZA meeting**)

APPEARANCE – Christopher Lynch, Esq. for the applicant

DETERMINATION – No motion made. Case is deemed denied. All in favor.

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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. Brathwaite seconded by Ms. Lucas that the case be granted with conditions. All in favor.

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

APPEARANCE – John B. Zollo, Esq., for the applicant, Roberto Delgado applicant

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

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

APPEARANCE – Christopher Lynch, Esq., for the applicant, Tracy Fuller applicant, Sonja Flagg in favor

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

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

APPEARANCE – Chris Gray for the applicant, Benjamin Coreas applicant, Ramona Duran in favor, Yvonne Williams opposed

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

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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

APPEARANCE – Christopher Lynch, Esq., or the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the adjournment request be granted, and case be adjourned to December 1, 2022. All in favor.

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CASE #2078 – Application of El Balcon Corp c/o Roberto Delgado – Permission to have a daycare center on lower level at 533 Greenwich St., Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2078 is an Unlisted action requiring a short EAF form and be placed on the calendar for December 1, 2022. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator