

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 – Sherina Gonzales-Lucas, Acting Chairperson, Dan Oppenheimer, Lloyd Brathwaite

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 #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

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the adjournment request be granted, and case be adjourned to January 5, 2023. All in favor.

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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 Mr. Oppenheimer seconded by Mr. Brathwaite that the adjournment request be granted, and case be adjourned to December 1, 2022. All in favor.

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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

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that the adjournment request be granted, and case be adjourned to December 1, 2022. 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

APPEARANCE – Emilio Susa for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the adjournment request be granted, and case be adjourned to January 5, 2023. All in favor

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

APPEARANCE – Wendene Wright applicant, Andre Wright applicant

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

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

APPEARANCE – Sheila Ellis applicant, Juan Medina for the applicant

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 #2079 – Application of Vertex Physical Therapy Services, P.C. – Permission to have medical/physical therapy use at 7-15 Main Street, Hempstead, NY 11550

Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that case **#2079** 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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CASE #2080 – Application of Far Properties LLC – Permission to convert 2<sup>nd</sup> floor into 4 apartments at 69-73 Main Street, Hempstead, NY 11550

Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that case **#2080** is an Unlisted action requiring a short EAF form and be placed on the calendar for January 5, 2023. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator