

**INCORPORATED VILLAGE OF HEMPSTEAD  
PLANNING BOARD MEETING  
FEBRUARY 28, 2022  
6:30 p.m.**

The regular meeting of the Planning Board was rescheduled for February 28, 2022, due to the observance of President's Day. The meeting was held in Village Hall, 99 James A. Garner Way, Hempstead, New York.

**PRESENT** – Marcia Turner, Timothy Rodgers, Rashid Walker, Arthur Cole, and Chairperson Pettus

**ALSO, PRESENT** – Jackie Zore-Smrek, Deputy Village Attorney

**ABSENT** - Michelle Banks, Planning Board Administrator

**SALUTE THE FLAG** – Chairperson Pettus called the meeting to order and asked all present to rise and join in a salute to the flag. The United States of America.

**ACCEPTANCE OF MINUTES** – Moved by Chairperson Pettus that the reading of the regular meeting of **January 24, 2022**, be accepted as reviewed.

Seconded by Mr. Cole, all in favor

Mrs. Turner - Yes

Mr. Rodgers – Yes

Mr. Walker- Yes

Mr. Cole - Yes

Chairperson Pettus – Yes

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**DECISIONS**

**CASE NO. 933** – application of 226 Clinton Street Sec. 34, Blk. 245, Lots. 554-558, 563, 567 for site plan approval to construct a 3-Story Mixed Housing 70 Senior Units and 50 Family Residential Units with lower-level parking.

**DETERMINATION** – Moved by Chairperson Pettus that approval is hereby granted to **Case No. 933** application for site plan approval to construct a 3-Story Mixed Housing 70 Senior Units and 50 Family Residential Units with lower-level parking on premises located at 226 Clinton Street **Sec. 34, Blk. 245, Lot. 554-558, 563, 567**, Hempstead, New York 11550, be approved on conditions that the Applicant must satisfy and adhere to conditions 1 through 11 outlined in by P.E. Holzmacher’s Water Availability letter to the Village dated February 18, 2022, and pending input from the Village Department of Public Works on sewer as per the Sewer Availability letter dated November 29, 2021. Exhibits 1-9 were marked and entered into the record.

Seconded by Mr. Cole, all in favor

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Cole - Yes

Mr. Walker – Yes

Chairperson Pettus - Yes

**CASE NO. 1007** – application of 427 Clinton Street **Sec. 34, Blk. 207, Lot. 328**, for site plan approval of Deli Quetzal.

**DETERMINATION** – Moved by Mr. Cole that **Case No. 1007** application for site plan approval of Deli Quetzal on-premises located at 427 Clinton Street **Sec. 34, Blk. 207, Lot. 328**, Hempstead, New York, 11550 be approved.

Seconded by Mr. Walker, all in favor.

Mrs. Turner - Abstain

Mr. Rodgers – Yes

Mr. Cole - Yes

Mr. Walker - Yes

Chairperson Pettus – Yes

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**CASE NO. 1008** – application of 17 N. Franklin Street Sec. 34, Blk. 299, Lots. 3, 12, for site plan approval of The Universal Church.

**DETERMINATION** - Moved by Mr. Cole that **Case No. 1008** application for site plan approval of The Universal Church on-premises located at 17 N. Franklin Street, 11550 be approved.

Seconded by Mr. Rodgers, all in favor

Mrs. Turner - Yes

Mr. Rodgers - Yes

Mr. Cole – Yes

Mr. Walker – Yes

Chairperson Pettus – Yes

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**CASE NO. 1015** - application of 35-A Main Street Sec. 34, Blk. 339, Lot. 041, for site plan approval of The Malinche Mexican Products.

**DETERMINATION** – Moved by Mr. Cole that **Case No. 1015** application for site plan approval of The Malinche Mexican Products Sec. 34, Blk. 339, Lot. 041, on-premises located at 35-A Main Street, Hempstead, New York, 11550 be approved.

Seconded by Mr. Rodgers, all in favor

Mrs. Turner - Yes

Mr. Rodgers- Yes

Mr. Cole – Yes

Mr. Walker – Yes

Chairperson Pettus – Yes

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**ADJOURNED** - There being no further business, a motion made by Chairperson Pettus to adjourn the meeting.

Seconded by Mr. Walker, all in favor

Mrs. Turner – Yes

Mr. Rodgers - Yes

Mr. Cole - Yes

Mr. Walker – Yes

Chairperson Pettus - Yes

**The next Planning Board meeting will be Monday, March 21, 2022.**