

Hempstead, New York
May 4, 2023

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, James T. Gresham

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

CASE #2081 – Application of Marti Homes LLC – Permission to construct a 3-story and 9-unit apartment building at 96 Albemarle Avenue, Hempstead, NY 11550

APPEARANCE – Dennis Marti applicant

DETERMINATION –

1. Motion made by Ms. Lucas seconded by Mr. Gresham that the case be reopened. All in favor.
2. Motion made by Ms. Gresham seconded by Mr. Oppenheimer that the case be closed and reserved to June 1, 2023. All in favor.

CASE #2083 – Application of Coby Gohari – Permission to construct a 14-unit apartment building at 7 Peninsula Blvd., Hempstead, NY 11550

APPEARANCES – John B. Zollo, Esq., for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the adjournment request be granted, and case be adjourned to June 1, 2023. All in favor.

CASE #2092 – Application of Alricko Decosta James. – Permission to construct 2nd floor addition and interior alterations at 35 Perry Street, Hempstead, NY 11550

APPEARANCE – Patrick Latortue for the applicant, Dorothy L. Goosby opposed

DETERMINATION – Motion made by Mr. Gresham seconded by Ms. Lucas that the case be adjourned to June 1, 2023. All in favor.

CASE #2093 – Application of Everto Sarmiento – Permission to convert a single-family to a two-family dwelling at 85 California Avenue, Hempstead, NY 11550

APPEARANCE – Carlos Munoz for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be adjourned to July 6, 2023. All in favor.

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

APPEARANCES – Christopher Lynch, Esq., for the applicant, Emilio Susa for the applicant, Barry Nelson for the applicant, David Ney applicant, Shelley Brazley opposed, Lamont E. Johnson opposed, Dorothy L. Goosby opposed

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the case be adjourned to September 7, 2023. All in favor.

CASE #2089 – Application of El Balcon Properties – Permission to construct a 4-story, 32-unit apartment building at 370 South Franklin Street, Hempstead, NY 11550

APPEARANCE – John B. Zollo, Esq., for the applicant, Emilio Susa for the applicant, Roberto Delgado applicant, Lamont E. Johnson neither in favor nor opposed, Peter Thompson neither in favor nor opposed, Dorothy Goosby opposed, Alcina Goosby opposed, James Rifcharian opposed, Johnson Miller opposed, Shelley Brazley neither in favor nor opposed, Patricia Madeos opposed

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that the case be adjourned to July 6, 2023. All in favor.

CASE #2097 – Application of Yariv Aharony – Permission to construct a 4-story, 24-unit senior apartment building at 178 South Franklin Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2097 is an Unlisted action requiring a short EAF form and be placed on the calendar for September 7, 2023. All in favor.

CASE #2098 – Application of Mehak Realty Corp. – Permission to install tanks, pumps and canopy at 2 Hempstead Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2098 is an Unlisted action requiring a short EAF form and be placed on the calendar for September 7, 2023. All in favor.

CASE #2099 – Application of “La Cosecha” Community Church – Permission to expand existing church use at 600 Greenwich Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2099 is a Type II matter that requires no further action and be placed on the calendar for July 6, 2023. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator