

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, Lloyd Brathwaite, Dan Oppenheimer, James T. Gresham

ALSO PRESENT – Edward P. Cherubin, Esq., Deputy Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator, George Foster, Building Department

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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

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Brathwaite that the adjournment request be granted, and case be adjourned to December 7, 2023. All in favor.

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CASE #2103 – Application of Amorico F. Manansala – Permission to install a 6 ft fence in front yard at 42 Roosevelt Street, Hempstead, NY 11550

APPEARANCE – Amorico F. Manansala applicant

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

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CASE #2090 – Application of New York Land Development II Corp. – Permission to construct a 2-story, 2-family dwelling at Main Street (Vacant Land), Hempstead, NY 11550

APPEARANCE – Robert W. O’Brien, Esq., for the applicant

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

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CASE #2102 – Application of Rhetta Bell – Permission to maintain existing garage addition at 31 Burston Street, Hempstead, NY 11550

APPEARANCE – Bernard Rodgers, R.A., for the applicant

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

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CASE #2101 – Application of Giovanni Segovia – Permission to maintain and legalize pre-existing attic apartment at 74 Hilton Avenue, Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that the case be adjourned to November 2, 2023. All in favor.

CASE #2095 – Application of Stel, Inc. – Permission to construct a 5-story and 40-unit multiple dwelling residential building at 301-309 Peninsula Blvd., Hempstead, NY 11550

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

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CASE #2108 – Application of Pablo Vanegas and Erika Vanegas – Permission to maintain a 6’ PVC fence at 162 W. Graham Ave., Hempstead, NY 11550

Motion made by Mr. Gresham seconded by Mr. Brathwaite that case #2108 is a Type II matter that requires no further action and be placed on the calendar for January 4, 2024. All in favor.

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CASE #2109 – Application of MyDoc – Permission to have medical use at 166 Fulton Avenue, Hempstead, NY 11550

Motion made by Mr. Gresham seconded by Mr. Oppenheimer that case #2109 is an Unlisted Action requiring a short EAF form and be placed on the calendar for January 4, 2024. All in favor.

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CASE #2110 – Application of Theradynamics – Permission to have medical use at 168 Fulton Avenue, Hempstead, NY 11550

Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that case #2110 is an Unlisted Action requiring a short EAF form and be placed on the calendar for January 4, 2024. All in favor.

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CASE #2088 – Application of Synergy Holding Partners, LLC – Permission to subdivide property and construct a 4-story and 66-unit apartment building at 160 Marvin Avenue, Hempstead, NY 11550

*Chairman Leo recused himself due to a conflict of interest for said case. Mr. Oppenheimer served as acting chairman.*

APPEARANCE – Christian Browne, Esq., for the applicant, Harry Ransom in favor, Shelley Brazley neither in favor nor opposed, Joseph Neitzel for the applicant, Michael Grannum for the applicant, Mary Burns in favor, Frank Neal in favor, Sonja Neal in favor

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Oppenheimer that the case be denied. Motion failed to pass:

Ayes: Mr. Gresham, Mr. Oppenheimer

Noes: Mr. Brathwaite

Absent: Ms. Lucas

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Ashley Zeigler-Fletcher  
Zoning Board Administrator