

Hempstead, New York
January 4, 2024

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 – Dan Oppenheimer, Chairman, Sherina Gonzales-Lucas, Lloyd Brathwaite, James T. Gresham, Allah Supreme Mathematics

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

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

APPEARANCE – Gianni V. Sbarro, Esq., for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Gresham that the case approved with condition. All in favor.

CASE #2106 – Application of Ruben Seide – Permission to convert existing 3-family dwelling to a 4-family dwelling at 70 Grove Street, Hempstead, NY 11550

APPEARANCE – Kevin McCray, R.A., for the applicant, Ruben Seide applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Mathematics that the case be adjourned to February 1, 2024. All in favor.

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

APPEARANCE – Pablo Vanegas applicant, Erika Vanegas applicant, Shelley Brazley neither in favor nor opposed

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Gresham that the case be adjourned to April 4, 2024. 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

APPEARANCE – Kaylon L. Vogt for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be adjourned to February 1, 2024. All in favor.

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

APPEARANCE – Michael Kaye for the applicant, Michael Greene for the applicant

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

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

APPEARANCE – Michael Kaye for the applicant, Michael Greene for the applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Ms. Lucas that the case be approved. All in favor.

CASE #2115 – Application of Christine A. Budwha-Giles – Permission to have a 1st floor addition, 1st floor interior alterations and 2nd story addition at 102 Fairview Blvd., Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2115 is a Type II matter that requires no further action and be placed on the calendar for March 7, 2024. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator