

Hempstead, New York  
January 5, 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, Dan Oppenheimer, James T. Gresham, Sherina Gonzales-Lucas

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 Ms. Lucas seconded by Mr. Oppenheimer that the adjournment request be granted, and case be adjourned to March 2, 2023. 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

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the adjournment request be granted, and case be adjourned to April 6, 2023. 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 Ms. Lucas seconded by Mr. Gresham that the case be adjourned to February 2, 2023. 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 – Juan Medina for the applicant, Sheila Ellis applicant

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Gresham that the case be adjourned to February 2, 2023. 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

APPEARANCES – Joel S. Charleston, Esq., for the applicant, Arthur Szatkowski applicant, Jenny Lousa for the applicant, Erica Long opposed, Bibi Boucicaut opposed, Linda Fitzpatrick opposed, Cecil Gunraj opposed

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

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CASE #2081 – Application of Marti Homes LLC – Permission to construct a 3-story and 12-unit apartment building at 96 Albemarle Avenue, Hempstead, NY 11550

APPEARANCE – Dennis Marti applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Ms. Lucas that the case be adjourned to February 2, 2023. All in favor.

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CASE #2087 – Application of Maria Mijango – Permission to have proposed interior alterations for mother/daughter use at 346 South Franklin Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case **#2087** is a Type II matter that requires no further action and be placed on the calendar for March 2, 2023. All in favor.

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CASE #2088 – Application of Synergy Holding Partners, LLC – Permission to subdivide property and construct a 5-story and 76-unit apartment building at 160 Marvin Avenue, Hempstead, NY 11550

Motion made by Mr. Oppenheimer seconded by Mr. Gresham that case **#2088** is a Type I matter that requires the submission of a completed Full Environmental Assessment Form and be placed on the calendar for April 6, 2023. All in favor.

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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

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case **#2089** is an Unlisted action requiring a short EAF form and be placed on the calendar for May 4, 2023. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator