

Hempstead, New York
January 7, 2021

A Regular Meeting of the Board of Zoning Appeals was held in the Village Board Room, 99 Nichols Court, Hempstead, New York, on the evening of the above date.

PRESENT – Danny Leo, Chairman, Sherina Gonzalez-Lucas, Hans Thevenot, Lloyd Brathwaite

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

CASE #2005 – Application of Stel Inc. – Permission to construct 64-unit multiple dwelling at 301 Peninsula Blvd., Hempstead, NY 11550

DETERMINATION – Motion made by Mr. Thevenot seconded by Mr. Brathwaite that the case be re-opened and closed and reserved to February 4, 2021. All in favor.

CASE #2016 – Application of Faith Baptist Church – Permission to construct a 5-story mixed-use building with 232 senior housing & retail at 145 N. Franklin St., Hempstead, NY 11550.

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 Thevenot that the case be withdrawn.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

CASE #2012 – Application of Nassau County Land and Bank Corp. – Permission to construct a 2- story, 2-family dwelling at 60 Stewart Ave., Hempstead, NY 11550

DETERMINATION – Motion made by Mr. Brathwaite seconded by Ms. Lucas that the adjournment request and case be denied. All in favor.

CASE #2024 – Application of Timothy Edwards & JDRT Edwards Inc. – Permission to have a laundromat at 141 Westbury Blvd., Hempstead, NY 11550

APPEARANCE – Donna Green, Esq., for the applicant

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

CASE #2031 – Application of Park Lake Owner LLC – Permission to construct a community building at 1-115 Martin Luther King Drive., Hempstead, NY 11550

APPEARANCE – Kathleen Dickson, Esq., for the applicant, Robert Eschbacher for the applicant, Phillip Renzi for the applicant, Adedosu Joshua in favor, Shelley Brazley in favor

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Thevenot that the case be closed and reserved to March 4, 2021. All in favor.

CASE #2032 – Application of Maxwell & Diamond, LLC – Permission to construct a 2-story 2-family dwelling at 240 Bennett Avenue, Hempstead, NY 11550

APPEARANCE – Roger Mohani applicant, Ajni Mohani for applicant, Shelley Brazley neither in favor or opposed

DETERMINATION – Motion made by Mr. Brathwaite seconded by Ms. Lucas that the case be closed and reserved to March 4, 2021. All in favor.

CASE #2033 – Application of George Tawdros – Permission to have a medical office at 49 North Franklin St., Hempstead, NY 11550

APPEARANCE – Adedosu Joshua for the applicant, George Tawdros applicant, Mashaal Ezra applicant

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

CASE #2037 – Application of Josh Agus – Permission to have a restaurant with a drive thru at 730 Fulton Avenue., Hempstead, NY 11550.

Unlisted action requesting a short EAF form. Motion made by Ms. Lucas seconded by Mr. Thevenot that case #2037, be placed on the calendar for March 4, 2021. All in favor.

CASE #2038 – Application of Fahmi Zokari – Permission to have a 6' Fence at 66 James LL Burrell Ave., Hempstead, NY 11550.

Type II matter that requires no further action. Motion made by Mr. Brathwaite seconded by Mr. Thevenot that case #2038, be placed on the calendar for March 4, 2021. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator