

Hempstead, New York
February 1, 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 – Jacqueline M. Zore-Smrek, Esq., Deputy Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator, George Foster, Building Department

CASE #2112 – Application of Pak n Play Daycare LLC. – Permission to operate a daycare at 185 Baldwin Road, Hempstead, NY 11550

APPEARANCE – John Zollo, Esq., for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Ms. Lucas that the adjournment request be granted, and case be adjourned to March 7, 2024. 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, Patricia McNeil neither in favor nor opposed

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

CASE #2113 – Application of Jose & Taylor Ortiz – Permission to have a batting cage closer than 3ft. from side line at 43 Long Drive, Hempstead, NY 11550

APPEARANCE – Salvatore Coscia for the applicant, Joseph Ruffini opposed, Emily Ruffini opposed, Patricia McNeil opposed, Paul Rugg neither in favor nor opposed

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be denied. 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

APPEARANCE – Christopher Lynch, Esq., for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Gresham that the case be adjourned to March 7, 2024. 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, Alcina Goosby opposed, Deon Riley opposed, Judith Riley opposed, Jamal Logan opposed, Dorothy L. Goosby opposed, Patricia McNeil neither in favor nor opposed, Roshanda Riley opposed, Patricia Meadows opposed, Shelley Brazley opposed

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Mathematics that the case be denied. Motion passed.

Ayes: Mr. Brathwaite, Mr. Gresham, Mr. Mathematics, Ms. Lucas

Nays: Chairman Oppenheimer

CASE #2111 – Application of Northeastern Building – Permission to construct a 2-story 5-unit multiple dwelling at 343 Jackson Street, Hempstead, NY 11550

APPEARANCE – Robert W. O’Brien, Esq., for the applicant, Jed Nelson for the applicant, Gary Pasqueoretto applicant, Andrew Barnett neither in favor nor opposed

DETERMINATION – Motion made by Mr. Mathematics seconded by Mr. Gresham that the case be approved with condition. 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

DETERMINATION – Applicant and/or representative did not appear. Motion made by Ms. Lucas seconded by Mr. Mathematics that the case be adjourned to April 4, 2024. All in favor.

CASE #2116 – Application of Tiffany Crystal Corp. & Diane Burgan – Permission to reconstruct a pre-existing non-conforming 10 ft high concrete block wall/fence and relocate to the property line at 102 & 108 Bedell Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2116 is an Unlisted action requiring a short EAF form and be placed on the calendar for April 4, 2024. All in favor.

CASE #2117 – Application of 41 JER LLC DBA Pizzatini – Permission to convert 2nd floor into apartment over existing pizza restaurant at 185 Henry Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2117 is an Unlisted action requiring a short EAF form and be placed on the calendar for April 4, 2024. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator