

Hempstead, New York
March 2, 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, Sherina Gonzales-Lucas, Lloyd Brathwaite, Dan Oppenheimer, James T. Gresham

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

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

APPEARANCE – Joel S. Charleston, Esq., for the applicant

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

CASE #2041 – Application of Clinton Manor LLC – Permission to construct a 3-story senior/standard apartments at 226 Clinton Street., Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq. for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be approved for a three (3) month building permit extension. 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 adjournment request be granted, and case be adjourned to May 4, 2023. All in favor.

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

CASE #2091 – Application of New York Land Development II Corp. – Permission to construct a 2-story, single family dwelling at Lincoln Road (Vacant Land), Hempstead, NY 11550

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Oppenheimer that the adjournment request be granted, and case be adjourned to June 1, 2023. All in favor.

CASE #2081 – Application of Marti Homes LLC – Permission to construct a 3-story and 9-unit apartment building at 96 Albemarle Avenue, Hempstead, NY 11550

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that the adjournment request be granted, and case be adjourned to April 6, 2023. All in favor.

CASE #2083 – Application of Coby Gohari – Permission to construct a 14-unit apartment building at 7 Peninsula Blvd., Hempstead, NY 11550

APPEARANCES – John B. Zollo, Esq., for the applicant, Coby Gohari applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be adjourned to May 4, 2023. All in favor.

CASE #2084 – Application of Victoria Alkhuele – Permission to have interior & rear alterations and to construct a second story addition at 517 S. Franklin St., Hempstead, NY 11550

APPEARANCE – Jackman J. Prescod for the applicant

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

CASE #2086 – Application of Kawaljit Chandi – Permission to legalize & maintain existing detached garage and shed at 125 Elmwood Avenue, Hempstead, NY 11550

APPEARANCE – Nina Jordan for the applicant

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

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

APPEARANCE – Nina Jordan for the applicant

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

CASE #2094 – Application of Sergio Collado – Permission to expand an existing 2-family dwelling at 744 Front Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2094 is a Type II matter that requires no further action and be placed on the calendar for June 1, 2023. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator