

Hempstead, New York  
March 3, 2022

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, Bryant Brown

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

-----  
CASE #2056 – Application of Coby Gohari – Permission to construct a 4-story, 30-unit apartment building at 7 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE – Coby Gohari applicant, Boaz Binyaminov for the applicant, Issac Rei for the applicant, Shelley Brazley opposed, Tatyana Benitez in favor

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

-----  
CASE #2058 – Application of Stephen Baltzer – Permission to repair fire damaged existing 2-story 4-family dwelling at 120 Linden Avenue, Hempstead, NY 11550

APPEARANCE – Stephen Baltzer applicant, Miguel Ramirez for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the case be adjourned to May 5, 2022. All in favor.

-----  
CASE #2059 – Application of Green Door Management, Inc./Greenhouse Shelter – Permission to operate a shelter at 46 Sutton Street, Hempstead, NY 11550

APPEARANCE – Jamall Jenkins applicant, Kareem Bailey applicant, Marcellas Morris, Sr. applicant, Sheila Randall opposed (statement received via email) Eric Byas opposed, Roosevelt Anderson opposed, Walter Brice opposed, Shelley Brazley neither in favor or opposed, Takiyah Kerr, Damolis Batista opposed, Karla-Jo Hinds opposed, Brandon Mancia opposed, Antonio Kelley opposed

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be closed & reserved to April 7, 2022. All in favor.

-----  
CASE #2061 – Oak Street Health, Inc. – Permission to convert existing space for medical office use at 210 Fulton Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2061 is a Type II matter that requires no further action and be placed on the calendar for April 7, 2022. All in favor.

-----  
\_\_\_\_\_  
Ashley Zeigler-Fletcher  
Zoning Board Administrator