

Hempstead, New York  
April 1, 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, Hans Thevenot, Sherina Gonzales-Lucas, Lloyd Brathwaite

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

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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. Brathwaite seconded by Mr. Thevenot that the case be closed and reserved to May 6, 2021. All in favor.

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CASE #2023 – Application of White & Cirrito Realty Corp. – Permission to construct an addition and convert building to religious use at 58 Hilton Ave., Hempstead, NY 11550.

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

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CASE #2008 – Application of Universal Church – Permission to convert existing commercial space to church at 251 Fulton St., Hempstead, NY 11550

APPEARANCE – Kevin O’Brien, Esq., for the applicant

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

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

APPEARANCE – Christian Browne, Esq., for the applicant, Wayne Muller for the applicant, Dylan Graham for the applicant, Jeffrey Daniels opposed

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Thevenot that the case be closed and reserved to May 6, 2021. All in favor.

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CASE #2030 – Application of El Balcon Properties Corp. – Permission to construct a 4-story senior apartment building at 370 S. Franklin St., Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant, Robert Delagado the applicant, Emilio Sousa for the applicant, Sean Mulryan for the applicant, Dorothy Goosby opposed, Laquana King opposed, Jeffrey Daniels opposed, Kevin Boone opposed, Mercedes Turner opposed, Aubrey Muhammad opposed, James Ramcharran opposed, Giovanna Richardson opposed, Shelley Brazley opposed

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be adjourned to June 3, 2021. All in favor.

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CASE #2039 – Application of El Balcon Properties Corp. – Permission to construct a 1-story single family dwelling at Broadfield Road (Vacant Land), Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant, Robert Delagado the applicant, Shelley Brazley neither in favor or opposed

DETERMINATION – Motion made by Mr. Thevenot seconded by Ms. Lucas that the case be adjourned to June 3, 2021. All in favor.

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CASE #2040 – Application of Kyle & Farah Burke – Permission to construct a portico at 40 Azalia Court, Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Mr. Brathwaite seconded by Mr. Thevenot that case #2040, be placed on the calendar for May 6, 2021. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator