

Hempstead, New York
April 6, 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 #2081 – Application of Marti Homes LLC – Permission to construct a 3-story and 9-unit apartment building at 96 Albemarle Avenue, Hempstead, NY 11550

APPEARANCE – Dennis Marti applicant

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

CASE #2080 – Application of Far Properties LLC – Permission to convert 2nd floor into 4 apartments at 69-73 Main 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 adjourned to June 1, 2023. All in favor.

CASE #2095 – Application of Stel, Inc. – Permission to construct a 5-story and 40-unit multiple dwelling residential building at 301-309 Peninsula Blvd., Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2095 is an Unlisted action requiring a short EAF form and be placed on the calendar for July 6, 2023. All in favor.

CASE #2096 – Application of Long Island FQHC, Inc. – Permission to construct an exterior canopy/awning at 619 Fulton Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2096 is a Type II matter that requires no further action and be placed on the calendar for July 6, 2023. All in favor.

CASE #2088 – Application of Synergy Holding Partners, LLC – Permission to subdivide property and construct a 5-story and 76-unit apartment building at 160 Marvin Avenue, Hempstead, NY 11550

Chairman Leo recused himself due to a conflict of interest for said case. Ms. Lucas served as acting chairperson.

APPEARANCES – John B. Zollo, Esq., for the applicant, Michael Grannum for the applicant, Joseph Neitzel for the applicant, Wayne Muller for the applicant

DETERMINATION – Motion made by Mr. Brathwaite seconded by Mr. Gresham that the case be adjourned to July 6, 2023. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator