

Hempstead, New York  
April 7, 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

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CASE #2059 – Application of Green Door Management, Inc./Greenhouse Shelter – Permission to operate a Shelter at 46 Sutton Street, 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 #2000 – Application of Rashel Realty Corp. – Permission to construct a 14-unit apartment building at 279 Baldwin Rd., Hempstead, NY 11550

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be approved for a 90-day building permit extension. All in favor.

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CASE #1982 – Application of Greater New York Corporation of Seventh-day Adventist Church – Permission to construct a church at 265 Belmont Pkwy., Hempstead, NY 11550

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be approved for a 90-day building permit extension. All in favor.

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CASE #2060 – Application of Stel, Inc. – Permission to construct a 65-unit multiple dwelling with office space at 301-309 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE - Simone M. Freeman, Esq., for the applicant, Peter Bafitis for the applicant, Steven Ald for the applicant, Jeffrey Lazarczyk for the applicant, Shelley Brazley opposed, Yolanda Robano-Gross for the applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be adjourned to July 7, 2022. All in favor.

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

APPEARANCE – Howard Avrutine, Esq., for the applicant, Barry Nelson for the applicant

DETERMINATION – Motion made by Mr. Brown seconded by Mr. Oppenheimer that the case be approved with condition. All in favor.

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CASE #2062 – Application of Nestor Sinchi – Permission to have a 1-story extension at 78 Laurel Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brathwaite that case #2062 is a Type II matter that requires no further action and be placed on the calendar for May 5, 2022. All in favor.

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CASE #2063 – Application of Paul Nunez – Permission to operate a childcare center at 41 Hilton Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2063 is a Type II matter that requires no further action and be placed on the calendar for May 5, 2022. All in favor.

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CASE #2064 – Application of Joseph Charles – Permission to maintain a carport at 131 Meadowbrook Road, Hempstead, NY 11550

Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that case #2064 is a Type II matter that requires no further action and be placed on the calendar for June 2, 2022. All in favor.

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CASE #2065 – Application of Long Island FQHC, Inc. – Permission to have a health care facility at 619 Fulton Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Brown that case #2065 is a Type II matter that requires no further action and be placed on the calendar for June 2, 2022. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator