

**INCORPORATED VILLAGE OF HEMPSTEAD
PLANNING BOARD MEETING
APRIL 18, 2022
6:30 p.m.**

The regular meeting of the Planning Board meeting was held in Village Hall, 99 James A. Garner Way, Hempstead, New York.

PRESENT – Marcia Turner, Timothy Rodgers, Rashid Walker, Arthur Cole, and Chairperson Pettus

ALSO, PRESENT – Michelle Banks, Planning Board Administrator, Jackie Zore-Smrek, Deputy Village Attorney

SALUTE THE FLAG – Chairperson Pettus called the meeting to order and asked all present to rise and join in a salute to the flag. The United States of America.

ACCEPTANCE OF MINUTES – Moved by Chairperson Pettus that the reading of the regular meeting of **March 21, 2022**, be accepted as reviewed.

Seconded by Mr. Walker, all in favor

Mrs. Turner -Yes

Mr. Rodgers – Yes

Mr. Walker- Yes

Mr. Cole - Yes

Chairperson Pettus – Yes

DECISIONS

CASE NO. 988 – application of 600 Front Street Sec. 34, Blk. 412, Lot. 138 for site plan approval to construct a 3-Story 30 Unit Residential Complex.

DETERMINATION – Chairperson Pettus, we have two motions, the first being the Village of Hempstead listed this project as an unlisted action under SEQRA, therefore declaring a Negative Declaration, and the Village of Hempstead Planning Board declared itself as the lead agency.

Seconded by Mr. Cole, all in favor

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Cole - Yes

Mr. Walker – Yes

Chairperson Pettus - Yes

Moved by Chairperson Pettus that approval is hereby granted to **Case No. 988** application for site plan approval to construct a 30 Unit Residential Complex on-premises located at 600 Front Street Sec. 34, Blk, 412, Lot. 007 Hempstead, New York 11550, be approved **with conditions**

1. Applicant/owner must apply and obtain letters of sewer and water availability from the Village prior to obtaining building permits;
2. Applicant/owner must agree and adhere to any and all conditions recommended or required for water and sewer availability;
3. Applicant/owner must obtain and submit at approval from Nassau County pursuant to Section 239-M of the New York State General Municipal Law before building permits are issued;
4. Applicant/owner is to obtain approval from the New York State Department of Transportation regarding traffic and parking recommendations;

Seconded by Mr. Rodgers, all in favor

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Cole - Yes

Mr. Walker – Yes

Chairperson Pettus - Yes

CASE NO. 1028 – application of 250 Fulton Ave Sec. 34, Blk. 339, Lot. 102, for site plan approval of Bendik & Nanos Attorney at Law.

DETERMINATION – Moved by Mr. Cole that **Case No. 1028** application for site plan approval of Bendik & Nanos Attorney at Law on-premises located at 250 Fulton Ave Sec. 34, Blk. 339, Lots. 102, 103, 315, 332, Hempstead, New York, 11550 be approved.

Seconded by Mrs. Turner, all in favor.

Mrs. Turner - Yes

Mr. Rodgers – Yes

Mr. Cole - Yes

Mr. Walker - Yes

Chairperson Pettus – Yes

CASE NO. 1029 - application of 433 Clinton Street Sec. 34, Blk. 183, Lot. 193, for site plan approval of El Rancho Alegre.

DETERMINATION - Moved by Mr. Cole that **Case No. 1029** application for site plan approval of El Rancho Alegre on-premises located at 433 Clinton Street, 11550 be approved.

Seconded by Mr. Cole, all in favor

Mrs. Turner - Yes

Mr. Rodgers - Yes

Mr. Cole – Yes

Mr. Walker – Yes

Chairperson Pettus – Yes

CASE NO. 1033 - application of 360 Fulton Avenue Sec. 34, Blk. 342, Lot. 270, for site plan approval of Fulton Ave Pharmacy.

DETERMINATION – Moved by Chairperson Pettus that **Case No. 1033** application for site plan approval of Fulton Ave Pharmacy Sec. 34, Blk. 342,

Lot. 270, on-premises located at 360 Fulton Avenue, Hempstead, New York, 11550 be approved.

Seconded by Mr. Cole, all in favor

Mrs. Turner - Yes

Mr. Rodgers- Yes

Mr. Cole – Yes

Mr. Walker – Yes

Chairperson Pettus – Yes

ADJOURNED - There being no further business, a motion was made by Chairperson Pettus to adjourn the meeting.

Seconded by Mr. Rodgers, all in favor

Mrs. Turner – Yes

Mr. Rodgers - Yes

Mr. Cole - Yes

Mr. Walker – Yes

Chairperson Pettus - Yes

The next Planning Board meeting will be Monday, May 16, 2022.