

Hempstead, New York  
May 6, 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 #1986 – Application of Amenity LLC– Permission to construct a storage facility at 46 Greenwich St., Hempstead, NY 11550

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Thevenot that the case be approved for a 6-month building permit extension. All in favor.

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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 Ms. Lucas that the case be re-opened and adjourn to June 3, 2021. 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 – Christopher Browne, Esq. for the applicant, Jeffery Daniels opposed

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

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CASE #2035 – Application of Coby Gohari – Permission to construct a 3-story, 27-unit multiple dwelling at 7 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant, Shelley Brazley opposed, Jeffery Daniels opposed

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

APPEARANCE – Dennis Cook for the applicant

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

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CASE #2041 – Application of Clinton Manor LLC – Permission to construct a 3-story senior/standard apartments at 226 Clinton Street., Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Mr. Thevenot seconded by Mr. Brathwaite that case #2041, be placed on the calendar for September 2, 2021. All in favor.

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CASE #2042 – Application of Heritage Place LLC – Permission to construct 12 additional apartments on first floor at 451 Fulton Avenue., Hempstead, NY 11550

Type II matter that requires no further action. Motion made by Ms. Lucas seconded by Mr. Thevenot that case #2042, be placed on the calendar for July 1, 2021. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator