

**INCORPORATED VILLAGE OF HEMPSTEAD
PLANNING BOARD MEETING
JULY 25, 2022
6:30 p.m.**

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

PRESENT – Marcia Turner, Arthur Cole, and Chairperson Pettus

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

ABSENT - Timothy Rodgers, Rashid Walker

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

ACCEPTANCE OF MINUTES – Moved by Chairperson Pettus that the reading of the regular meeting of **June 27, 2022**, be accepted as reviewed.

Seconded by Mr. Cole, all in favor

Mrs. Turner -Yes

Mr. Rodgers – Absent

Mr. Walker- Absent

Mr. Cole - Yes

Chairperson Pettus – Yes

DECISIONS

CASE NO. 1039 – application of 86-110 Main Street Sec. 34, Blk. 333-03, Lot. 2 for site plan approval of Nassau Deli.

DETERMINATION – Moved by Chairperson Pettus that **Case No. 1039** application for site plan approval of Nassau Deli on premises located at 86-110 Main Street, Sec. 34, Blk. 333-03, Lot. 2 Hempstead, New York, 11550, is adjourn until September 19, 2022, and must submit signage.

Seconded by Mr. Cole, all in favor

Mrs. Turner – Yes

Mr. Rodgers – Absent

Mr. Walker - Absent

Mr. Cole - Yes

Chairperson Pettus - Yes

CASE NO. 843 - application of 145 N. Franklin Street Sec. 34, Blk. 291, Lot. 89, request an extension of said site plan approval for a period of one (1) year.

DETERMINATION – Moved by Chairperson Pettus that **Case No. 843** application for site plan approval to construct a Senior Housing/Mixed Use Complex request an extension of said site plan approval for a period of one (1) year, December 20, 2022, through December 20, 2023, on-premises located at 145 N. Franklin Street Sec. 34, Blk. 291, Lot. 89, Hempstead, New York, 11550.

Seconded by Mr. Cole, all in favor.

Mrs. Turner - Yes

Mr. Rodgers – Absent

Mr. Walker - Absent

Mr. Cole - Yes

Chairperson Pettus – Yes

At this time, I would like to acknowledge the presence of planning board member Timothy Rodgers.

CASE NO. 1026 - application of 41 Hilton Avenue Sec. 34, Blk. 294, Lot. 3, for site plan approval of Learning Time Childcare Center.

DETERMINATION - Moved by Chairperson Pettus that **Case No. 1026** application for site plan approval of Learning Time Childcare Center on-premises located at 41 Hilton Avenue, Sec. 34, Blk. 294, Lot. 3 Hempstead, New York, 11550 be adjourned until September 19, 2022.

Seconded by Mr. Walker, all in favor

Mrs. Turner - Yes

Mr. Rodgers - Yes

Mr. Walker – Absent

Mr. Cole – Yes

Chairperson Pettus – Yes

CASE NO. 1032 – application of 619 Fulton Avenue Sec. 34, Blk. E, Lot. 693 for site plan approval of Long Island FQHC (Federally Qualified Health Center).

DETERMINATION – Moved by Mrs. Turner that **Case No. 1032** application for site plan approval of Long Island FQHC on premises located at 619 Fulton Avenue, Sec. 34, Blk. E, Lot. 693, Hempstead, New York, 11550, be approved with conditions: that the parking application with signage is presented to the Planning Board one month before the completion of construction and before they open.

Seconded by Mr. Cole, all in favor

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Walker – Absent

Mr. Cole – Yes

Chairperson Pettus

CASE NO. 1049 – application of 26 Phoenix Street Sec. 34, Blk. 407, Lot. 788 for site plan approval to construct a 2-story single-family dwelling.

DETERMINATION – Moved by Mr. Cole that **Case No. 1049** application for site plan approval to construct a 2-story single-family dwelling on premises located at 26 Phoenix Street, Sec. 34, Blk. 407, Lot. 788, Hempstead, New York be approved.

Seconded by Mr. Rodgers, all in favor

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Walker – Absent

Mr. Cole – Yes

Chairperson Pettus - Yes

CASE NO. 1050 – application of 567 Greenwich Street Sec. 36, Blk. 116, Lot. 147 for site plan approval or Caribbean Food Stop.

DETERMINATION – Moved by Mr. Cole that **Case No. 1050** application for site plan approval of Caribbean Food Stop on premises located at 567 Greenwich Street, Sec. 36, Blk. 116, Lot. 147, Hempstead, New York, 11550, be approved.

Seconded by Mr. Rodgers, all in favor.

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Walker – Absent

Mr. Cole – yes

Chairperson Pettus – Yes

CASE NO. 1051 – application of 144 Fulton Avenue Sec. 34, Blk. 300, Lot. 132, for site plan approval of Santander Bank.

DETERMINATION – Moved by Mr. Cole that **Case No. 1051** application for site plan approval of Santander Bank on premises located at 144 Fulton Avenue, Sec. 34, Blk. 300, Lot. 132, Hempstead, New York, 11550, be approved.

Seconded by Mr. Rodgers, all in favor.

CASE NO. 1052 - application of 117 Fulton Avenue Sec. 34, Blk. 294, Lot. 208 for site plan approval of TMTEE Party Rentals.

DETERMINATION - Moved by Mr. Rodgers that **Case No. 1052** application for site plan approval of TMTEE Party Rentals on premises located at 117

Fulton Avenue, Sec. 34, Blk. 294, Lot. 208, Hempstead, New York, 11550, be approved.

Seconded by Mrs. Turner, all in favor.

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Walker – Absent

Mr. Cole – Yes

Chairperson Pettus – Yes

CASE NO. 1054 – application of 269 Fulton Avenue Sec. 34, Blk. 338, Lot. 38 for site plan approval for interior and **façade** renovations.

DETERMINATION – Moved by Mr. Rodgers that **Case No. 1054** application for site plan approval for interior and **façade** renovations on premises located at 269 Fulton Avenue, Sec. 34, Blk. 338, Lot. 38, Hempstead, New York, 11550, be approved.

Seconded by Mr. Cole, all in favor.

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Walker – Absent

Mr. Cole – Yes

Chairperson Pettus – Yes

CASE NO. 1055 – application of 103 Fulton Avenue Sec. 34, Blk. 294, Lots. 208, 212 for site plan approval of Daisy Boutique.

DETERMINATION – Moved by Chairperson Pettus that **Case No. 1055** application for site plan approval of Daisy Boutique on premises located at 103 Fulton Avenue, Sec. 34, Blk. 294, Lots. 208, 212, Hempstead, New York, 11550 be approved.

Seconded by Mr. Cole, all in favor

Mrs. Turner – Yes
Mr. Rodgers – Yes
Mr. Walker – Absent
Mr. Cole – Yes
Chairperson Pettus – Yes

CASE NO. 1059 – application of 27 – 37 Laurel Avenue Sec. 34, Bk. 383, Lots. 51,52, 61, 520, 521, 642 for site plan approval to construct Evergreen Charter Middle and High School.

DETERMINATION – Moved by Chairperson Pettus to adjourn **Case No. 1059** application for site plan approval to construct the Evergreen Charter Middle and High School, located at 27 – 37 Laurel Avenue to be adjourned to a date to determined in August of 2022.

Seconded by Mr. Cole, all in favor.

Mrs. Turner – Yes
Mr. Rodgers – Yes
Mr. Walker – Absent
Mr. Cole – Yes
Chairperson Pettus – Yes

CASE NO. 1060 – application of 389-A Fulton Avenue Sec. 34, Blk. 344, Lot. 72 for site plan approval of Fulton Commons Deli.

DETERMINATION – Moved by Mr. Cole that **Case No. 1060** application for site plan approval of Fulton Commons Deli on premises located at 389-A Fulton Avenue Sec. 34, Blk. 344, Lot. 72, Hempstead, New York, 11550, be approved.

Seconded by Mr. Rodgers, all in favor.

Mrs. Turner – Yes
Mr. Rodgers – Yes
Mr. Walker – Absent
Mr. Cole – Yes
Chairperson Pettus – Yes

CASE NO. 1061 – application of 153 N. Main Street Sec. 34, Blk. 195, Lot. 17 for site plan approval of T-Mobile.

DETERMINATION – Moved by Chairperson Pettus that **Case No. 1061** application for site plan approval of T-Mobile on premises located at 153 N. Main Street Sec. 34, Blk. 195, Lot. 17, Hempstead, New York, 11550 be approved.

Seconded by Mr. Rodgers, all in favor.

Mrs. Turner – Yes
Mr. Rodgers – Yes
Mr. Walker – Absent
Mr. Cole – Yes
Chairperson Pettus – Yes

CASE NO. 1062 – application of 255 Fulton Avenue Sec. 34, Blk. 339, Lot. 7 for site plan approval of La Tapacheultecca Restaurant & Bakery.

DETERMINATION – Moved by Mr. Cole that **Case No. 1062** application for site plan approval of La Tapachultecca Restaurant & Bakery on premises located at 255 Fulton Avenue Sec. 34, Blk. 339, Lot. 7, Hempstead, New York, 11550, be approved.

Seconded by Mrs. Turner, all in favor.

Mrs. Turner – Yes
Mr. Rodgers – Yes
Mr. Walker – Absent
Mr. Cole – Yes
Chairperson Pettus - Yes

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

Seconded by Mrs. Turner, 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, September 19, 2022.