

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, Dan Oppenheimer, James T. Gresham

ALSO PRESENT – Edward P. Cherubin, Esq., Deputy Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator, George Foster, Building Department

CASE #2099 – Application of “La Cosecha” Community Church – Permission to expand existing church use at 600 Greenwich Street, Hempstead, NY 11550

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Gresham that the adjournment requested be granted and case be adjourned to November 2, 2023. All in favor.

CASE #1916 – Application of Vedic Heritage Inc. – Permission to maintain religious use/off-street parking at 111 Jerusalem Ave., Hempstead, NY 11550

APPEARANCE – Bina Parikh for the applicant, P.K. Lunavat applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Oppenheimer that the case be approved for a thirty (30) day building permit extension. All in favor.

CASE #2090 – Application of New York Land Development II Corp. – Permission to construct a 2-story, 2-family dwelling at Main Street (Vacant Land), Hempstead, NY 11550

APPEARANCE – Robert W. O’Brien, Esq., for the applicant, James Bianco applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be adjourned to October 5, 2023. All in favor.

CASE #2075 – Application of All State Properties LLC – Permission to construct a 3-story senior apartment building with 8 parking spaces on ground floor at James LL Burrell Ave. (Vacant Land), Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant, Emilio Susa for the applicant, David Ney applicant, Charles Renfroe neither in favor nor opposed

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Oppenheimer that the case be adjourned to November 2, 2023. All in favor.

CASE #2100 – Application of Edly Ramirez – Permission to maintain 2nd story accessory apartment at 13 Marvin Avenue, Hempstead, NY 11550

APPEARANCE – Ronald Ordonez for the applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Ms. Lucas that the case be adjourned to November 2, 2023.

CASE #2098 – Application of Mehak Realty Corp. – Permission to install tanks, pumps and canopy at 2 Hempstead Avenue, Hempstead, NY 11550

APPEARANCE – Kevin O’Brien, Esq., for the applicant, Karl Rugg opposed, David McClain opposed, Donna Green opposed, Maria Steiner opposed, Kevin Gray opposed, Charles Renfroe neither in favor nor opposed, Shelley Brazley neither in favor nor opposed

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Gresham that the case be adjourned to November 2, 2023. All in favor.

CASE #2097 – Application of Yariv Aharony – Permission to construct a 4-story, 24-unit senior apartment building at 178 South Franklin Street, Hempstead, NY 11550

APPEARANCE – Kaylon L. Vogt for the applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Ms. Lucas that the case be adjourned to November 2, 2023. All in favor.

CASE #2103 – Application of Amorico F. Manansala – Permission to install a 6 ft fence in front yard at 42 Roosevelt Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2103 is a Type II matter that requires no further action and be placed on the calendar for October 5, 2023. All in favor.

CASE #2104 – Application of Radoslaw Kurek, RA – Permission to operate a medical use at 269 Fulton Avenue, Hempstead, NY 11550

Motion made by Mr. Oppenheimer seconded by Mr. Gresham that case #2104 is an Unlisted action requiring a short EAF form and be placed on the calendar for November 2, 2023. All in favor.

CASE #2105 – Application of Village Auto Clinic by Clarence Murray – Permission to have outdoor storage of motor vehicles at 126 Henry Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Gresham that case #2105 is an Unlisted action requiring a short EAF form and be placed on the calendar for December 7, 2023. All in favor.

CASE #2106 – Application of Ruben Seide – Permission to convert existing 3-family dwelling to a 4-family dwelling at 70 Grove Street, Hempstead, NY 11550

Motion made by Mr. Oppenheimer seconded by Mr. Gresham that case #2106 is a Type II matter that requires no further action and be placed on the calendar for December 7, 2023. All in favor.

CASE #2107 – Application of AAAA Nassau Inc. Collision & Towing – Permission to install paint spray booth with mixing room for existing auto body shop on 1st floor and to construct second floor at 127 Bedell St., Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Gresham that case #2107 is an Unlisted action requiring a short EAF form and be placed on the calendar for December 7, 2023. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator