

**INCORPORATED VILLAGE OF HEMPSTEAD
PLANNING BOARD MEETING
SEPTEMBER 18, 2023
6:30 p.m.**

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

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.

PRESENT – Marcia Turner, Timothy Rodgers, Rashid Walker, Arthur Cole, and Chairperson Pettus, Michelle Banks, Planning Board Administrator, Jackie Zore-Smrek, Deputy Village Attorney

ACCEPTANCE OF MINUTES – Moved by Chairperson Pettus that the regular **Minutes** of **July 17, 2023**, meeting will be voted on at the October meeting.

Seconded by Mr. Cole, all in favor.

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Walker – Yes

Mr. Cole – Yes

Chairperson Pettus – Yes

DECISIONS

CASE NO. 1128 – application of 24 E. Marshall Street Sec. 36, Blk. 7, Lots. 42, 43, for site plan approval of Subdivision of Plot and to construct a 2-story single-family dwelling.

DETERMINATION – Moved by Mr. Cole that **Case No. 1128** application for site plan approval of Subdivision of Plot and to construct a 2-story single-family dwelling on-premises located at 24 E. Marshall Street, Sec. 36, Blk. 7, Lots. 42, 43, Hempstead, New York, 11550, be approved.

Seconded by Mr. Rodgers, All in favor.

Mrs. Turner – Yes

Mr. Rodgers – Yes

Mr. Walker – Yes

Mr. Cole – Yes

Chairperson Pettus – Yes

CASE NO. 1149 – application of 692 Fulton Avenue Sec. 34, Blk. 436, Lot. 152, for site plan approval of El Buen Sabor Restaurant.

DETERMINATION – Moved by Mr. Cole that **Case No. 1149** application for site plan approval of El Buen Sabor Restaurant on-premises located at 692 Fulton Avenue, Sec. 34, Blk. 436, Lot. 152, Hempstead, New York, 11550, be adjourned.

Seconded by Mr. Walker, all in favor.

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

CASE NO. 1150 – application of 281 Clinton Street Sec. 34, Blk. 212, Lot. 39, for site plan approval of interior and exterior Alterations to create (5) Retail Store.

DETERMINATION – Moved by Chairperson Pettus that **Case No. 1150** application for site plan approval of interior and exterior Alteration to create (5) Retail Store on- premises located at 281 Clinton Street, Sec. 34, Blk. 212, Lot. 39, Hempstead, New York, 11550. The applicant must revise plans to show dumpsters and meet with the Traffic and Safety Board for advisement and recommendations.

Seconded by Mr. Cole, all in favor.

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

CASE NO. 1152 – application of 57 Lincoln Sec. 34, Blk. 414, Lots. 90, 91, for site plan approval to construct a 2-story single-family dwelling.

DETERMINATION – Moved by Mr. Cole that **Case No. 1152** application for site plan approval to construct a 2-story single-family dwelling on-premises located at 57 Lincoln Road, Sec. 34, Blk. 414, Lots. 90, 91, Hempstead, New York, 11550, be approved.

Seconded by Mr. Walker, all in favor.

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

CASE NO. 1153 – application of 22 Carolina Avenue Sec. 36, Blk. 64, Lot. 216, for site plan approval to construct a 2-story single-family dwelling.

DETERMINATION – Moved by Mr. Cole that **Case No. 1153** application for site plan approval to construct a 2-story single-family dwelling on-premises located at 22 Carolina Avenue, Sec. 36, Blk. 64, Lot. 216, Hempstead, New York, 11550. Be approved.

Seconded by Mr. Walker, all in favor.

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

CASE NO. 1154 – application of 288 Jerusalem Avenue Sec. 36, Blk. 94, Lots. 245, 2, for site plan approval of Hempstead Beverage Center.

DETERMINATION – Moved by Mr. Cole that **Case No. 1154** application for site plan approval of Hempstead Beverage Center on-premises located at 288 Jerusalem Avenue, Sec. 36, Blk. 94, Lots. 245, 2, Hempstead, New York, 11550, be approved with conditions that the signage will be updated with the new logo, as requested.

Seconded by Mr. Rodgers all in favor.

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

CASE NO. 1155 – application of 34 Hempstead Avenue Sec. 35, Blk. 11, Lot. 219, for site plan approval of Milly's Beauty Spa.

DETERMINATION – Moved by Mr. Walker that **Case No. 1155** application for site plan approval of Milly's Beauty Spa on-premises located at 34 Hempstead Avenue, Sec. 35, Blk. 11, Lot. 219, Hempstead, New York, 11550, be approved with conditions, that the applicant update the signage.

Seconded by Mr. Rodgers all in favor.

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

CASE NO. 1157 – application of 55 Rutland Road Sec. 34, Blk. 484, Lots. 46, 47, for site plan approval of Alterations to existing Residence with 2-story Addition side and rear.

DETERMINATION – Moved by Mrs. Turner that **Case No. 1157** application for site plan approval of Alterations to existing Residence with 2-story Addition to side and rear on premises located at 55 Rutland Road, Sec. 34, Blk. 484, Lots. 46, 47, Hempstead, New York, 11550 be approved.

Second by Mr. Rodgers all in favor.

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

CASE NO. 1158 – application of 86-110 Main Street Sec. 34, Blk. 333-3, Lot. 2, for site plan approval of Music Breed Hub.

DETERMINATION – Moved by Mr. Rodgers that **Case No. 1158** application for site plan approval of Music Breed Hub on premises located at 86-110 Main Street, Sec. 34, Blk. 333-3, Lot. 2, Hempstead, New York, 11550, be approved.

Seconded by Mrs. Turner all in favor.

Mrs. Turner – Yes
Mr. Rodgers – Yes
Mr. Walker - Yes
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 Mr. Walker, 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, October 16, 2023, at 6:30 p.m.