

Hempstead, New York  
October 21, 2021

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, Lloyd Brathwaite, Dan Oppenheimer, Bryant Brown

ALSO PRESENT – Jacqueline M. Zore-Smrek, Esq., Village Attorney, Ashley Zeigler-Fletcher, Zoning Board Administrator, George Foster, Building Department

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CASE #2044 – Application of Idis Rodriguez – Permission to expand restaurant into adjacent spaces at 71A Main St., Hempstead, NY 11550

APPEARANCE – Luis E. Rodriguez, Esq., for the applicant, Idis Rodriguez applicant

DETERMINATION – Motion made by Ms. Lucas seconded by Mr. Brathwaite that the case be granted with conditions. 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

APPEARANCE – Michael Cirrito, Esq., for the applicant, Bonnie Von Ohlsen for the applicant, Glen L. Spiritis for the applicant, James A. Garner in favor

DETERMINATION – Motion made by Chairman Leo and seconded by Mr. Brathwaite that case #2041 is a Type 1 matter under SEQRA. All in favor. Motion made by Mr. Brathwaite seconded by Ms. Lucas that the case be granted with conditions. 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

APPEARANCE – Christopher Lynch, Esq., for the applicant, Andrea Connell for the applicant, Barry Nelson for the applicant, Dev Subraj applicant,

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

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CASE #2048 – Application of Dana Venner – Permission to have a 6’ fence at 17 Virginia Avenue, Hempstead, NY 11550

APPEARANCE – Dana Venner applicant

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

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CASE #2052 – Application of Ali Hammoura – Permission to have a 6’ fence at 17 Virginia Avenue, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case #2052 is a Type II matter that requires no further action and be placed on the calendar for December 2, 2021. All in favor.

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CASE #2053 – Application of Jennifer Davis – Permission to have a mother/daughter use at 28 Surrey Lane, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case **#2053** is an Unlisted action requiring a short EAF form and be placed on the calendar for December 2, 2021. All in favor.

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CASE #2054 – Application of The Center for Rapid Recovery – Permission to have a medical use at 324 Greenwich Street, Hempstead, NY 11550

Motion made by Ms. Lucas seconded by Mr. Oppenheimer that case **#2054** is an Unlisted action requiring a short EAF form and be placed on the calendar for December 2, 2021. All in favor.

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Ashley Zeigler-Fletcher  
Zoning Board Administrator