

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 – Sherina Gonzales-Lucas, Acting Chairwoman, Lloyd Brathwaite, 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 #1979 – Application of Linden LG, LLC – Permission to construct a 3-story, 3-family dwellings; 1-story 2-family dwelling; 1-story commercial building at 21-31 Linden Avenue & 545 Peninsula Blvd., Hempstead, NY 11550

APPEARANCE – Vikram Soni for the applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Oppenheimer that the case be approved for a one (1) year building permit extension. All in favor

CASE #2101 – Application of Giovanni Segovia – Permission to maintain and legalize pre-existing attic apartment at 74 Hilton Avenue, Hempstead, NY 11550

APPEARANCE – Christopher Lynch, Esq., for the applicant

DETERMINATION – Motion made by Mr. Oppenheimer seconded by Mr. Gresham that the withdrawal request be granted. 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. Brathwaite seconded by Mr. Oppenheimer that the case be adjourned to December 7, 2023. All in favor.

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, Joseph Ruffini opposed, Kevin Gray opposed

DETERMINATION –

1. Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the case be denied. All in favor.
 2. Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that the case be reopened. All in favor.
 3. Motion made by Mr. Oppenheimer seconded by Mr. Brathwaite that the case be adjourned to December 7, 2023. All in favor.
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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

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Brathwaite that the adjournment request be granted, and case be adjourned to February 1, 2024. 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, Carol Ann James opposed

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Brathwaite that the case be adjourned to January 4, 2024. All in favor.

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

APPEARANCE – Gianni V. Sbarro, Esq., for the applicant, Sean Mulryan for the applicant, Jose Cruz applicant, Roger Faulk neither in favor nor opposed, Jonathan Cantarero for the applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Brathwaite that the case be adjourned to December 7, 2023. All in favor.

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

APPEARANCE – Radoslaw Kurek applicant, Katherine Medina for the applicant, Nazar Burak for the applicant

DETERMINATION – Motion made by Mr. Gresham seconded by Mr. Oppenheimer that the case be granted. Motion passed.

Ayes: Mr. Gresham, Mr. Oppenheimer, Acting Chairwoman Lucas

Abstained: Mr. Brathwaite

CASE #2111 – Application of Northeastern Building – Permission to construct a 2-story 5-unit multiple dwelling at 343 Jackson Street, Hempstead, NY 11550

Motion made by Mr. Brathwaite seconded by Mr. Oppenheimer that case #2111 is an Unlisted Action requiring a short EAF form and be placed on the calendar for February 1, 2024. All in favor.

Ashley Zeigler-Fletcher
Zoning Board Administrator