

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, January 5, 2023 - 10:00 A.M.  
Theodore Roosevelt Executive & Legislative Building  
1550 Franklin Avenue, Mineola, NY 11501  
Work Session - 8:45 A.M.

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### **A. General Items**

1. Roll Call
2. Acknowledge Receipt of Transcript from **December 15, 2022** NCPC Hearing

### **B. Minor Subdivision Applications & SEQRA Determination of Significance** *(Public Comment Period Open)*

1. NCPC Minor Sub. File 1-2023  
Property at: Manhasset, Town of North Hempstead  
38 Soundview Crest & 163 Aldershot Lane, Manhasset, NY 11030  
Section: 3, Block: 204, Lot(s): 61  
Section: 3, Block: 231, Lot(s): 12

### **C. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M**

# Nassau County Planning Commission

## Zoning Agenda



**January 5, 2023**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		12/15/2022	114422	The Retail Property Trust	TH Nr. Garden City				SE/V	843, 844	Proposed hotel and retail building as part of Roosevelt Field Mall. Exceeds maximum FAR. Insufficient parking. Previously before NCPC on 12/15/22
02		12/5/2022	125122	6 Zola, LLC	TH Woodmere	39	618	1	REZ		Proposed change of zone from Res. B to LM (Light Manufacturing) to build a warehouse
03		12/7/2022	127122	Equinox Ventures 2, LLC	TH Elmont	37	453	1 - 5	V	21	Construct one-story retail building with insufficient parking
04		12/7/2022	127222	Liu's Summit Realty, Inc.	TH Elmont	32	440	283	V	22	Construct 2-story mixed-use building for retail with eight apartment units with insufficient parking
05		12/9/2022	129122	Matsal Holdings, LLC	TNH Roslyn Heights	7	49	59	CU/V	21336	Convert vacant commercial building to restaurant with insufficient parking
06		12/9/2022	129222	190 Mineola Ave. Mgmt., LLC	TNH Roslyn Heights	7	G	531	V	21335	Convert building from retail to office with insufficient parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
07		12/12/2022	1212122	Venus Property & Holdings, LLC	TH Uniondale	36	121	550	V	65	Interior alterations to building for offices, storage & warehouse with insufficient parking
08		12/12/2022	1212222	Coby Gohari	Hempstead	34	392	1	V		Proposed 14-unit apartment with excessive population density and insufficient lot area. Before NCPC on two previous occasions the 2 <sup>nd</sup> time with fewer units
09		12/15/2022	1215122	Bolla EM Realty, LLC	TH Wantagh	51	374	51	V/GSS		Redevelop existing gas station site with new gas station and new convenience store with drive-thru. Variances required from provisions of GSS Overlay District
10		12/16/2022	1216122	PGD Baldwin Commons, LLC	TH Baldwin	54	103	154, 345	Inclusion in B-MX District		Proposed 4-story multi-family building with 33 affordable workforce housing units for inclusion in Town of Hempstead's Baldwin Mixed-Use Zoning Overlay District
11		12/17/2022	1217122	Marti Homes, LLC	Hempstead	34	400	135 - 138	V	2081	Proposed 3-story, 12-unit apartment building with insufficient side and rear yard setbacks, insufficient lot area and excessive density
12		12/19/2022	1219122	Town of Hempstead Housing Authority	TH Franklin Square	35	A	522	V	97	Redevelop existing multi-building TH Housing Authority development with a 4-story building (104 senior housing units) with excessive height and insufficient parking
13		12/21/2022	1221122	PR Consulting Engineering	Mineola	9	416	128, 130	SP		Construct 10 units in two buildings within the Village's Development Incentive Bonus Overlay District

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
14		12/27/2022	1227122	Wendy's Properties, LLC	TH Nr. Lawrence	40	A	1129, 1065	SPR	20-16792	Site Plan Review for fast food restaurant with drive-thru (Wendy's). Previously before NCPC (1/28/21) for parking & signage. Issued Local Determination
15		12/27/2022	1227222	Yeshiva Ketana of L.I.	TH Inwood	40	56	35, 36, 134, 312, 434, 534, 535	SPR	20-15003	Site Plan Review for expansion of religious school. Previously before the NCPC on 10/7/21 and 10/28/21. Received requested information and issued Local Determination

V - Variance; REZ - Rezone; E - Special Exception; CU - Conditional Use; SU - Special Use; SP - Special Permit; Mor. - Moratorium; Mor. Ext. - Moratorium Extension; SPR - Site Plan Review; AZO - Amend Zoning Ordinance; Sub. - Subdivision; \* - Major or Minor Subdivision w/ NCPC Jurisdiction; Mod./Rev. R.C. - Modification/Revocation of Restrictive Covenant; COU - Change of Use; LD - Local Determination; LDL - Local Determination w/ a Letter; D - Denial; GSS - Gasoline Service Station Overlay District (TH); V/GSS - Variance from GSS Overlay District; Incl. GSS - Inclusion in GSS Overlay District; Devt. Inc. Bon. - Development Incentive Bonus

## **D. Adjournment (Next Hearing Date: January 26, 2023)**

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### **Nassau County Planning Commission**

Leonard H. Shapiro, *Chair*  
Jeffrey H. Greenfield, *Vice-Chair*  
Neal Lewis, *3<sup>rd</sup> Vice-Chair*  
Ronald J. Ellerbe  
Murray Forman  
Denise Gold  
Khandan Kalaty  
Reid Sakowich  
Lisa Warren

### **Department of Public Works, Division of Planning**

Gregory Hoesl  
Martin Katz  
John Perrakis

Kenneth Arnold, P.E., *Commissioner*  
William Nimmo, *Deputy Commissioner*