

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, January 26, 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 **January 5, 2023** NCPC Hearing

### B. OSPAC

#### **Disposition** (*Public Comment Period Closed*)

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| 1. OSPAC 9-2022  | Property at: Incorporated Village of Kings Point<br>N/O 37 Rogers Road, Great Neck, NY 11024<br>Section: 1, Block: 182, Lot(s): 54<br>*** <i>Sell Property</i> ***           |
| 2. OSPAC 10-2022 | Property at: East Meadow, Town of Hempstead<br>E/O 2457 1 <sup>st</sup> Avenue, East Meadow, NY 11554<br>Section: 50, Block: 352, Lot(s): 31<br>*** <i>Sell Property</i> *** |

### C. Application for Release of Surety Bond (*Public Comment Period Open*)

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|-----------------------|--|
| 1. NCPC File 1987-F-2 | Map of: Country Pointe at Plainview ( <i>HOA Section</i> )<br>Property at: Plainview, Town of Oyster Bay<br>Section: 47, Block: E, Lot(s): 758A & 758B |
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### D. Minor Subdivision Applications & SEQRA Determination of Significance (*Public Comment Period Open*)

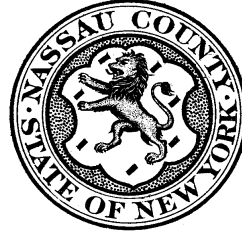
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|--|---|
| 1. NCPC Minor Sub. File 55-2022<br>( <i>Adjourned on 11/17/22 &amp; 12/15/22</i> ) | Property at: Bellmore, Town of Hempstead<br>2116 Centre Avenue, Bellmore, NY 11710<br>Section: 56, Block: 279, Lot(s): 34   |
| 2. NCPC Minor Sub. File 60-2022<br>( <i>Adjourned on 12/15/22</i> )                | Property at: Merrick, Town of Hempstead<br>1685 Meadowbrook Road, Merrick, NY 11566<br>Section: 55, Block: 41, Lot(s): 420  |
| 3. NCPC Minor Sub. File 1-2023<br>( <i>Adjourned on 1/5/23</i> )                   | Property at: Manhasset, Town of North Hempstead<br>38 Soundview Crest & 163 Aldershot Lane, Manhasset, NY 11030<br>Section: 3, Block: 204, Lot(s): 61<br>Section: 3, Block: 231, Lot(s): 12 |
| 4. NCPC Minor Sub. File 2-2023   | Property at: Harbor Isle, Town of Hempstead<br>76 Washington Avenue, Island Park, NY 11558<br>Section: 43, Block: 126, Lot(s): 29   |

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|--------------------------------|--|
| 5. NCPC Minor Sub. File 3-2023 | Property at: North Bellmore, Town of Hempstead<br>818 Linstead Lane, North Bellmore, NY 11710<br>Section: 51, Block: 77, Lot(s): 194 |
| 6. NCPC Minor Sub. File 4-2023 | Property at: Wantagh, Town of Hempstead<br>3351 Woodward Avenue, Wantagh, NY 11793<br>Section: 57, Block: 100, Lot(s): 67            |
| 7. NCPC Minor Sub. File 5-2023 | Property at: Wantagh, Town of Hempstead<br>436 Lakeview Road, Bellmore, NY 11710<br>Section: 56, Block: 354, Lot(s): 190 & 191       |
| 8. NCPC Minor Sub. File 6-2023 | Property at: Baldwin, Town of Hempstead<br>2768 Milburn Avenue, Baldwin, NY 11510<br>Section: 54, Block: 283, Lot(s): 30             |

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

# Nassau County Planning Commission

## Zoning Agenda



January 26, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		12/15/2022	1215222	Lalezarian Properties, LLC	Mineola	9	426	7, 8, 113, 212, 213	SP		Proposed 3 and 4-story multi-family residential building with 92 units with below grade on-site parking. Located within the Village's newly adopted Historic Overlay District
02		1/11/2023	111123	Board of Trustees	Sea Cliff				AZO	VSC 2305	Local Law pertaining to the registration of rental housing
03		1/11/2023	111223	Board of Trustees	Sea Cliff				AZO	VSC 2301	Local law addressing impervious structures and maximum lot coverage of such structures, heights of buildings, permitted encroachments
04		1/12/2023	112123	Synergy Holding Partners	Hempstead	34	367	130	V/Sub.	2088	Construct 5-story, 72-unit multi-family building. Not permitted in Bus. B zone. Height, parking, density variances required. Also, subdivide property
05		1/12/2023	112223	El Balcon Properties	Hempstead	36	51	137, 138	V	2089	Construct 4-story, 32-unit senior apartment building. Not permitted in Bus. B zone
06		1/12/2023	112323	Rayyan Gardens, LLC	Valley Stream	37	573	175	V/SPR	4152/4153	Construct 3-story, six-unit multi-family building. Area/dimensional variances and parking variance required

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
07		1/13/2023	113123	1285 Northern Blvd., LLC	TNH Manhasset	3	53	38	CU/V	21348	Construct two-story automotive dealership. Area/dimensional variances and parking variance required
08		1/13/2023	113223	Birkat Hashem, LLC	TH Oceanside	43	368	39	V/SE	135	Construct 3-story multi-family building with 14 units. Use not permitted in Res. B portion of property, Also, excessive height and density and insufficient parking
09		1/13/2023	113323	Board of Trustees	Manorhaven				Mor.		Nine-month moratorium on subdivision of property, issuing special permits, issuing building and demolition permits. This applies to two C-2-zoned properties within Village as well as for all residential districts and for the entire Enterprise District (E-1)

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

## **F. Adjournment (Next Hearing Date: February 16, 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*