

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, March 2, 2023 - 6:00 P.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue, Mineola, NY 11501
Work Session - 4:45 P.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **January 26, 2023** NCPC Hearing

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

- | | |
|--------------------------------|---|
| 1. NCPC Minor Sub. File 7-2023 | Property at: Bethpage, Town of Oyster Bay
37 & 41 Farmers Ave., Bethpage, NY 11714
Section: 46, Block: 157, Lot(s): 41 & 43 |
| 2. NCPC Minor Sub. File 8-2023 | Property at: Hicksville, Town of Oyster Bay
249 & 255 N. Broadway & 1 Nevada St., Hicksville, NY 11801
Section: 12, Block: B, Lot(s): 170 & 183 |
| 3. NCPC Minor Sub. File 9-2023 | Property at: East Norwich, Town of Oyster Bay
417 Mill River Rd., East Norwich, NY 11732
Section: 24, Block: B, Lot(s): 988 |

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

Nassau County Planning Commission

Zoning Agenda



March 2, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/23/2023	123223	Leyla Koksai	Manorhaven	4	74	1, 2, 3, 4, 5	SU	Z628	Alterations and conversion of existing retail space (hair salon) to a café. 13 off-street parking spaces required; shared parking not demonstrated among existing tenants
02		1/30/2023	130123	250 Conklin St Farmingdale, LLC	Farmingdale	49	9701	32, 33, 131, 231, 543, 544	SU		Special Use Permit to construct 2 & ½-story office building (18,998 sq. ft.) with 75 parking spaces and 20 land banked spaces
03		2/1/2023	21123	Town Board	Town of Hempstead				AZO		Amend Article 34 of the Town of Hempstead Flood Zone Ordinance
04		2/6/2023	26123	Ski Development 13, LLC	Lawrence	40	116	6	SPR		Site Plan Review for proposed 13-lot single-family residential subdivision of former Village sewage plant property. 14 th lot will maintain pump station. All zoning compliant lots. Previously before NCPC on 9/8/22 for zoning referral

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		2/6/2023	26223	Friends Academy	City of Glen Cove	23	F	204, 709, 1737, 1739	SPR		Construction of an 19,000 sq. ft. extension between the existing library and fieldhouse for use as an <i>Innovation Center</i>
06	*(Minor)	2/8/2023	28123	Matthew Silberzweig & Benedetto Bianco	TH Franklin Square	33	385	33, 34, 35, 36	V	164/23, 165/23	Substandard two-lot subdivision with insufficient lot area and front yard setback
07		2/8/2023	28223	Yeshiva Kol Torah	TH Inwood	40	126	275, 375	V	166/23	Variance in off-street parking to maintain two (2) detached classroom trailers in conjunction with existing synagogue. 49 parking spaces required, 0 parking spaces provided
08		2/9/2023	29123	Board of Trustees	Baxter Estates				AZO	1-2023	Proposed local law to regulate the rental of residential property within the Village
09		2/9/2023	29223	Marti Homes, LLC	Hempstead	34	400	135 - 138	V	2081	Modified 3-story, 9-unit multi-family building on Albemarle Ave. Previously before NCPC on 1/5/2023 (<i>Modification</i> issued at that time)
10		2/9/2023	29323	Peter Gelzinis	City of Glen Cove	23	11	6 - 12, 134	SPR		Proposed 30-unit multi-family building at 115 Glen St.
11		2/10/2023	210323	KIMCO Birchwood Jericho North, LLC	TOB Jericho	12	A	1341	V		Proposed Fitness Facility on an existing multi-use property; does not have the minimum number of required off-street parking spaces (2,153 spaces required; 1,635 spaces provided)

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. OSPAC

1. OSPAC 1-2023

Public Hearing (*Public Comment Period Open*)

Property at: Uniondale, Town of Hempstead
1255 Hempstead Turnpike, Uniondale, NY 11553
Section: 44, Block: F, Lot(s): 326, 351, 401, 402, 411, 412 & 415
Assignment of Existing and Enter into New Leases

E. Adjournment (*Next Hearing Date: March 9, 2023*)

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd 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*