

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, March 9, 2023 - 10:00 A.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue, Mineola, NY 11501
Work Session - 8:45 A.M.



A. General Items

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

B. Major Subdivision Preliminary Map Application & SEQRA Determination of Significance (*Public Comment Period Open*)

1. NCPC File No. 2004-P-1 Map of "Wahl Estates"
186 Wahl Avenue, Inwood, Town of Hempstead
Section: 40, Block: 45, Lot(s): 26, 44 and 140

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

1. NCPC Minor Sub. File 10-2023 Property at: East Meadow, Town of Hempstead
1640 Hempstead Tpke., East Meadow, NY 11554
Section: 50, Block: B, Lot(s): 16 & 352
2. NCPC Minor Sub. File 11-2023 Property at: Seaford, Town of Hempstead
3912 Wansers Ln., Seaford, NY 11783
Section: 65, Block: A, Lot(s): 49
3. NCPC Minor Sub. File 12-2023 Property at: Wantagh, Town of Hempstead
3675 Woodbine Ave., Wantagh, NY 11793
Section: 57, Block: 6, Lot(s): 37 & 39
4. NCPC Minor Sub. File 13-2023 Property at: Incorporated Village of Freeport
128 Cary Pl., Freeport, NY 11520
Section: 54, Block: 319, Lot(s): 96 - 100, 102 - 104 & 226 - 227
5. NCPC Minor Sub. File 14-2023 Property at: West Hempstead, Town of Hempstead
635 Jennings Ave., West Hempstead, NY 11552
Section: 35, Block: 425, Lot(s): 19 & 204 - 207
6. NCPC Minor Sub. File 15-2023 Property at: Woodbury, Town of Oyster Bay
100 Sunnyside Blvd. Ext., Woodbury, NY 11797
Section: 13, Block: 114, Lot(s): 6 & 7
7. NCPC Minor Sub. File 16-2023 Property at: Baldwin, Town of Hempstead
2379 Gale Ave., Baldwin, NY 11510
Section: 54, Block: 103, Lot(s): 105, 225, 349 & 350
8. NCPC Minor Sub. File 17-2023 Property at: Uniondale, Town of Hempstead
354 Bedford Ave., Uniondale, NY 11553
Section: 34, Block: 492, Lot(s): 378 - 384

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

Nassau County Planning Commission

Zoning Agenda



March 9, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		2/5/2023	25123	Bolla EM Realty, LLC	TH Bellerose	32	9	1-4, 6-9, 105, 205	V (GSS)		Renovate existing gas station and add convenience store. Requires amendment of covenants and restrictions and variance from provision of GSS district
02		2/15/2023	215123	Beis Medrash	TH West Hempstead	55	569	4	SE/V	200	Proposed religious use (synagogue). Waive off-street parking' Insufficient maneuvering aisle, park in Res. B district
03		2/16/2023	216123	BRFI Valley Stream, LLC	Valley Stream	39	560	68	V	4158, 4159	Proposed one-story commercial building. Insufficient driveway access width, no loading spaces, non-conforming facade building material

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04		2/16/2023	216223	Alpine Residential, LLC	TOB Hicksville	11	G	4, 30, 235	SPR	SP02-21	Proposed 4-story mixed-use building with ground floor commercial space and 189 units. Two level below grade parking garage
05		2/18/2023	218123	Vesta Acquisitions LLC/NY Institute of Technology	TOB Jericho	17	16	47	SU/SPR	P-2-23	Conversion of vacant hotel to dormitory facility to be used by NYIT students. 80 units. Revocation of existing restrictive covenants required
06		2/27/2023	227123	Bolla EM Realty, LLC	TOB Hicksville	12	B	180	SU/SPR	P-1-23	Renovation of existing gas station/repair shop with a new convenience store
07		2/28/2023	228123	Iaboni	Williston Park	9	314	51, 52	V		Proposed two-story 15-unit apartment building. Minor parking variance required

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

E. New Business

1. Resolution Regarding Governor Hochul's Proposed Housing Compact Plan

F. Adjournment (*Next Hearing Date: March 30, 2023*)

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd Vice-Chair*
Dana Durso
Ronald J. Ellerbe
Murray Forman
Denise Gold
Khandan Kalaty
Reid Sakowich

Department of Public Works, Division of Planning

Gregory Hoesl
Martin Katz
John Perrakis

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