

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, March 30, 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 & March 9, 2023** NCPC Hearing

B. Application for Release of Surety Bond/Cash Escrow (Public Comment Period Open)

1. NCPC File 1983-F-1
Map of: *Marina Pointe at East Rockaway*
Property at: Oceanside, Town of Hempstead &
Incorporated Village of East Rockaway
Section: 43, Block: 55, Lot(s): 411 & 413

C. OSPAC

Public Hearing (Public Comment Period Open)

1. OSPAC 2-2023
Property at: Uniondale, Town of Hempstead
N/O Charles Lindbergh Boulevard, Uniondale, NY 11553
Section: 44, Block: F, Lot(s): P/O 317E
Permanent Easement

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

1. NCPC Minor Sub. File 60-2022
(Adjourned on 12/15/22 & 1/26/23)
Property at: Merrick, Town of Hempstead
1685 Meadowbrook Road, Merrick, NY 11566
Section: 55, Block: 41, Lot(s): 420
2. NCPC Minor Sub. File 18-2023
Property at: Syosset, Town of Oyster Bay
14 Nassau Street, Syosset, NY 11791
Section: 15, Block: 2, Lot(s): 22
3. NCPC Minor Sub. File 19-2023
Property at: East Meadow, Town of Hempstead
542 Tremont Place, East Meadow, NY 11554 &
2328 Hudson Street, East Meadow, NY 11554
Section: 50, Block: 316, Lot(s): 277 & 278
4. NCPC Minor Sub. File 20-2023
Property at: Baldwin, Town of Hempstead
2052 Pine Street, Baldwin, NY 11510
Section: 54, Block: 14, Lot(s): 124
5. NCPC Minor Sub. File 21-2023
Property at: East Meadow, Town of Hempstead
2780 Woods Avenue, East Meadow, NY 11554
Section: 51, Block: 16, Lot(s): 614, 626 & 630

6. NCPC Minor Sub. File 22-2023 Property at: Uniondale, Town of Hempstead & Incorporated Village of Garden City
91 & 565 Commercial Avenue, Garden City, NY 11530
Section: 44, Block: D, Lot(s): 7A & 7B
7. NCPC Minor Sub. File 23-2023 Property at: Incorporated Village of Kensington
29 Arleigh Road, Great Neck, NY 11021
Section: 2, Block: 221, Lot(s): 61 – 70
8. NCPC Minor Sub. File 24-2023 Property at: North Lynbrook, Town of Hempstead
25 & 29 Franklin Avenue, Lynbrook, NY 11563
Section: 37, Block: 266, Lot(s): 608 & 609
9. NCPC Minor Sub. File 25-2023 Property at: Jericho, Town of Oyster Bay
160 Robbins Lane, Jericho, NY 11753
Section: 12, Block: 536, Lot(s): 32
10. NCPC Minor Sub. File 43-2020 Property at: East Meadow, Town of Hempstead
1883 Lincoln Avenue, East Meadow, NY 11554 &
197 East Meadow Avenue, East Meadow, NY 11554
Section: 50, Block: 535, Lot(s): 19, 33, 36, 38 & 55

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

Nassau County Planning Commission

Zoning Agenda



March 30, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/25/2023	125123	Michael Tobias	TNH New Cassel	11	141	37	SU/SPR		New warehouse with below grade parking requires a Special Permit for the below grade parking. Zoning and parking compliant
02		3/2/2023	32123	FCFC Realty, LLC	TH Uniondale	34	474	58 - 67	SE/V	243	Construct commercial strip with laundromat. Insufficient front and rear yard setbacks and insufficient parking
03		3/2/2023	32223	321 Partners, LLC/Starbucks Corp.	TOB Syosset	15	E	195	SU	P-10-23	Proposed fast food restaurant (Starbucks) with drive-thru in a free-standing building
04		3/2/2023	32323	El Balcon Properties Corp.	Freeport	55	234	48, 50	V		New 4-story apartment building (nine units). Several variances required including use, height, minimum lot area, front and side yard setbacks

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		3/3/2023	33123	Sterling Astoria, LLC	TNH Greenvale	7	D	2, 3	CU/V	21366	Construct new fast-food restaurant (Starbucks) with drive-thru. No loading area provided, no bypass lane, insufficient stall size, non-compliant signage
06		3/13/2023	313123	Bosfa Development, LLC	Freeport	55	190	51 - 55, 63	REZ		Change of zone from Ind. B to Res. Apt. District & Golden Age District to redevelop and/or rehabilitate existing apartment buildings for 200 units of affordable housing
07		3/13/2023	313223	Pictor Nassau Logistics Center, LLC	TOB Hicksville	46	N	30, 31	SPR	SP-12-21	Construct spec warehouse (207,237 sq. ft.) on former Superfund Site that has been remediated. Zoning and parking compliant
08		2/9/2023	29323	Peter Gelzinis	Glen Cove	23	11	6-12, 134	SU/V		Proposed 29-unit multi-family building. Insufficient lot size and excessive lot coverage. Parking compliant. Previously before the NCPC on 3/2/23.
09		3/16/2023	316123	Refuge Apostolic Church of Christ	Freeport	55	232	201	REZ		Include property in the Golden Age Floating Zone to construct 80-unit multi-family building. Existing church on subject property will be maintained on lesser lot
10		3/16/2023	316223	Gregory Andrea	Bayville	29	82	14	Sub./V		Proposed three lot subdivision, each lot with insufficient frontage and lot area

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
11		3/2/2023	32423	Peace Family Worship Center	Freeport	62	80	6	V		Convert commercial space to a house of worship. Insufficient parking
12		3/20/2023	320123	Board of Trustees	Lynbrook				AZO		Include Transient Dwellings Units as a prohibited use in all zoning districts
13		2/15/2023	215223	Board of Trustees	Sea Cliff				AZO		Proposed 6-month moratorium on subdivisions, site plan approvals, special permits, variances, building permits for any proposed use or development. Village may extend moratorium for three, 3-month periods

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. OSPAC

1. OSPAC 1-2023

Disposition (*Public Comment Period Closed*)

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 Leases and Enter into New Leases

G. Adjournment (*Next Hearing Date: April 27, 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*