

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, April 20, 2023 - 10:00 A.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue, Mineola, NY 11501
Work Session - 9:30 A.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **March 30, 2023** NCPC Hearing

B. OSPAC

1. OSPAC 1-2023
(Adjourned on 3/30/23)

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

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

Nassau County Planning Commission

Zoning Agenda



April 20, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	*(Minor)	3/21/2023	321123	134 Ocean Ave., LLC	TH Woodmere	41	14	29	V	260 - 262	Substandard 2-lot subdivision. Maintain dwelling on lesser lot. Build new home on lot with insufficient lot frontage and area in Res. B zone
02	*(Minor)	3/21/2023	321223	Papio Devt. Corp.	TH Elmont	35	29	39 - 44	V	257 - 259	Substandard 3-lot subdivision. Each lot with insufficient lot frontage and lot area in Res. C zone
03		3/23/2023	323123	Fieldstone at Oceanside, LLC	TH Oceanside	54	263	11, 40, 41, 74, 99, 100, 321, 327	REZ		Change of zone from Res. B to CA (multi-family res.) to build 72 rental units in eight, 2-story buildings. Age restricted (55+). Demolish existing synagogue. Previously before NCPC for assisted living facility and maintain synagogue on lesser lot

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
04		4/7/2023	47423	JJ & A Realty, LLC	TH Inwood	40	39	305, 314	SE/V	318, 318	Proposed one-story warehouse requires a use variance in the Res. C zone. Also, Special Exception to park in Res. C zone and insufficient side and rear yard setback
05	*(Minor)	4/7/2023	47223	37 Buffalo Ave., LLC	TH East Atlantic Beach	58	128-1	64, 65	V	310 - 312	Substandard 3-lot subdivision., each lot with insufficient frontage and lot area in the Res. C zone. Demolish existing dwelling
06	*(Minor)	4/7/2023	47323	NY Land Development II Corp.	TH Roosevelt	55	319	1102	V	317	Substandard 2-lot subdivision. Maintain dwelling on substandard lot and build new home on substandard lot with insufficient frontage and lot area in Res. B zone
07	*(Minor)	4/7/2023	47523	Areli	TH Roosevelt	55	291	628, 629	V	320, 321	Substandard 2-lot subdivision. Maintain dwelling on substandard lot and build new home on substandard lot with insufficient frontage and lot area in Res. B zone

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: 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*