

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, April 27, 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

B. OSPAC

Disposition (*Public Comment Period Closed*)

1. OSPAC 1-2023
(*Adjourned on 4/20/23*)

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 Lease and Enter into New Lease

2. 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

C. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 3-2023

Property at: City of Glen Cove
100 Crescent Beach Road, Glen Cove, NY 11542
Section: 31, Block: J, Lot(s): 7
3rd Amendment to U&O Permit

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

1. NCPC Minor Sub. File 15-2023
(*Adjourned on 3/9/23*)

Property at: Woodbury, Town of Oyster Bay
100 Sunnyside Blvd. Ext., Woodbury, NY 11797
Section: 13, Block: 114, Lot(s): 6 & 7

2. NCPC Minor Sub. File 24-2023
(*Adjourned on 3/30/23*)

Property at: North Lynbrook, Town of Hempstead
25 & 29 Franklin Avenue, Lynbrook, NY 11563
Section: 37, Block: 266, Lot(s): 608 & 609

3. NCPC Minor Sub. File 26-2023

Property at: Point Lookout, Town of Hempstead
124 & 128 Hewlett Avenue, Point Lookout, NY 11569
Section: 61, Block: 31, Lot(s): 16, 17 & 123

4. NCPC Minor Sub. File 27-2023

Property at: Incorporated Village of Freeport
228 S. Brookside Avenue, Freeport, NY 11520
Section: 54, Block: 524, Lot(s): 51 & 52

5. NCPC Minor Sub. File 28-2023

Property at: Wantagh, Town of Hempstead
2393 Freeport Street, Wantagh, NY 11793
Section: 63, Block: 177, Lot(s): 19 - 23

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| 6. NCPC Minor Sub. File 29-2023 | Property at: Incorporated Village of Roslyn Harbor
W/O Harbor Court West, Roslyn Harbor, NY 11576
Section: 20, Block: M, Lot(s): 269 |
| 7. NCPC Minor Sub. File 30-2023 | Property at: Carle Place, Town of North Hempstead
571 Mineola Avenue, Carle Place, NY 11514
Section: 10, Block: 31, Lot(s): 48, 49, 50 & 58 |

E. Extension of Time to File Deeds for Minor Subdivision Application
(Public Comment Period Open)

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| 1. NCPC Minor Sub. File 15-2022
<i>(1st Extension of Time)</i> | Property at: Wantagh, Town of Hempstead
2626 Riverside Drive, Wantagh, NY 11793
Section: 63, Block: 291, Lot(s): 1 |
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F. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M

Nassau County Planning Commission

Zoning Agenda



April 27, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		4/1/2023	41123	161 Union, LLC	Lynbrook	42	158	433	V	7738	Proposed 2-story multi-family residential building with 18 units. Insufficient parking. Previously before the NCPC for a change of zone
02		4/6/2023	46123	CLD Baldwin, LLC	TH Baldwin	54	103	154	SPR		Site Plan Review for proposed 4-story multi-family residential building with 33 units. Previously before the NCPC for a Special Use. All units will Workforce Housing. Located within the Town's B-MX (Baldwin Mixed-use Overlay District)
03		4/6/2023	46223	Pasquale Investors	Mineola	9	405	158	V		Proposed 4-story (18-unit) multi-family residential building. Located in recently adopted Jericho Tpke. Overlay District
04		4/10/2023	410123	Stel, Inc.	Hempstead	34	358	9	V	2095	Construct 5-story multi-residential building with 40 units. Not permitted in Bus. C zone and insufficient parking. Previously before the NCPC for a larger and taller building with more units. Administered by Options for Community Living

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		4/7/2023	47123	Westside Donut Baldwin Ventures, LLC	TH Baldwin	36	395	519	SE/V	286 - 293	Add drive-thru/pick-up window to existing Dunkin' Donut. Insufficient parking and several sign variances required
06		3/27/2023	327123	Tesla	East Hills	7	P	34	V		Construct EV (electric vehicle) charging and associated equipment using existing parking spaces at retail center. Setback and parking variances required
07		4/12/2023	412123	1285 Northern Blvd., LLC	TNH Manhasset	3	53	38, 53, 54, 942	SPR		Site Plan Approval required to construct 2-story automobile dealership at former funeral home site. Previously before the NCPC for conditional use and several variances

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

G. Adjournment (Next Hearing Date: May 18, 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*