

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, May 18, 2023 - 10:00 A.M.
Theodore Roosevelt Executive & Legislative Building
County Executive's Ceremonial Chambers
1550 Franklin Avenue, Mineola, NY 11501
Work Session - 8:45 A.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **April 20, 2023 & April 27, 2023** NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

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

C. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 4-2023

Property at: Roosevelt, Town of Hempstead
74 Prospect Street, Roosevelt, NY 11575
Section: 55, Block: 292, Lot(s): 592 & 593
Sell Property

2. OSPAC 5-2023

Property at: Wantagh, Town of Hempstead
3000 Burns Avenue, Wantagh, NY 11793
Section: 56, Block: 258, Lot(s): 19
Remove Deed Restriction

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

1. NCPC Minor Sub. File 15-2023
(*Adjourned on 3/9/23 & 4/27/23*)

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 31-2023

Property at: Incorporated Village of Munsey Park
S/O Dogwood Lane & 315 Manhasset Woods Road,
Manhasset, NY 11030
Section: 3, Block: 105, Lot(s): 15 & 106

3. NCPC Minor Sub. File 32-2023

Property at: Incorporated Village of New Hyde Park
115 New Hyde Park Road, New Hyde Park, NY 11040
Section: 33, Block: 386, Lot(s): 6 - 34

4. NCPC Minor Sub. File 33-2023

Property at: Port Washington, Town of North Hempstead
26 Belleview Avenue, Port Washington, NY 11050
Section: 5, Block: 83, Lot(s): 12

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| 5. NCPC Minor Sub. File 34-2023 | Property at: Franklin Square, Town of Hempstead
1045 Tulip Avenue, Franklin Square, NY 11010
Section: 33, Block: 385, Lot(s): 33 - 36 |
| 6. NCPC Minor Sub. File 35-2023 | Property at: Roosevelt, Town of Hempstead
119 E. Fulton Avenue, Roosevelt, NY 11575
Section: 55, Block: L, Lot(s): 750 |
| 7. NCPC Minor Sub. File 36-2023 | Property at: Incorporated Village of Valley Stream
22 Surrey Lane, Valley Stream, NY 11580
Section: 37, Block: 16, Lot(s): 213 - 216 & 617 |

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

Nassau County Planning Commission

Zoning Agenda



May 18, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		4/12/2023	412123	AB Malverne, LLC	TH Malverne	35	471	112	Incl. in GSS District		Inclusion of renovated gas station and new convenience store in Town's GSS Overlay District and variances provisions of GSS District
02		4/20/2023	420123	Michael Curatola	TNH Manhasset	3	48	7	V	21389	Proposed autobody shop - not permitted in Bus. B district. Insufficient parking/loading. Insufficient buffer to abutting residential district; insufficient rear yard setback for unsewered property
03		4/28/2023	428123	Larinzo Clayton	Westbury	10	174	134	V		Establish a daycare center on first floor of commercial building requires a use variance in B-1 Business zone
04		4/28/2023	428223	Bais Haknesses Mishkan Yisroel	TH Woodmere	39	213	41	SE/V	371	Proposed synagogue that includes 4 temporary trailers. Maintain dwelling for religious purposes. No parking provided. Excessive lot coverage; insufficient front, side, and rear yard setbacks for trailers. No screening between adjacent res. properties

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		5/1/2023	51123	SV 110 Development, LLC	Glen Cove	23	53	36	SU		Convert building to 8 apartment units. Formerly occupied by Planned Parenthood. Also, add second 2nd floor to part of existing building and construct two-story addition. Parking compliant
06		5/4/2023	316123	Refuge Apostolic Church of Christ/D&F Development Group	Freeport	55	232	201	Incl. in Golden Age Overlay District/Sub.		Construct 80-unit multi-family building as part of church property that will be maintained on lesser lot after subdivision. Previously before NCPC on 3/30. Requested Parking Analysis
07		5/5/2023	55123	SFG ISF Syosset Jericho, LLC	TOB Syosset	15	38 157	14-17, 20, 23 74	SPR	SP01-22	Proposed redevelopment of site for outdoor storage of registered commercial vehicles that entails the installation of an area of new pavement

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. Adjournment (Next Hearing Date: June 15, 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
Timothy Wren

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