

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, June 15, 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 **May 18, 2023** NCPC Hearing

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

1. NCPC File 1970-F-7
Map of: *Residences at Glen Harbor Condominium*
Property at: Glenwood Landing, Town of North Hempstead
Section: 20, Block: Q, Lot(s): 48

C. OSPAC

Disposition (Public Comment Period Closed)

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. Major Subdivision Preliminary Map Application (Public Comment Period Open)

1. NCPC File 1897-P-3
Map of: *Woodbury Hills*
Property at: Woodbury, Town of Oyster Bay
N/w corner of Woodbury Road and Syosset Woodbury Road
Section: 14, Block: E, Lot(s): 823

E. Major Subdivision Final Map Application (Public Comment Period Open)

1. NCPC File 1959-F-7
Map of: *Redcote Farms*
Property at: Incorporated Village of Oyster Bay Cove
N/w Corner of Cove Road and Northern Boulevard
Section: 27, Block: L, Lot(s): 243

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

1. NCPC Minor Sub. File 60-2022
(Adjourned on 3/30/23) Property at: Merrick, Town of Hempstead
1685 Meadowbrook Road, Merrick, NY 11566
Section: 55, Block: 41, Lot(s): 420
2. NCPC Minor Sub. File 37-2023 Property at: Woodbury, Town of Oyster Bay
264 Woodbury Road, Woodbury, NY 11797
Section: 14, Block: 38, Lot(s): 24
3. NCPC Minor Sub. File 38-2023 Property at: Hicksville, Town of Oyster Bay
17 East Avenue, Hicksville, NY 11801
Section: 45, Block: 55, Lot(s): 46
4. NCPC Minor Sub. File 39-2023 Property at: Oceanside, Town of Hempstead
3563-3577 Maple Court & Linden Place, Oceanside, NY 11572
Section: 43, Block: 250, Lot(s): 64
Section: 43, Block: 380, Lot(s): 1205 & 1206
5. NCPC Minor Sub. File 40-2023 Property at: Syosset, Town of Oyster Bay
539 Split Rock Road, Syosset, NY 11791
Section: 25, Block: 58, Lot(s): 14A & 14B
6. NCPC Minor Sub. File 41-2023 Property at: Bellmore, Town of Hempstead
2797 Wilson Ave. & 2095 Briggs St., Bellmore, NY 11710
Section: 56, Block: 142, Lot(s): 826 & 827
7. NCPC Minor Sub. File 42-2023 Property at: New Cassel, Town of North Hempstead
20 Longfellow Ave. & 565 Old Country Rd., Westbury, NY 11514
Section: 10, Block: 60, Lot(s): 210 & 220
8. NCPC Minor Sub. File 43-2023 Property at: Glen Head, Town of Oyster Bay
748 Glen Cove Avenue, Glen Head, NY 11545
Section: 20, Block: 65, Lot(s): 73 & 74

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

1. NCPC Minor Sub. File 50-2021
(2nd Extension of Time) Property at: Syosset, Town of Oyster Bay
189 Jackson Avenue, Syosset, NY 11791
Section: 15, Block: 89, Lot(s): 56

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

Nassau County Planning Commission

Zoning Agenda



June 15, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		5/12/2023	512123	Merrick 1808, LLC	TH Merrick	55	145	48, 49	SE/V	374 - 380	Proposed fast-food restaurant with drive-thru and outdoor seating (Special Exception required for both). Insufficient parking, non-compliant signage
02	*(Minor)	5/12/2023	512223	Leonardo & Sandra Lopez	TH Baldwin	36	376	13	V	402, 403	Substandard 2-lot subdivision (front to back). Maintain dwelling on lesser lot; build new dwelling on proposed lot with insufficient lot area and lot width
03		5/19/2023	519123	Pictor Nassau Logistics Center, LLC	TOB Hicksville	46	N	30, 31	V	ZBA23-305	Proposed warehouse 24-hour operation exceeds the limited hours from 6am to 11pm when located within 100 feet of residential zoning district. Before NCPC on 3/30/23 for Site Plan Review
04		5/18/2023	518123	Willis Ave. Properties East, LLC	TNH Roslyn Heights	7	M	757	CU/V	21403	Proposed reconfiguration and expansion of gas station that includes a new convenience store with drive-thru and associated site improvements
05		5/26/2023	526123	691 Burnside Ave., Inc.	TH Nr. Lawrence	40	12	227	V	400	Proposed commercial building with two storefronts. Demolish existing building. Insufficient front yard setback on Burnside Ave. Insufficient parking

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06		5/26/2023	526223	Baldwin 792, LLC	TH Baldwin	54	N	4323, 4328	Inc. in GSS Overlay/V		Proposed gas station and convenience store for inclusion in GSS Overlay District and variances from provisions of said district. Site is occupied by a vacant bank premises
07		5/30/2023	530123	Evangelo Zissis	Roslyn	20	A	42	V	1713	Proposed re-tenancy of building as a pharmacy with insufficient parking. Previous office use conditioned on no future retail use; insufficient parking
08		5/15/2023	112123	Synergy Holding Partners	Hempstead	34	367	130	V	2088	Proposed 4-story, 66-unit multi-family building on property owned by American Legion. Several variances required. Previously before NCPC for larger project
09		5/31/2023	531123	Town of Hempstead Housing Authority	TH Franklin Square	35	A	522	SPR	22-9317	Site Plan Review for 4-story multi-family residential building with 104 units for seniors. New building will replace existing complex also with 104 units. Previously before NCPC on 1/5/23. Height and parking variances granted by Town
10		2/17/2023	217123	Kollel Ohr Haemet Temple	Great Neck	1	198	28	V		Construct 4-unit, 2-story residential building. Multi-family building not permitted in Res. C Zoning District. Site formerly occupied by non-conforming 5-unit multi-family building destroyed by fire and two-family structure for a total of 7 units. Insufficient rear and side yard setbacks; excessive lot coverage
11		5/18/2023	518223	City Council	Long Beach				Draft Comp. Plan		City of Long Beach has prepared a Draft 2023 Comprehensive Plan

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12		5/23/2023	523123	Board of Trustees	Great Neck				AZO		Amendment to Zoning Code to allow a maximum height of 5 floors (max. of 4 habitable floors) or 55 feet for a multi-family dwelling in the Middle Neck Road Multi-Family Incentive Overlay District where the construction of underground parking is not feasible. Would require incentive zoning application to Board of Trustees
13		6/6/2023	661123	Mineola 212, LLC	Mineola	9	674	2,3,5, 10,11,12	SP		Proposed 9-story mixed-use building consisting of 121 units and public/private entertainment space and underground parking garage within the Village's Downtown Overlay District. Located directly south of the LIRR Mineola Station and adjacent to the Mineola Intermodal Center parking garage
14		4/28/2023	428123	Larinzo Clayton	Westbury	10	174	134	V		Establish a daycare center on first floor of office building requires a use variance in B-1 Business zone. Previously before the NCPC on 5/18/23

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

I. Adjournment (Next Hearing Date: July 13, 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*