

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, July 13, 2023 - 10:00 A.M.  
Theodore Roosevelt Executive & Legislative Building  
1550 Franklin Avenue, Mineola, NY 11501  
Work Session - 8:45 A.M.

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### A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **June 15, 2023** NCPC Hearing

### B. OSPAC

#### **Public Hearing** (*Public Comment Period Open*)

1. OSPAC 6-2023

Property at: Incorporated Village of Kings Point  
Adjacent to 10 Dock Lane, Kings Point, NY 11024  
Section: 1, Block: 196, Lot(s): 10  
\*\*\*Sell Property\*\*\*

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

1. NCPC Minor Sub. File 44-2023
2. NCPC Minor Sub. File 45-2023
3. NCPC Minor Sub. File 46-2023

Property at: City of Glen Cove  
141 Piping Rock Road, Glen Cove, NY 11542  
Section: 23, Block: F, Lot(s): 129A, 129B, 1689, 1803, 1804

Property at: Manhasset, Town of North Hempstead  
16 Travers Street, Manhasset, NY 11030  
Section: 3, Block: 41, Lot(s): 9

Property at: Roosevelt, Town of Hempstead  
55 Prospect Street, Roosevelt, NY 11575  
Section: 55, Block: 291, Lot(s): 626-629

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

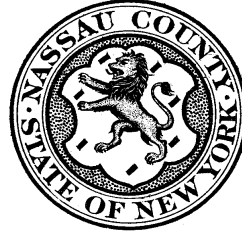
1. NCPC Minor Sub. File 22-2022  
(*1<sup>st</sup> Extension of Time*)

Property at: Roosevelt, Town of Hempstead  
43 Lincoln Avenue, Roosevelt, NY 11575  
Section: 55, Block: 487, Lot(s): 8

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

# Nassau County Planning Commission

## Zoning Agenda



**July 13, 2023**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		6/8/2023	68123	AutoZone	TNH Westbury	10	60	220	SP/V	21417	Proposed AutoZone requires several variances
02		6/8/2023	68223	St. Gregorios Malankara Orthodox Church	TNH New Hyde Park	8	11	60	V	21415	Proposed church with insufficient parking and other area/dimensional variances
03	*(minor)	6/12/2023	612123	Malverne Gold, LLC	TH Malverne	35	480	2	V	485 - 488	Proposed 4-lot substandard subdivision with insufficient access on a public road pursuant to Sec. 280A of NYS Town Law
04	*(minor)	6/12/2023	612223	Deal Development Corp.	TH Roosevelt	55	483	237, 238	V	462	Proposed 2-lot substandard subdivision, each lot with insufficient frontage and lot area
05		6/21/2023	621123	Board of Trustees	Sea Cliff				Comp. Plan		Draft Comprehensive Plan for the Village of Sea Cliff
06		6/21/2023	621223	Board of Trustees	Hewlett Harbor				AZO	Local Law 1-2023	Proposed local law to provide regulations for residences used as gathering places

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
07		6/29/2023	629123	Sterling Astoria, LLC	TNH Greenvale	7	D	2, 3	SPR/SU		Site Plan Review and Special Use required for proposed Starbucks with drive-thru. Previously before the NCPC on 3/30/23 for variances
08	*(minor)	6/30/2023	630123	Mr. Property Builders, LLC	TOB Massapequa	66	139	1	V	ZBA23-422/ZB A23-423	Substandard 2-lot subdivision, each with insufficient lot width and lot area

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: August 10, 2023)**

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### **Nassau County Planning Commission**

Leonard H. Shapiro, *Chair*  
Jeffrey H. Greenfield, *Vice-Chair*  
Neal Lewis, *3<sup>rd</sup> 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*