

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, August 10, 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 **July 13, 2023** NCPC Hearing

B. OSPAC

1. OSPAC 6-2023

Public Hearing (*Public Comment Period Open*)

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. OSPAC

1. OSPAC 7-2023

Disposition (*Public Comment Period Closed*)

Property at: Baldwin, Town of Hempstead
Adjacent to 2385 Gale Avenue, Baldwin, NY 11510
Section: 54, Block: 103, Lot(s): 107
Sell Property

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

1. NCPC Minor Sub. File 47-2023
Property at: West Hempstead, Town of Hempstead
233 Locust Street & 460 Hempstead Avenue,
West Hempstead, NY 11552
Section: 35, Block: 398, Lot(s): 303, 621 & 623
2. NCPC Minor Sub. File 48-2023
Property at: Elmont, Town of Hempstead
1320 R Street, Elmont, NY 11003
Section: 35, Block: 95, Lot(s): 8 - 17 & 43
3. NCPC Minor Sub. File 49-2023
Property at: Garden City Park, Town of North Hempstead
66 Broadway, Garden City Park, NY 11040
Section: 33, Block: 142, Lot(s): 664 - 667

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

Nassau County Planning Commission

Zoning Agenda



August 10, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		7/7/2023	77123	Alexis Lorminier	TH Baldwin	54	N	4333	SE/V	512	Convert part of one-story commercial building to child day-care center requires Special Exception with insufficient parking, no provisions for on-site pick-up and drop-off, insufficient aisle width
02		7/11/2023	711123	COBB Properties, LLC	Glen Cove	23	1	225, 226, 227	SPR/SU		Proposed bank with drive-thru requires Special Use approval
03	*(Minor)	7/14/2023	714123	400 Langley, LLC	TH West Hempstead	35	339	P/O 10, 11, 12	V	533, 534	Substandard two-lot subdivision, each lot with insufficient lot width and lot area
04		7/14/2023	714223	Perry Petrillo Architects, PC	TNH Port Washington	5	J	17, 434, 1028, 1029, 1099	CU/V	21414	Expansion of Uncle Giuseppe's supermarket requires Conditional Use and area/dimensional variances
05		7/21/2023	721123	RH 557 Willow, LLC	Cedarhurst	39	262	141	V	2023-014	New commercial building requires parking and area/dimensional variances

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		7/25/2023	725123	5002 Farmingdale Owner, LLC	TOB Farmingdale	49	178	64	SU	P-13-23	Proposed fast food restaurant requires a Special Use
07	*(Minor)	7/27/2023	612123	Malverne Gold, LLC	TH Malverne	35	480	2	V/280-A	485 - 488	4-lot subdivision with private driveway to be shared with 12-unit townhouse development to south. 3 residential lots do not have access on a public road. Previously before NCPC on 7/13. Requested Traffic Analysis at that time
08		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. Previously before the NCPC on 7/13/23. Requested Parking/Traffic Analysis
09		7/31/2023	731123	Marine Commerce & NBD Holdings, Inc.	Freeport	62	177	334, 520, 540, 541, 542	V		Proposed 4-story hotel (144 rooms) with a banquet hall (175 persons). Insufficient parking and excessive height. Initially before NCPC for 3-story/100 room hotel. Off-site parking included

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: September 7, 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*