

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, September 7, 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 **August 10, 2023** NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. 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
2. NCPC Minor Sub. File 50-2023 Property at: Incorporated Village of Hempstead
90 Sunset Drive, Hempstead, NY 11550
Section: 35, Block: 455, Lot(s): 164
3. NCPC Minor Sub. File 51-2023 Property at: Incorporated Village of East Hills
14 Mimosa Drive, East Hills, NY 11576
Section: 7, Block: 299, Lot(s): 120 & 124
4. NCPC Minor Sub. File 52-2023 Property at: Roosevelt, Town of Hempstead
85 Beechwood Avenue, Roosevelt, NY 11575
Section: 55, Block: 472, Lot(s): 31
5. NCPC Minor Sub. File 53-2023 Property at: Manhasset, Town of North Hempstead
61 Manor Drive, Great Neck, NY 11020
Section: 2, Block: 109, Lot(s): 1 - 4, 5A, 5B, 107A & 107B
6. NCPC Minor Sub. File 54-2023 Property at: Roslyn Heights, Town of North Hempstead
100 Linden Street, Roslyn Heights, NY 11577
Section: 7, Block: 68, Lot(s): 20 - 25
7. NCPC Minor Sub. File 55-2023 Property at: City of Long Beach
84 & 90 Curley Street, Long Beach, NY 11561
Section: 59, Block: 211, Lot(s): 7, 8 & 9
8. NCPC Minor Sub. File 56-2023 Property at: Massapequa, Town of Oyster Bay
545 Franklin Avenue & 111 Michigan Avenue,
Massapequa, NY 11758
Section: 52, Block: 160, Lot(s): 20, 164 & 359 - 363

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

Nassau County Planning Commission

Zoning Agenda



September 7, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		8/8/2023	88123	James Goonan (SafeGuard)	TH Levittown	45	M	105, 106	SPR	23-6024	Site Plan Review for proposed 2-story self-storage building/medical office building. Previously before NCPC to create two lots (Lot 1-maintain existing medical bldg.; Lot 2 (construct self-storage facility) and for special exception parking variance
02	*(Major)	8/9/2023	89123	WG Woodmere, LLC	Lawrence	41	F	37	V		Proposed 33 lot subdivision within Coastal Conservation Zoning District. Several lots located in designated open space/recreation area. Several lots partially in Villages of Lawrence and Woodsburgh
03		8/25/2023	825123	400 Atlantic, LLC	East Rockaway	38	141	2, 3, 51, 41, 42, 43, 238, 312	V	05-2023	Proposed 4-story 36-unit apartment building. Use not permitted in Commercial "A" District. Also, excessive height, insufficient parking, insufficient lot area
04		8/25/2023	825223	Chick-fil-A	TH East Meadow	50	B	353	SE/V	599 - 604	Proposed fast food restaurant with drive-thru (Special Exception) and non-conforming signage

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		8/24/2023	824123	Lalezarian Properties, LLC/3 rd Front, LLC	Mineola	9	355	25, 36, 128, 129, 137, 139, 140, 242, 243	SU		Proposed two 10-story residential buildings. The South Building will consist of 240 units; the North Building will consist of 250 units. Located within the Village's Incentive Zoning District

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

D. Adjournment (Next Hearing Date: October 5, 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*