

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, October 5, 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 **September 7, 2023** NCPC Hearing
3. Adopt 2024 NCPC Calendar

B. OSPAC

Disposition (*Public Comment Period Closed*)

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

1. NCPC File No. 1976-F-2

Map of "Old Mill II"
Property at: Incorporated Village of Great Neck &
Incorporated Village of Great Neck Estates
Section: 2, Block: 354, Lot(s): 94-95, 115 & 137

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

1. 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

2. NCPC Minor Sub. File 57-2023

Property at: Inwood, Town of Hempstead
162 Wanser Avenue, Inwood, NY 11096
Section: 40, Block: 175, Lot(s): 26 & 119

3. NCPC Minor Sub. File 58-2023

Property at: Baldwin, Town of Hempstead
1849 Fargo Street, Baldwin, NY 11510
Section: 36, Block: 376, Lot(s): 8 & 13

4. NCPC Minor Sub. File 59-2023

Property at: Elmont, Town of Hempstead
53 Evans Avenue, Elmont, NY 11003
Section: 35, Block: 29, Lot(s): 39-44

5. NCPC Minor Sub. File 60-2023

Property at: Seaford, Town of Hempstead
2936 Arrowhead Place, Seaford, NY 11783
Section: 63, Block: 69, Lot(s): 81 & 82

6. NCPC Minor Sub. File 61-2023

Property at: Bethpage, Town of Oyster Bay
184 Broadway, Bethpage, NY 11714
Section: 49, Block: 125, Lot(s): 299 & 300

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

Nassau County Planning Commission

Zoning Agenda



October 5, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		9/5/2023	95123	Baldwin G2D Development	TH Baldwin	54	101	240, 241	SU		Construct 4-story mixed-use building with 54 units and ground floor commercial space in Town's B-MX District
02		9/8/2023	98123	House of Woofers, Inc.	Glen Cove	31	F	1070	V		Convert vacant office building to dog grooming, dog day-care
03		9/11/2023	911123	Carmela Rinaldo Trust	Glen Cove	22	802	89, 90	V		Proposed two-lot substandard frontage with insufficient frontage
04		9/11/2023	911223	Kevin Dursunyan	Roslyn	20	A	109, 110	SPR/V	1714	Proposed mixed-use building with ground floor retail and two 2nd floor apartments. Mixed-use not permitted in R-C zoning district. Also, area/dimensional and parking variances required
05		9/12/2023	912123	Board of Trustees	Sea Cliff				AZO		Amend zoning ordinance to regulate massage establishments

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		9/15/2023	915123	Board of Trustees	Valley Stream				AZO	L.L. A-2023	Local Law to establish regulations for medical cannabis dispensaries and related uses
07	*(Minor)	9/19/2023	919123	Singh	TH W. Hempstead	35	647	9	V	664, 665	Substandard two-lot flag-lot subdivision
08		9/19/2023	919223	Limestone Property Development, LLC	TH Wantagh	51	388	8	SE/V	636	Expansion of day-care center with insufficient parking
09		9/23/2023	923123	AutoZone	TNH Westbury	10	60	220	SPR		Site Plan Review for proposed AutoZone store. Previously before the NCPC on 7/13/23 for variances. NCPC issued LD at that time. Plan has not changed
10		9/26/2023	926123	Anton Realty	Mineola	9	8	67	V	23-141	Proposed one-story office building on site of vacant gas station. Use and area/dimensional variances required in the R-2 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

F. Adjournment (Next Hearing Date: October 26, 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*