

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, October 26, 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 **October 5, 2023** NCPC Hearing

B. Application for Release of Surety Bond (*Public Comment Period Open*)

1. NCPC File No. 1974-F-3 Map of "Oakwood Landing"
Property at: Oceanside, Town of Hempstead
Section: 54, Block: 443; Lot(s): 1198 - 1206

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

1. NCPC Minor Sub. File 62-2023 Property at: Albertson, Town of North Hempstead
131 Seasingtown Road, Albertson, NY 11507
Section: 9, Block: 86, Lot(s): 177 - 184 & 204
2. NCPC Minor Sub. File 63-2023 Property at: Locust Valley, Town of Oyster Bay
47 South 6th Street, Locust Valley, NY 11560
Section: 23, Block: 20, Lot(s): 37 - 40

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

1. NCPC Minor Sub. File 15-2022 Property at: Wantagh, Town of Hempstead
(2nd Extension of Time) 2626 Riverside Drive, Wantagh, NY 11793
Section: 63, Block: 291, Lot(s): 1

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

Nassau County Planning Commission

Zoning Agenda



October 26, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/2/2023	102123	City Council	Glen Cove				AZO	L. L. A-2023	Amend zoning code regarding the operation of retail stores selling drug paraphernalia, vape products and cannabinoid hemp products
02		10/6/2023	106123	Taco Bell of America, LLC	New Hyde Park	33	115	70 - 79	SP/V		Demolish existing Taco Bell and construct new Taco Bell with redesigned drive-thru, parking, access, signage, and other site improvements
03		10/10/2023	1010123	Board of Trustees	Sands Point				AZO	L.L. 14-2023	Amend zoning code to permit certain home occupations in residential dwellings
04		10/11/2023	1011123	Board of Trustees	Sands Point				AZO	L.L. 13-2023	Amend Village code to authorize approval for building construction that does not conform to building permit that has been issued
05		10/12/2023	1012123	J MAC OB LLC	TOB Oyster Bay	27	31	155	V	ZBA23-576	Proposed new restaurant/bar requires 17 parking spaces; 0 spaces provided

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06	*(Minor)	10/12/2023	1012223	Zapgrande, LLC	TOB Syosset	15	36	65 & 73	V	ZBA23-583; ZBA23-584	Substandard two-lot subdivision requires variances for lot area, front yard setback, building coverage, etc.
07		10/18/2023	1018123	Haven Realty, LLC	Manorhaven	4	L	123	V	Z637	Proposed two-story mixed-use live/work apartment building (36 units) with parking garage underneath. Variance required for building height (35' proposed, two stories and/or 26' allowed)

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: November 16, 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*