

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, November 16, 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 26, 2023** NCPC Hearing

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

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| 1. NCPC Minor Sub. File 38-2023
<i>(Adjourned on 6.15.23)</i> | Property at: Hicksville, Town of Oyster Bay
17 East Avenue, Hicksville, NY 11801
Section: 45, Block: 55, Lot(s): 46 |
| 2. NCPC Minor Sub. File 64-2023 | Property at: North Bellmore, Town of Hempstead
2318 Lafayette Street, Bellmore, NY 11710
Section: 56, Block: 124, Lot(s): 383 & 384 |
| 3. NCPC Minor Sub. File 65-2023 | Property at: Baldwin, Town of Hempstead
2526 Harrison Avenue, Baldwin, NY 11510
Section: 54, Block: 194, Lot(s): 43 & 44 |
| 4. NCPC Minor Sub. File 66-2023 | Property at: Incorporated Village of Lawrence
383 Broadway, Lawrence, NY 11559
Section: 41, Block: 87, Lot(s): 27 & 204 |

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

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| 1. NCPC Minor Sub. File 29-2019
<i>(1st Extension of Time)</i> | Property at: Uniondale, Town of Hempstead
N/W/C Geoffrey Ave. & Wheeler Ave., Garden City, NY 11530
Section: 44, Block: F, Lot(s): 400 & 417 |
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D. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M

Nassau County Planning Commission

Zoning Agenda



November 16, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	*(Minor)	10/27/2023	1027123	Marti Homes, LLC	TH Roosevelt	36	422	86 - 89	V	792, 793	Substandard two-lot subdivision with insufficient lot frontages
02	*(Minor)	10/27/2023	1027323	Verdeland Homes, Inc.	TH West Hempstead	35	430	133, 136	V	790, 791	Substandard two-lot subdivision each with insufficient lot area
03		10/27/2023	1027423	Jaame Masjid Bellmore L.I., Inc.	TH Bellmore	56	210	231, 242	V	765	Proposed 2-story house of worship (mosque) requires Special Exception with excessive height, insufficient front yard setback and insufficient off-street parking
04		10/27/2023	1027523	570 Peninsula Blvd. Associates, LLC	TH Nr. Cedarhurst	39	277	131	SE/V	734	Construct medical office that requires use variance in Res. District; insufficient front yard setbacks; insufficient parking. Special Exception to park in Res. B district
05		10/27/2023	1027623	Ace & JJAM Realty, LLC	TH Bellmore	56	245	15	SE/V	762	Special Exception to install 2 storage containers part of landscaping business and to use part of property for truck storage which may be noxious & offensive. Install fencing that may obstruct site line
06	*(Minor)	10/27/2023	1027723	Barazona and Andoy	TH Nr. Lynbrook	42	279	156, 157	V	730, 731	Substandard 2-lot subdivision each with insufficient lot area

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
07		10/23/2023	1023123	Board of Trustees	Matinecock				Mor.	Local Law B-2023	Six-month moratorium on accepting applications for construction, modification, expansion of existing or future telecommunication facility
08		11/1/2023	111123	Midwood Management/Square Frank, LLC	TH Franklin Square	35	B	1152	Site Plan Review	23-2927	Site Plan Review for multi-use commercial project that includes a Taco Bell and Starbuck each with drive-thru. Previously before NCPC for more intensive commercial development with different parking layout, access and internal circulation. Also, current plan relocates access for NCDPW salt dome out-parcel
09		11/3/2023	113123	Board of Trustees	Hewlett Harbor				AZO	L.L. 2-2023	Modify existing regulations to provide for a balancing of potential impacts relating to the regular assembly of people in the Village to operate in manner that does not adversely affect health, safety and welfare of the Village and its residents
10		10/27/2023	1027223	Kol Torah Tefilla	TH Nr. Valley Stream	39	567	39	SE/V	794	Proposed 3-story house of worship (synagogue) requires Special Exception and variances for lot coverage and yard setbacks. Waive off-street parking
11		10/19/2023	1019123	Marine Commerce/NBD Holdings, Inc.	Freeport	62	233 183	2, 3 410	SPR	SP-3434	Proposed 5-story (4 floors over parking) hotel with 145 rooms and a banquet hall for 175 persons. Before the NCPC on 8/10/23 for height and parking variances. NCPC issued LD. Village approved variances. Current site plan has not changed

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

E. Adjournment (Next Hearing Date: December 14, 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*