

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, February 1, 2024 - 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 **January 11, 2024** NCPC Hearing

B. Application for Release of Surety Bond

(Public Comment Period Open)

1. NCPC File No. 1996-F-2 Map of "Country Pointe at East Meadow Condominiums"
Property at: East Meadow, Town of Hempstead
123 Merrick Avenue, East Meadow, NY 11554
Section: 50, Block: B; Lot(s): 317

C. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 2-2024 Property at: East Meadow, Town of Hempstead
2656 Woods Avenue, East Meadow, NY 11554
Section: 51, Block: 15, Lot(s): 630
2. NCPC Minor Sub. File 3-2024 Property at: Syosset, Town of Oyster Bay
770 Cedar Street, Syosset, NY 11791
Section: 15, Block: 36, Lot(s): 65 & 73
3. NCPC Minor Sub. File 4-2024 Property at: Elmont, Town of Hempstead
440 Parkway Drive, Elmont, NY 11003
Section: 32, Block: 409, Lot(s): 1 & 2
4. NCPC Minor Sub. File 5-2024 Property at: Bethpage, Town of Oyster Bay
78 Dorothy Street, Bethpage, NY 11714
Section: 46, Block: 129, Lot(s): 392 - 398
5. NCPC Minor Sub. File 6-2024 Property at: Roosevelt, Town of Hempstead
75 Pennsylvania Avenue, Roosevelt, NY 11575
Section: 36, Block: 422, Lot(s): 86 - 89

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

Nassau County Planning Commission

Zoning Agenda



February 1, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/9/2024	19124	660 Grumman W., LLC	TOB Bethpage	46	323	273, 283, 284, 285	SPR	SP18-22	Site Plan Review for one-story warehouse (243,554 sq. ft.), including 3,296 sq. ft. office space. Zoning and parking compliant
02		1/12/2024	112124	East Meadow 1622, LLC	TH East Meadow	50	B	353	SPR	22-8750	Site Plan Review for a new fast-food restaurant with drive-thru (Chick-fil-A). Previously before NCPC (9/7/23) for Special Exception & sign variances
03	*(Minor)	1/12/2024	112224	3960 John, LLC	TH Seaford	65	B	434, 435	V	125 - 127	Three lot flag-type subdivision with two lots having insufficient frontage on a public road pursuant to 280A of NYS Town Law. Previously before NCPC (5/14/20) for a 4-lot subdivision
04		1/12/2024	112324	1204 WB, LLC	TH Hewlett	39	101	70	SE/V	128	Proposed office building with insufficient parking. Special Exception required to park in Res. B district and front yard setback
05		1/12/2024	112424	Congregation Bais Ephraim Inc.	TH Woodmere	39	177	1-5, 86	SE/V	122	Expand house of worship (synagogue). Waive off-street parking. Also, insufficient front and side yard setbacks and excessive lot coverage

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06		1/12/2024	112524	261 Uniondale Ave., LLC	TH Uniondale	50	26	52, 54, 55, 56, 74, 75	SE/V	115 - 118	Maintain auto sales office. Require use variance in Res. B district. Also, requires use variance to display cars in Res. B district. Waive off-street parking. Also, variances required for side and rear yard encroachments
07		1/15/2024	1215223	Muslims on Long Island, Inc.	TOB Bethpage	46	112	7, 9	SPR	SP01-19	Site Plan Review for expanded house of worship (mosque) that will require demolishing existing structures on site, including smaller mosque. Will require a parking variance
08	*(Minor)	1/18/2024	118124	Stonytown Development, LLC	Plandome Manner	3	167	704.A	Subdiv.		Two-lot subdivision on zoning compliant lots. Proposed Lot B is heavily sloped. Subdivision will require Planning Commission approval as site borders the Plandome Village line
09		1/22/24	122124	Meadowood Properties	TH East Meadow	50	220	223	SPR	20-14370	Site Plan Review for 20-unit rental apartment complex in two buildings. Previously before the NCPC for a zone change to CA (multi-family) on 4/15/21
10		1/23/24	123124	Taco Bell of America	New Hyde Park	33	115	70-79	SU/V		Demolish existing Taco Bell and construct new Taco Bell with redesigned drive-thru, parking, access, signage and other site improvements. Previously before NCPC on 10/26/23. Requested Parking/Traffic Study

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: February 29, 2024)

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*