

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, September 26, 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 **September 5, 2024** NCPC Hearing
3. Adopt **2025 NCPC Meetings & Hearings Calendar**

B. Application for Release of Surety Bond & Cash Escrow

(Public Comment Period Open)

1. NCPC File No. 1982-F-3
(Adjourned on 8.15.24 & 9.5.24)
Map of "Woodbury Villas - Phase I"
Property at: Woodbury, Town of Oyster Bay
884 Jericho Turnpike, Woodbury, NY 11791
Section: 13, Block: 79, Lot(s): 77

C. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 45-2024
Property at: Port Washington, Town of North Hempstead
15 Ridge Drive, Port Washington, NY 11050
Section: 6, Block: 82, Lot(s): 17 & 46
2. NCPC Minor Sub. File 46-2024
Property at: Locust Valley, Town of Oyster Bay
76 & 80 Hernan Avenue, Locust Valley, NY 11560
Section: 29, Block: 63, Lot(s): 432A & 433A
3. NCPC Minor Sub. File 47-2024
Property at: Oceanside, Town of Hempstead
2983 Long Beach Road, Oceanside, NY 11572
Section: 38, Block: 370, Lot(s): 594

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

Nassau County Planning Commission

Zoning Agenda



September 26, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		8/15/2024	815124	Shia Ithna Asheri Jamaat of NY	TOB Hicksville	46	634	2	SPR	SP 24-129	Site Plan Review for renovation of existing mosque. Interior renovation of building to expand into vacant storage space. Will require Special Use and parking variance. Previously before NCPC on 9/5/24
02		8/29/2024	829124	Chabad of 5 Towns, Inc.	Cedarhurst	39	259	2, 3, 4, 24, 25, 26, 227	V	2024-014	Expand existing synagogue with catering facility (not permitted). Area/dimensional variances required and insufficient parking
03		9/3/2024	93124	Alpine Residential	Westbury	10	228	3, 145-150, 320-330, 783	SU		Proposed 4-story, 187-unit residential building within Maple Ave. TOD. 23 affordable units provided
04		9/9/2024	99124	Lalezarian Properties	Mineola	9	355	25, 36, 128, 129, 137, 139, 140, 230, 241, 242, 243	Amend SU		Amendment to approved Special Use to construct two 10-story residential buildings within Village's Development Incentive Bonus Overlay District. Previously before NCPC on 9/7/23

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05		8/29/2024	829224	The Swing Golf Lounge, Inc.	TOB Jericho	17	16	42	V	ZBA24-407	Renovate and change of use to use a portion of an office building to operate an indoor golf simulator. Parking variance required. Previously before NCPC on 5/30/24 for Special Use and revocation of Restrictive Covenants
06		9/18/2024	918124	NYU Langone Health	Mineola	9	418	71	Amend SU		Amend Special Use to relocate Outpatient Radiation Oncology program to existing Research & Academic Center (RAC) building and lease parking spaces from Village (Harrison Ave. garage)
07		9/17/2024	917124	420 Wantagh Ave., Inc.	TH Nr. Bethpage	46	M	254	SPR	22-8576	Proposed Dunkin' Donut with drive-thru and walk-up service only. Previously before NCPC on 2/29/24 for Special Exceptions and variances
08		9/19/2024	919124	114 Main St. Owner, LLC	TNH Port Washington	5	80	29	CU/V	21616	Conversion of vacant theater (The Beacon) to dinner theater restaurant. Conditional Use required. No parking provided
09		8/19/2024	819124	Albertson, LLC & Kroplick Realty, LLC	Roslyn	6	53	1075, 1076	SU		Proposed four-story 54-unit residential building that includes three sub-floors of apartments and four floors above of apartments. Parking compliant. Previously before the NCPC on 9/5/24

V- Variance; REZ - Rezone; SE - 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: October 22, 2024)

Nassau County Planning Commission

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Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd Vice-Chair*
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Department of Public Works, Division of Planning

Gregory J. Hoestl
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Michael Kwaschyn, P.E., *Commissioner*
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