

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, January 30, 2025 - 10:00 A.M.

Theodore Roosevelt Executive & Legislative Building

1550 Franklin Ave., Mineola, N.Y. 11501

Work Session - 8:45 A.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **January 9, 2025** NCPC Hearing

B. Application for Release of Surety Bond and Escrow

(Public Comment Period Open)

1. NCPC File No. 1989-F-1 Map of "Treasure Island Marina"
Property at: Seaford, Town of Hempstead
2800-2854 Ocean Avenue, Seaford, NY 11783
Section: 63, Block: 67; Lot(s): 1

C. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 1-2025 Property at: Massapequa, Town of Oyster Bay
(Adjourned on 1.9.25) 100 Biltmore Boulevard, Massapequa, NY 11758
Section: 65, Block: 107, Lot(s): 1202 - 1207 & 1402

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

Nassau County Planning Commission

Zoning Agenda



January 30, 2025

| AGENDA ITEM | MAJ./MIN. SUBDIV. (*) | DATE REC. | NCPC NO. | APPLICANT | AREA | SECTION | BLOCK | LOT(S) | TYPE | CASE NO. | CHANGE |
|-------------|-----------------------|------------|----------|------------------------------|----------------|---------|-------|-----------------------------------|------|----------|--|
| 01 | | 12/23/2024 | 1223124 | Board of Trustees | Hempstead | | | | Mor. | | 6-month moratorium on processing, approvals and licensing of convenience stores |
| 02 | | 12/23/2024 | 1223224 | Board of Trustees | Hempstead | | | | Mor. | | 6-month moratorium on processing and approving any application of subdivision of property into one or more residential lots |
| 03 | | 1/11/2025 | 111125 | 1587 Elmont Realty Corp. | TH Elmont | 32 | 474 | 6 - 10 | SE | | Proposed car wash with detail center and accessory retail use (convenience store) |
| 04 | | 1/9/2025 | 19125 | Fieldstone at Oceanside, LLC | TH Oceanside | 54 | 263 | 11, 40, 41, 74, 99, 100, 321, 327 | REZ | | Change of Zone from Res. B to Res. CA to construct six, 2-story condo buildings comprising 59 units to replace existing synagogue and two single-family homes. Previously before NCPC to maintain temple and build assisted living |
| 05 | | 1/13/2025 | 113125 | 449 West John Industrial LLC | TOB Hicksville | 11 | 325 | 459, 460, 461, P/O 462 | SPR | SP06-23 | Redevelopment of site and expansion of existing bus depot that includes a new operations/maintenance building (24,000 sq. ft.) along with surface parking for buses and employee vehicles. The site is 11.4 acres |

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|-------------|-----------------------|------------|----------|-------------------------------------|--------------|---------|-------|-------------------------------|------|----------|---|
| 06 | | 1/13/2025 | 113225 | 600 Front St., LLC | Hempstead | 34 | 412 | 138 | SPR | 988 | Proposed 3-story, 30-unit residential complex. Zoning and parking compliant |
| 07 | | 1/13/2025 | 113325 | Frank Portaro | Glen Cove | 21 | 79 | 1, 25 | SU | | Proposed 3-story multi-family residence with 16 units. Located within the Orchard Neighborhood Redevelopment Incentive Overlay District (RIO-ON) |
| 08 | | 1/15/2025 | 115125 | St. Demetrios Greek Orthodox Church | TH Merrick | 56 | 180 | 1-4, 8, 110-112, 115, 119-121 | SPR | 18-151 | Site Plan Review for cultural center and parking for existing church. Previously before the Planning Commission for zoning actions |
| 09 | | 1/17/2025 | 117125 | Mim Properties, Inc. | TH Oceanside | 38 | 403 | 173 | REZ | | Proposed change of zone from Bus. X and Res. B to CA Residence to construct 2 ½ -story, 13-unit multi-family building. Zoning and parking compliant under the CA zoning district |
| 10 | | 10/29/2024 | 1029124 | Richlee Court Associates | Mineola | 9 | 672 | 5, 6 | V | | Construct two, 4-story residential buildings with parking totaling 128 units as part of Richlee Gardens that currently contains 208 units. Requires removal of three garage buildings and one apartment building with 12 units for a new total of 324 units. Primary variances include height and parking. Previously before NCPC on 11/14/24. Plan revised |

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: February 27, 2025)

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd Vice-Chair*
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Ronald J. Ellerbe
Murray Forman
Denise Gold
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Department of Public Works, Division of Planning

Gregory J. Hoesl
Martin Katz
John Perrakis
Timothy Wren

Michael Kwaschyn, P.E., *Acting Commissioner*
William Nimmo, *Deputy Commissioner*