

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, April 28, 2022 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The April 28, 2022 Nassau County Planning Commission (the “NCPC”) Meeting will be held electronically via a web-based virtual meeting program and may be viewed by the public via livestream (video/phone conference application) as described below (the “April 28, 2022 NCPC Meeting”). The public may send in their comments for the public portion of the meeting via email to the address below. The NCPC will review and consider these public comments prior to making a final decision. A recording of this meeting will be posted on the Nassau County Planning Department website.

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<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections A & E at the April 28, 2022 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the April 28, 2022 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections B, C & D before making a final decision on the matter. The public will have until 4:00 P.M., Monday, May 2, 2022 to email their comments for Agenda items contained in Sections B, C & D to the email address specified above. *Late comments received after Monday, May 2, 2022 at 4:00 P.M. will not be accepted nor considered.*

A second meeting will take place after public comments are received, reviewed, and considered by the NCPC for each item contained in Agenda Sections B, C & D on Thursday, May 5, 2022 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B, C & D. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department website.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **March 31 & April 7, 2022** NCPC Hearing

B. Major Subdivision Application Final Map Application (Public Comment Period Open)

1. NCPC File No. 1994-F-2 Map of “Heron Lane Subdivision”
Heron Lane
Levittown, Town of Hempstead
Section: 45, Block: 257, Lot(s): 34-36

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

1. NCPC Minor Sub. File 22-2022 Property at: Roosevelt, Town of Hempstead
43 Lincoln Avenue, Roosevelt, NY 11575
Section: 55, Block: 487, Lot(s): 8

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| 2. NCPC Minor Sub. File 23-2022 | Property at: Merrick, Town of Hempstead
3080 Wynsum Avenue, Merrick, NY 11566
Section: 63, Block: D, Lot(s): 56 & 57 |
| 3. NCPC Minor Sub. File 24-2022 | Property at: Massapequa, Town of Oyster Bay
28 Division Avenue, Massapequa, NY 11758
Section: 65, Block: 135, Lot(s): 504 - 510 |
| 4. NCPC Minor Sub. File 25-2022 | Property at: Massapequa, Town of Oyster Bay
120 New York Avenue, Massapequa, NY 11758
Section: 52, Block: 213, Lot(s): 1860 - 1866 |
| 5. NCPC Minor Sub. File 26-2022 | Property at: Woodmere, Town of Hempstead
302 Eastwood Road, Woodmere, NY 11598
Section: 39, Block: 534, Lot(s): 101 |
| 6. NCPC Minor Sub. File 27-2022 | Property at: Merrick, Town of Hempstead
N/E/C Wynsum Avenue & Leeward Lane, Merrick, NY 11566
Section: 63, Block: D, Lot(s): 61 |
| 7. NCPC Minor Sub. File 28-2022 | Property at: Elmont, Town of Hempstead
1333 Telegram Avenue, Elmont, NY 11003
Section: 32, Block: 570, Lot(s): 64 - 68 |

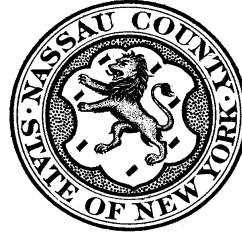
D. Extension of Time to File Deeds for Minor Subdivision Application
(*Public Comment Period Open*)

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| 1. NCPC Minor Sub. File 18-2021
(<i>1st Extension of Time</i>) | Property at: New Cassel, Town of North Hempstead
970 Brush Hollow Road, Westbury, NY 11590
Section: 11, Block: 504, Lot(s): 7 |
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E. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M

Nassau County Planning Commission

Zoning Agenda



April 28, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	*(Minor)	3/28/2022	328122	Verdeland Homes, Inc.	TH North Merrick	55	20	5 – 10	SE/V	326 – 328	Proposed 3-lot minor subdivision
02		3/28/2022	328222	Learn & Grow Child Care Inc.	TH Levittown	51	250	41	SE/V	335, 336	Proposed child daycare center
03		4/4/2022	44122	PSI Atlantic Massapequa NY, LLC	TOB Massapequa	53	40	11, 13, 15-30, 35	SU	P-4-2022	Proposed self-service storage facility
04		4/5/2022	45122	Oak St. Health	Freeport	55	264	19	SPR	2022-22	Renovation of existing building to be used as a senior medical facility. Variance required for parking
05		4/5/2022	45222	71 W. Main LLC	TOB Oyster Bay	27	6	110	SU	P-5-2022	Special Use Permit to establish a mixed-use building in a GB Zoning District
06		4/5/2022	45322	Valley Stream Green Acres LLC / BJ's Wholesale Club Inc.	TH South Valley Stream	39	552	50	SPR	20-11114	Site Plan Review for proposed self-serve gas station as part of BJ's Wholesale Club within Green Acres Mall. Previously before NCPC on 10/28/21 for Incl. in GSS Overlay District
07		4/5/2022	45422	Syosset Cap, LLC	TOB Syosset	15	157	38	V	11851	Variance for parking spaces. 119 spaces required; 94 spaces proposed
08		4/5/2022	45522	Sephardic Synagogue of Plainview	TOB Plainview	12	478	20	SPR	11850	Site Plan Review for proposed house of worship. Variances required for parking, lot size, and landscape buffers

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
09		4/11/2022	411122	West Jamaica Holdings, LLC	Valley Stream	37	322	6-9, 95-96, 107, 108	SPR	4102	Site Plan Review to construct 63-unit multi-family apartment building
10		4/11/2022	411222	Mag Re Holdings-Freepport, LLC	Freeport	54 55	81 324	9, 10 1, 3, 4, 13, 14	V	2022-21	Proposed one-story addition and 2 nd floor addition within existing two-story car dealership
11		4/11/2022	411322	Automated Mechanics Corp.	Farmingdale	48	447	301	SU		Special Use Permit required for public automotive garage in Bus. D zoning district
12		4/11/2022	411422	Town of Oyster Bay					AZO		Amend Local Zoning Code
13		4/12/2022	412122	Yeshiva & Mesivta Toras Chaim of Greater NY at South Shore	TH Woodmere	39	536	77, 80, 81, 133, 145, 146	SPR	19-5169	New religious institution
14		4/13/2022	413122	Mesivta Shaarei Chaim	TH Inwood	40	104	100	SE/V	683/21	Special Exception for proposed religious/educational use; Variances; Previously before NCPC on 10/28/21
15		4/18/2022	24122	Mount Sinai South Nassau	TH Wantagh	56	298	7, 11, 12, 313	V	1364-1367	Traffic Analysis provided; Previously before NCPC on 2/17/22
16		4/18/2022	418122	Michael & Wendy Goldstein	Long Beach	59	160	28	V	3295	8-unit multi-family dwelling in 7-story building; Variances required for lot area, building area, density, and off-street parking spaces

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

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Marty Glennon, *Chair*
Jeffrey Greenfield, *1st Vice Chair*
Leonard Shapiro, *2nd Vice Chair*
Neal Lewis, *3rd Vice Chair*
Ronald Ellerbe
Murray Forman
Khandan Sharona Kalaty
Reid Sakowich
Lisa Warren

Department of Public Works, Division of Planning

Gregory Hoesl
Martin Katz
John Perrakis

Kenneth Arnold, P.E., *Commissioner*