

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, July 14, 2022 - 10:00 A.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue, Mineola
Work Session - 8:45 A.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **June 16 & June 23, 2022** NCPC Hearing

B. New Business

1. Reorganization
2. Amend NCPC Calendar

C. OSPAC

Disposition (*Public Comment Period Closed*)

1. OSPAC 2-2022

Property at: Incorporated Village of Great Neck
SWB 200, Wood Road, Great Neck, NY 11024
Section: 1, Block: 129, Lot(s): 431
Transfer Property

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

1. NCPC File No. 2002-F-2

Map of "*Campus Estates*"
Property at: Woodmere, Town of Hempstead
336 Woodmere Boulevard N, Woodmere, NY 11598
Section: 39, Block: 127, Lot(s): 3 & P/O 2

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

1. NCPC Minor Sub. File 35-2022
2. NCPC Minor Sub. File 36-2022
3. NCPC Minor Sub. File 37-2022
4. NCPC Minor Sub. File 38-2022

Property at: Woodmere, Town of Hempstead
116 Wyckoff Place, Woodmere, NY 11598
Section: 39, Block: 228, Lot(s): 58

Property at: Port Washington, Town of North Hempstead
W/O 100 Fairway Drive, Port Washington, NY 11050
Section: 6, Block: 53, Lot(s): 1072

Property at: Manhasset, Town of North Hempstead
78 Clapham Avenue, Manhasset, NY 11030
Section: 3, Block: 132, Lot(s): 5

Property at: Elmont, Town of Hempstead
145 Murray Hill Street, Elmont, NY 11003
Section: 32, Block: 433, Lot(s): 160 - 165

5. NCPC Minor Sub. File 39-2022

Property at: North Bellmore, Town of Hempstead
1427 Bellmore Road, Bellmore, NY 11710
Section: 56, Block: 225, Lot(s): 59 - 64

6. NCPC Minor Sub. File 40-2022

Property at: Incorporated Village of Muttontown
221 Oyster Bay Road (Rte. 106), Muttontown, NY 11753
Section: 15, Block: A, Lot(s): 1983

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

Nassau County Planning Commission

Zoning Agenda



July 14, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		6/10/2022	610122	Hebrew Academy of Nassau County	TH West Hempstead	35	385	12, 13, 14, 308, 314, 324, 326	SE/V	525	Expansion of existing religious school with excessive height and insufficient parking
02		6/10/2022	610222	Baldwin Fire District	TH Baldwin	54	U	14	SE	520	Proposed fire department training center
03		6/27/2022	38322	Hillcrest of Floral Park, LLC	Floral Park	32	270	163 - 168	V		Two-story mixed-use building with ground floor retail and 10 residential units with insufficient parking and insufficient floor area for eight units. Previously before the Planning Commission on 3/31/22. Requested a Parking Analysis
04		6/17/2022	617122	Residences of North Hills Homeowners	North Hills	8	A	906A	V		Variance requested to allow residents of Ritz-Carlton Residences condo development to conduct business activities in a designated area of the development
05		6/17/2022	617222	Congregation Aish Kodesh	TH Woodmere	39	226	32, 33, 63, 133	SE/V	546 - 549	Expansion of existing synagogue with insufficient parking and insufficient front yard setback

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		6/17/2022	617322	JMP 1015, LLC	TH Woodmere	39	216	204	SE/V	551	Proposed office building with insufficient parking and parking in the front yard setback (special exception required)
07		6/27/2022	627122	Board of Trustees	Bayville				AZO		Amend Zoning Ordinance relating to Subdivision of Land (changes to Planning Board approvals) and relating to Zoning (definition of family and limiting the amount of paving in front yards in residential zones)
08		6/29/2022	629122	Town Board	TH Baldwin				AZO		Amend Zoning Ordinance relating to the Town of Hempstead's Baldwin Mixed-Use Zoning Overlay District
09		6/28/2022	628122	Matt McGovern	Freeport	54 55	81 324	1, 3, 4, 9, 10, 13, 14	SPR	3567, 3568	Site Plan Review for expansion of existing car dealership, including new parking lot. Previously before NCPC on 4/28/22 for variances
10		7/1/2022	71122	Eglise de Bethesda	TH Elmont	32	562	34	SE/V	572, 573	Convert commercial building to religious use. No parking provided
11		7/5/2022	75122	Town Board	Town of Oyster Bay				AZO		Amendments to Zoning Ordinance to 1.) redefine Gross Floor Area (residential) and 2.) repeal the provision in the zoning code that permits apartments over commercial uses. The latter amendment was previously approved by the Town but was never referred to the Nassau County Planning Commission.

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

G. Adjournment

Nassau County Planning Commission

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Leonard Shapiro, *2nd Vice Chair*
Neal Lewis, *3rd Vice Chair*
Ronald Ellerbe
Murray Forman
Denise Gold
Khandan Kalaty
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