

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, October 6, 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 Transcript from **September 8, 2022** NCPC Hearing

B. OSPAC

Public Hearing (*Public Comment Period Open*)

- | | |
|--|---|
| 1. OSPAC 4-2022 | Property at: Old Bethpage, Town of Oyster Bay
Old Country Road, Old Bethpage, NY 11804
Section: 47, Block: E, Lot(s): 749D & 749E
Grant Easement to Town of Oyster Bay |
| 1. OSPAC 5-2022
(Adjourned on 9/8/22) | Property at: Old Bethpage, Town of Oyster Bay
N/O 182 Bethpage-Sweet Hollow Road, Old Bethpage, NY 11804
Section: 47, Block: A, Lot(s): P/O 310
Release Property |

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

- | | |
|---------------------------------|---|
| 1. NCPC Minor Sub. File 45-2022 | Property at: Lakeview, Town of Hempstead
396 & 402 Coolidge Avenue, Rockville Centre, NY 11570
Section: 38, Block: K, Lot(s): 755 & 758 |
| 2. NCPC Minor Sub. File 46-2022 | Property at: Manhasset, Town of North Hempstead
12, 16 & 20 La Placa Court, Manhasset, NY 11030
Section: 3, Block: 40, Lot(s): 506, 606 & 706 |
| 3. NCPC Minor Sub. File 47-2022 | Property at: East Meadow, Town of Hempstead
2575 Hempstead Turnpike, East Meadow, NY 11554
Section: 45, Block: J, Lot(s): 117, 120 & 124 |
| 4. NCPC Minor Sub. File 48-2022 | Property at: Seaford, Town of Hempstead
3748 Marilyn Drive, Seaford, NY 11783
Section: 52, Block: 445, Lot(s): 22 |
| 5. NCPC Minor Sub. File 49-2022 | Property at: Plainview, Town of Oyster Bay
479 Woodbury Road, Plainview, NY 11803
Section: 12, Block: 420, Lot(s): 19 |

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

1. NCPC Minor Sub. File 27-2021
(1st Extension of Time)

Property at: Plainview, Town of Oyster Bay
270 Washington Avenue, Plainview, NY 11803
Section: 13, Block: 108, Lot(s): 35

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

Nassau County Planning Commission

Zoning Agenda



October 6, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		9/12/2022	912122	Maximillian Holdings, LLC	Cedarhurst	39	419	133	V	2022-18	Proposed 3-story residential cooperative building with 17 units requires a use variance and height/area variances. Parking compliant
02		9/12/2022	912222	All State Properties, LLC	Hempstead	34	248	409, 410, 411	V	2075	Construct 3-story senior apartment building with 8 units. Use variance required as residential is not permitted Bus. B district. Parking compliant
03		9/14/2022	914122	Meridian Lights, Inc.	Freeport	55	205	127	V	2022-38	Add 4 th story to a three-story mixed-use building under construction (ground floor retail/upper floors residential) for a total of 12 units. Insufficient parking; insufficient open space & recreational space. Previously before NCPC for a 3-story building
04	*(Minor)	9/14/2022	914222	Bright Eye Beer Co.	Long Beach	59	84	13	V	3316	Proposed 2 nd floor event space with bar as part of existing brewery/ bar on first floor. No parking provided

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		9/23/2022	923122	St. Michael's Home	TH Uniondale	50	53	62	V/SE	729 - 732	Renovation/minor expansion to existing St. Michael's Home (assisted and independent living) that is currently vacant and under construction. Building footprint unchanged. Also, additional parking to be provided and other site improvements. Use variance required to convert detached garage to restrooms in Res. B district; additional pkg. in Res. B zone requires Special Exception; sign variances required

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

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd Vice-Chair*
Ronald J. Ellerbe
Murray Forman
Denise Gold
Khandan Kalaty
Reid Sakowich
Lisa Warren

Department of Public Works, Division of Planning

Gregory Hoesl
Martin Katz
John Perrakis

Kenneth Arnold, P.E., *Commissioner*
William Nimmo, *Deputy Commissioner*