

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, October 27, 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 **October 6, 2022**, NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

1. OSPAC 3-2022

Property at: Inwood, Town of Hempstead
Adjacent to 8 Monroe Street, Inwood, NY 11696
Section: 40, Block: 184, Lot(s): 338
****Sell Property****

C. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 4-2022
(*Adjourned from 10/6/22*)

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****

2. OSPAC 6-2022

Property at: East Meadow, Town of Hempstead
832 Merrick Avenue, East Meadow, NY 11554
Section: 50, Block: 272, Lot(s): P/O 272
****Amend License Agreement with Cornell Cooperative Extension****

3. OSPAC 7-2022

Property at: North Merrick, Town of Hempstead
E/O 1111 Verbena Avenue, Merrick, NY 11566
Section: 50, Block: 369, Lot(s): 25
****Sell Property****

4. OSPAC 8-2022

Property at: Seasingtown, Town of North Hempstead
E/O 57 Stratford S., Roslyn Heights, NY 11577
Section: 57, Block: 259, Lot(s): P/O 3
****Lease Property****

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

1. NCPC File 1991-F-2
(*1st Extension of Time*)

Map of "Country Club Developers"
Property at: Incorporated Village of Roslyn Harbor &
Glenwood Landing, Town of Oyster Bay
N/O 720 Motts Cove Road N, Roslyn, NY 11576
Section: 20, Block: F, Lot(s): 1076A & 1076B

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

1. NCPC Minor Sub. File 48-2022
(Adjourned from 10/6/22) Property at: Seaford, Town of Hempstead
3748 Marilyn Drive, Seaford, NY 11783
Section: 52, Block: 445, Lot(s): 22
2. NCPC Minor Sub. File 50-2022 Property at: Port Washington, Town of North Hempstead
21 Belleview Avenue, Port Washington, NY 11050
Section: 5, Block: 81, Lot(s): 20 & 22
3. NCPC Minor Sub. File 51-2022 Property at: North Merrick, Town of Hempstead
608 Meadowbrook Road, Merrick, NY 11566
Section: 55, Block: 20, Lot(s): 5 – 10
4. NCPC Minor Sub. File 29-2019 Property at: Uniondale, Town of Hempstead
Mitchel Field (E/O Charles Lindbergh Blvd.), Garden City, NY 11530
Section: 44, Block: F, Lot(s): 400 & 417

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

1. NCPC Minor Sub. File 45-2021
(1st Extension of Time) Property at: Incorporated Village of South Floral Park
11 Press Street, South Floral Park, NY 11001
Section: 32, Block: 347, Lot(s): 19 - 23

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

Nassau County Planning Commission

Zoning Agenda



October 27, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	*(Minor)	10/4/2022	104122	VC Homes, LLC	TH North Merrick	56	38	763 - 766	V	754, 755	Substandard two-lot subdivision, each lot with insufficient front width
02		10/17/2022	1017122	848 Willis Realty, LLC	TNH Albertson	9	111	35, 36	SU		Special Use Permit required to alter a gas station to build convenience store and other site improvements including new tanks, pump islands, curb-cuts, landscaping, canopy. BZA application previously before NCPC
03		10/18/2022	1018122	Sion Hourizadeh	Valley Stream	37	346	209	V	4137, 4138	Change of use for vacant commercial building to a car wash. No parking spaces provided and non-compliant screening
04	*(Minor)	10/18/2022	1018222	Mandalay Holdings, Inc.	Farmingdale	48	447	273, 283	SU / V		Proposed 26-unit senior citizen complex requires Special Use permit. Also, non-compliant frontage, lot area and insufficient recreational space

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05		10/18/2022	1018322	Macklex	TH Uniondale	34	281	12, 13, 87	Incl. GSS / SPR		Vacant property (previous use a gas station) to be redeveloped with gas station and convenience store and other site improvements. Inclusion in GSS Overlay District and Site Plan Review required
06		10/19/2022	1019122	RG Crossways	TOB Woodbury	15	196	15, 17, 23	SPR	SP 20-21	New warehouse (145,200 sq. ft.) requires Site Plan Approval. The project is zoning and parking compliant. The warehouse is of the conventional type and is not a "last mile" facility.
07		10/19/2022	1019222	BOT	Baxter Estates				AZO	Bill 3 of 2022	Proposed local law seeks to end development moratorium in the Bus. A district prior to 12/31/22, as the consultant's work has been deemed complete with its recommendations incorporated into a draft of the Bus. A district provisions. The BOT intends to approve the AZO on Nov. 2 nd .

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

H. 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*