

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, November 17, 2022 - 10:00 A.M.  
Theodore Roosevelt Executive & Legislative Building  
1550 Franklin Avenue, Mineola  
Work Session - 8:45 A.M.

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### A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **October 27, 2022** NCPC Hearing

### B. OSPAC

#### Public Hearing (*Public Comment Period Open*)

1. OSPAC 5-2022  
(*Adjourned on 9/8/22 & 10/6/22*)

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. OSPAC

#### Disposition (*Public Comment Period Closed*)

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 TOB\*\*\*

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: Searingtown, Town of North Hempstead  
E/O 57 Stratford S, Roslyn Heights, NY 11577  
Section: 7, Block: 259, Lot(s): P/O 3  
\*\*\*Lease Property\*\*\*

### D. Application for Reduction of Surety Bond

(*Public Comment Period Open*)

1. NCPC File 1986-F-4

Map of: "Country Pointe Villas at East Meadow"  
Property at: East Meadow, Town of Hempstead  
845 East Meadow Avenue, East Meadow, NY 11554  
Section: 50, Block: L, Lot(s): 262

## **E. Application for Reduction of Surety Bond**

*(Public Comment Period Open)*

1. NCPC File 1996-F-3  
Map of: "Country Pointe at East Meadow"  
Property at: East Meadow, Town of Hempstead  
123 Merrick Avenue, East Meadow, NY 11554  
Section: 50, Block: B, Lot(s): 317

## **F. Minor Subdivision Applications & SEQRA Determination of Significance**

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 52-2022  
Property at: Bay Park, Town of Hempstead  
140 Williamson Street, East Rockaway, NY 11518  
Section: 42, Block: 92, Lot(s): 8 - 15
2. NCPC Minor Sub. File 53-2022  
Property at: Levittown, Town of Hempstead  
3235 Hempstead Turnpike, Levittown, NY 11756  
Section: 45, Block: M, Lot(s): 70 & 75
3. NCPC Minor Sub. File 54-2022  
Property at: Elmont, Town of Hempstead  
329 & 335 Evans Avenue, Elmont, NY 11003  
Section: 35, Block: 29, Lot(s): 268 - 275
4. NCPC Minor Sub. File 55-2022  
Property at: Bellmore, Town of Hempstead  
2116 Centre Avenue, Bellmore, NY 11710  
Section: 56, Block: 279, Lot(s): 34
5. NCPC Minor Sub. File 56-2022  
Property at: Inwood, Town of Hempstead  
340 Bayview Avenue, Inwood, NY 11096  
Section: 40, Block: 157, Lot(s): 624
6. NCPC Minor Sub. File 2-2020  
Property at: North Bellmore, Town of Hempstead  
1678 Logan Street, Bellmore, NY 11710  
Section: 56, Block: 124, Lot(s): 7 - 11 & 23

## **G. Extension of Time to File Deeds for Minor Subdivision Application**

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 48-2021  
*(1<sup>st</sup> Extension of Time)*  
Property at: East Massapequa, Town of Oyster Bay  
250 Clocks Boulevard, East Massapequa, NY 11758  
Section: 66, Block: 98, Lot(s): 31

## **H. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M**

# Nassau County Planning Commission

## Zoning Agenda



**November 17, 2022**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/19/2022	1019122	Board of Trustees	Mineola				AZO		Proposed Amendment to zoning code to create Jericho Tpke. Overlay District
02		10/19/2022	1019222	Board of Trustees	Mineola				AZO		Amendment to Zoning Code to create Historic Overlay District in downtown area
03		10/26/2022	1026122	7-Eleven, Inc.	TOB Plainview	13	98	24	SU/SPR	P-12-22	Proposal to operate a convenience store gasoline station in Light Industrial District requires Special Use Permit and Site Plan Approval
04		10/28/2022	1028122	Baldwin JAZ, LLC	TH Baldwin	54	101	26, 30, 33, 35, 38, 39, 41, 42, 129	Include in B-M-MX Overlay District		Proposed mixed-use development in 5-story building with 215 units and 5,000 sq. ft. of commercial space for inclusion in Baldwin Mixed-Use Overlay District/TOD Sub-District
05	*(Minor)	10/31/2022	1031122	Erika James, LLC	TH Baldwin	54	283	30	V	781, 782, 783	Proposed substandard two-lot subdivision. Each lot has insufficient width and area
06		10/31/2022	1031222	North Shore Construction Services Corp.	TH Bellmore	56	288	14, 64	V	773	Proposed 2 <sup>nd</sup> story onto one-story commercial building to be used for apartment. Use not permitted and insufficient parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
07		10/31/2022	1031322	415 Ocean Ave., LLC	Rockville Centre	38	F	56	V	35-2022	Conversion and expansion of vacant 5-story hotel to self-storage facility with two additional floors and infill paved area. Excessive height and insufficient parking
08		11/4/2022	114122	G & L Building Corp.	TH Oceanside	60	F-1	109, 136, 185, 186, 241, 242	SE/V	812 - 816	Convert building to two fast food restaurants (Shake Shack & Just Salads) with outdoor dining (Special Exception required). Insufficient parking, non-compliant signage
09		11/4/2022	114222	Salisbury Partners, LLC	TH East Meadow	50	C	107	V	807	Construct commercial building with insufficient parking
10		11/4/2022	114322	Firoz & Fatima Visram	TH Uniondale	34	473	1, 2, 3, 56, 57	SE/V	806	Proposed three apartments over commercial space. Residential not permitted in Business district, insufficient front yard setback, insufficient parking, park in front yard setback
11		11/4/2022	114422	Board of Trustees	Valley Stream				AZO	LL D-2022	Amend Zoning Code to add definitions for walkways and driveways with regulations. Also, remove Places of Worships and Educational Uses from permitted uses in variance zoning districts and include them as Special Uses with approval from BZA with additional regulations

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

## I. Adjournment

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### *Nassau County Planning Commission*

Leonard H. Shapiro, *Chair*  
Jeffrey H. Greenfield, *Vice-Chair*  
Neal Lewis, *3<sup>rd</sup> 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*