

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, December 15, 2022 - 10:00 A.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue, Mineola, NY 11501
Work Session - 8:45 A.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **November 17, 2022** NCPC Hearing

B. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 5-2022
(*Adjourned on 11/17/22*)
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
2. OSPAC 9-2022
Property at: Incorporated Village of Kings Point
N/O 37 Rogers Road, Great Neck, NY 11024
Section: 1, Block: 182, Lot(s): 54
Sell Property
3. OSPAC 10-2022
Property at: East Meadow, Town of Hempstead
E/O 2457 1st Avenue, East Meadow, NY 11554
Section: 50, Block: 352, Lot(s): 31
Sell Property

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

1. NCPC Minor Sub. File 55-2022
(*Adjourned on 11/17/22*)
Property at: Bellmore, Town of Hempstead
2116 Centre Avenue, Bellmore, NY 11710
Section: 56, Block: 279, Lot(s): 34
2. NCPC Minor Sub. File 57-2022
Property at: North New Hyde Park, Town of North Hempstead
1 Aberdeen Road & 45 Mayfair Road, New Hyde Park, NY 11040
Section: 8, Block: 295, Lot(s): 3
3. NCPC Minor Sub. File 58-2022
Property at: Manhasset, Town of Hempstead
106 Allen Drive, Great Neck, NY 11020
Section: 2, Block: 358, Lot(s): 2 & 3
4. NCPC Minor Sub. File 59-2022
Property at: North Merrick, Town of Hempstead
145 Potter Avenue, Merrick, NY 11566
Section: 56, Block: 38, Lot(s): 763 - 766
5. NCPC Minor Sub. File 60-2022
Property at: Merrick, Town of Hempstead
1685 Meadowbrook Road, Merrick, NY 11566
Section: 55, Block: 41, Lot(s): 420

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

1. NCPC Minor Sub. File 50-2021
(1st Extension of Time)

Property at: Syosset, Town of Oyster Bay
189 Jackson Avenue, Syosset, NY 11791
Section: 15, Block: 89, Lot(s): 56

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

Nassau County Planning Commission

Zoning Agenda



December 15, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		11/7/2022	912122	Maximillian Holdings, LLC	Cedarhurst	39	419	133	V	2022-18	3-story residential building with 17 units requires use, height, and area/dimensional variances. Before NCPC on 10/6/22 and deemed incomplete
02		11/9/2022	119122	111 Hempstead Tpke., LLC	TH West Hempstead	35	364 365	1, 2, 3, 68 217, 224	SPR	22-6138	Site Plan Review for multi-family development. Building A with 276 units; Building B with 152 units. Previously before the NCPC for Change of Zone to CA-S multi-family
03		11/21/2021	1121122	Board of Trustees	Great Neck Estates				AZO	GNE 20222E	Create Business Incentive Overlay District along west side of Middle Neck Rd. between Clover Dr. and one block south of Elm St. to permit mixed-use and multi-family development. Two sub-zones would be created north & south of Cedar Dr.
04		11/10/2022	1110122	LT Manhasset, LLC	TNH Manhasset	3	145	16	V	21319	Conversion of retail building to ambulatory care center with insufficient parking and no loading/unloading area (NYU Langone Health)
05		11/21/2022	1121222	1099 Old Country, LLC	TOB Plainview	47	G	753	SU/SPR	P-14-22	Proposed gas station and convenience store. On vacant property. Previously used as gas station and then an auto repair shop

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06	*(Minor)	11/4/2022	114122	Oak Street Developers, LLC	TH Nr. Freeport	55	279	84 - 87	V	836, 837	Substandard two-lot subdivision, each lot with insufficient lot area and lot width
07	*(Minor)	11/4/2022	114222	Rodney Powell	TH Roosevelt	55	L	750	V	841, 842	Substandard two-lot subdivision, each with substandard lot area and lot size
08	*(Minor)	11/4/2022	114322	Cap-Land Homes, Inc.	TH Wantagh	57	100	67	V	849, 850	Substandard two-lot subdivision, each lot with substandard width
09		11/4/2022	114422	The Retail Property Trust	TH Nr. Garden City				SE/V	843, 844	Proposed hotel and retail building. Exceeds maximum FAR. Also, insufficient parking. Part of Roosevelt Field Mall property
10		11/21/2022	1121322	Town Board	Town of Oyster Bay				AZO		Local law to enhance conservation/cluster subdivision regulations
11	*(Minor)	11/23/2022	1123122	AT&T	Roslyn Harbor	20	M	269	SU/Sub.		Replace existing 286-foot wireless telecommunication facility with a 200-foot facility and support equipment. Also, subdivide 4-acre property to maintain new monopole on 1.11 acres and sell 2.89-acre parcel to Roslyn Water District

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*