

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, December 14, 2023 - 10:00 A.M.  
Theodore Roosevelt Executive & Legislative Building  
1550 Franklin Avenue, Mineola, NY 11501  
Work Session - 8:45 A.M.

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### **A. General Items**

1. Roll Call
2. Acknowledge Receipt of Transcript from **November 16, 2023** NCPC Hearing

### **B. Application for Release of Surety Bond** *(Public Comment Period Open)*

1. NCPC File No. 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

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

1. NCPC Minor Sub. File 67-2023                      Property at: West Hempstead, Town of Hempstead  
400 Langley Avenue, West Hempstead, NY 11552  
Section: 35, Block: 339, Lot(s): 8 - 12
2. NCPC Minor Sub. File 68-2023                      Property at: Albertson, Town of North Hempstead  
49 Netz Place, Albertson, NY 11507  
Section: 7, Block: 318, Lot(s): 36

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

# Nassau County Planning Commission

## Zoning Agenda



December 14, 2023

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		11/16/2023	1116123	Amerco Real Estate Company	TOB Bethpage	46	629	63	SU/ Mod. R.C.	P-14-23	Modification of Special Use Permit and Declaration of Restrictive Covenants to construct 3-story building and operate premises for truck rental, storage units and portable pods, etc.
02		11/20/2023	1120123	Daniel Obadio	Cedarhurst	39	263	120	V	2023-23	Change of use for two-story (with mezzanine) commercial building to house religious learning center. No parking provided
03		11/20/2023	1120223	Kenix Wang	Great Neck Plaza	2	212	169	CU		Conditional Use to convert former movie theater to entertainment facility containing, among other things, golf simulator, bar/café and event room
04	*(Minor)	11/21/2023	1121123	Carll Drive, LLC	TOB Farmingdale	49	59	22	V	ZBA23-639	Substandard two-lot subdivision partially located within TOB Farmingdale and Village of Farmingdale. Proposed Lot A (TOB Farmingdale) with insufficient width to rear property line. Proposed Lot B (Village of Farmingdale) is zoning compliant

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05	*(Minor)	11/21/2023	1121223	Whitney Lane Woodbury, LLC	TOB Woodbury	14	E	112	V	ZBA23-661; ZBA23-662; ZBA23-663	Three-lot subdivision with each lot not having frontage on a public road. Variances required for frontage on private road
06		10/27/2023	1027823	DLC Properties	TNH Great Neck	2	42	269, 302	V/CU	21476.A; 21476.B	New Volvo facility consisting of a customer lounge, car drop-off and car wash located on Lot 269 and a Volvo service center located on Lot 302. Several relatively minor variances are required
07		12/5/2023	125123	RXR Glen Isle Partners	Glen Cove	21	259	19-23	Amend P.U.D.		Proposed 3rd P.U.D. Amendment to Garvies Point Mixed-Use Waterfront Redevelopment project – Reconfigure previously approved parking lot and add a 2,500 sq. ft. retail kiosk on Block D. Also, revert back to development program in 1st Amendment (101-unit market rate rental building on Block E and 56-unit workforce for-sale building on Block F)
08	*(Minor)	12/5/2023	125223	Todd O'Connell	Malverne	35	480	1218A, 1218B	Sub./V	2022-0238	Proposed 3-lot subdivision with two lots having insufficient frontage on public road

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

## **E. Adjournment (Next Hearing Date: January 11, 2024)**

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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*  
Dana Durso  
Ronald J. Ellerbe  
Murray Forman  
Denise Gold  
Khandan Kalaty  
Reid Sakowich

### **Department of Public Works, Division of Planning**

Gregory Hoesl  
Martin Katz  
John Perrakis  
Timothy Wren

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