

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, January 11, 2024 - 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 **December 14, 2023** NCPC Hearing

### **B. Extension of Time to File Major Subdivision Final Application** *(Public Comment Period Open)*

1. NCPC File No. 1999-P-2  
*(1<sup>st</sup> Extension of Time)*  
Map of "Pironi Homes"  
Property at: East Massapequa, Town of Oyster Bay  
772 Clocks Boulevard, Massapequa, NY 11758  
Section: 53, Block: 49, Lot(s): 8, 10-20, 22, 24, 26, 28, 30 & 32

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

1. NCPC Minor Sub. File 1-2024  
Property at: Woodbury, Town of Oyster Bay  
750 Woodbury Road, Woodbury, NY 11797  
Section: 13, Block: 112, Lot(s): 62

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

# Nassau County Planning Commission

## Zoning Agenda



**January 11, 2024**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		12/15/2023	1215123	MAG RE Holdings Plainview, LLC	TOB Plainview	13	88	41	SPR	SP21-22	Site Plan Review for proposed addition to existing Ferrari Dealership and service shop
02		12/15/2023	1215223	Muslims of Long Island, Inc.	TOB Bethpage	46	112	7, 9	SPR	SP01-19	Site Plan Review for Proposed two-story house of worship (mosque)
03		12/13/2023	1213123	2962 Oceanside, LLC	TH Oceanside	43	124	245	Inc. in GSS/V		Redevelopment of site with gas station & market with new gas station, pumps, canopy and convenience store (Cumberland Farms) for inclusion in Town's GSS Overlay District
04		12/14/2023	1214123	Ocean Ave. Marina, Inc.	TH Island Park	43	112 119	11-29 1, 261- 264	SPR		Site Plan Review for 4-story 117-unit multi-family building. Previously before the NCPC for Change of Zone and Modification of Restrictive covenants on 5/6/21
05		12/15/2023	1215323	105-107 Doughty Blvd., LLC	TH Inwood	40	166	106	V/ Waive Off-St. Pkg.	92	Proposed 3-story office building that exceeds maximum allowable height/number of stories. Also, waive off-street parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		12/15/2023	1215423	Satish Kumar	TH Levittown	45	158	17	SE/ Waive Off-St. Pkg.	93	Proposed house of worship in existing building requires Special Exception. Also, waive off-street parking
07		12/15/2023	1215523	SDL Bellmore, LLC	TH Bellmore	56	223	64	V	94	Proposed 3-story 28- unit multi-family building. Exceeds maximum permitted number of stories. Previously before the NCPC on 12/10/20 for a change of zone. NCPC issued a Denial at that time
08		12/16/2023	1216123	200 MNR SUN, LLC	Great Neck Estates	2	6	41, 43, 65, 66	REZ		Proposed 5-story 70-unit (66 apt. units and four condo townhomes) multi-family building to be included in the Business Incentive Overlay District
09		12/18/2023	1218123	Northeastern Building	Hempstead	34	345	123	V	2111	Construct 2-story, 5-unit multi-family building. Use variance required (not permitted in the Res. A zone)
10		12/20/2023	1220123	Sunrise One, LLC	Rockville Centre	38	F	56	V	BZA #33-2023	Convert vacant 5-story hotel to self-storage. Add a 6th floor and expand building footprint. Excessive height and insufficient parking. Previously before NCPC 11/17/22 for 7-story facility
11		12/20/2023	1220223	BOT	Garden City				Mor.	L.L 1-2024	Six-month moratorium on accepting applications for adult uses within Village with two additional 3-month extensions at discretion of BOT
12		12/21/2023	1221123	9 Powerhouse RD, LLC	TNH Roslyn Heights	7	72	71	CU/V	21505	Proposed Starbucks with drive-thru (Conditional Use required). Several variances required. Parking compliant

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
13		12/21/2023	1221223	Manetto Hill Associates 116, LLC	TOB Oyster Bay	12	381	62, 63, 64	V	ZBA23-728	Convert vacant space in shopping center to fitness center (24 hour) with insufficient parking and exceeds the limited hours of use when abutting residential zone. Previously before the NCPC for a Special Use
14		1/3/2024	23124	Golda Realty, LLC	TNH Greenvale	20	29	52	V	21509	Convert vacant retail space to health and wellness facility. Requires a parking variance

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: February 1, 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*