

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, February 29, 2024 - 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 **February 1, 2024** NCPC Hearing

### B. Application for Release of Cash Escrow

*(Public Comment Period Open)*

1. NCPC File No. 1983-F-1                      Map of "Marina Pointe at East Rockaway"  
Property at: Village East Rockway and Hamlet of Oceanside,  
Town of Hempstead  
Section: 43, Block: 55, Lot(s): 411 & 413

### C. Subdivision Final Map Application *(Public Comment Period Open)*

1. NCPC File No. 2001-F-1                      Map of "The Enclave at Country Pointe Plainview" (FKA  
Country Pointe Golden Age at Plainview)  
Property at: Old Bethpage, Town of Oyster Bay  
S/W/C Country Pointe Dr & Old Country Rd, Plainview, NY 11803  
Section: 47, Block: E, Lot(s): 753A & 753B

### D. Minor Subdivision Applications & SEQRA Determination of Significance

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 7-2024                      Property at: Uniondale, Town of Hempstead  
591 Krull Street, Uniondale, NY 11553  
Section: 36, Block: 154, Lot(s): 580 - 586
2. NCPC Minor Sub. File 8-2024                      Property at: Woodmere, Town of Hempstead  
980 Singleton Avenue, Woodmere, NY 11598  
Section: 41, Block: 28, Lot(s): 17 - 20
3. NCPC Minor Sub. File 9-2024                      Property at: Plainedge, Town of Oyster Bay  
150 - 166 Hicksville Road, Bethpage, NY 11714  
Section: 46, Block: W, Lot(s): 231
4. NCPC Minor Sub. File 10-2024                      Property at: West Hempstead, Town of Hempstead  
603 Maple Street, West Hempstead, NY 11552  
Section: 35, Block: 647, Lot(s): 9
5. NCPC Minor Sub. File 66-2023                      Property at: Lawrence, Town of Hempstead  
383 - 389 Broadway, Lawrence, NY 11559  
Section: 41, Block: 87, Lot(s): 27 & 204

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

# Nassau County Planning Commission

## Zoning Agenda



**February 29, 2024**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	*(Minor)	1/25/2024	125124	Mark Wittenberg	TOB Massapequa	66	98	P/O 118, 119, 120, 121, 122	V	ZBA24-031; ZBA24-030	Substandard 2-lot subdivision each with deficient lot widths. These are deep lots with zoning compliant lot areas
02		1/27/2024	127124	Sunrise Mass, LLC	TOB Massapequa	53	E	421	SU	P-1-24	Special Use required to convert vacant bank building with drive-thru to a Starbucks with drive-thru with frontage on Sunrise Hwy that is part of a large shopping center
03		2/5/2024	25124	Board of Trustees	Sands Point				Mor.	L.L. 5-2024	Proposed moratorium (6 months) on new applications, variances, site plan approval, sport court permits or other approvals relating to construction of pickleball courts on residential properties within Village
04		2/9/2024	29124	Friedman Group, LLC	TH Hewlett	41	101	128	SE/V	185	Proposed 1 and 2-story additions to office building in Res. B zone. Use variance required. Insufficient front yard setbacks. Waive off-street parking. SE to park in Res. B zone. Insufficient stall size and back-up space

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		2/9/2024	29224	420 Wantagh Ave., Inc.	TH Nr. Bethpage	46	M	254	SE/V	190, 191, 192, 193	Proposed Dunkin' Donuts (drive-thru with walk-up only). Insufficient off-street parking. Sign variances required. Insufficient front yard setback to install dumpster enclosure
06		2/13/2024	213124	North Shore Millbrook, LLC	Great Neck	2	354	138	SPR		Resubmission of amended Site Plan for redevelopment of existing rent-stabilized apartment complex. Current complex has 119 units (100 rent-stabilized). Redeveloped complex will have 186 units (55 rent stabilized). Previously before NCPC on 6/28/18 with different site plan
07		2/15/2024	215124	Town Board	TNH Port Washington	6	53	1057	AZO		Amend Zoning Code to allow Special Permit uses in the R-AAA zoning district to permit certain activities of Fire Department training and Emergency Medical Services
08		2/20/2024	220124	MAG RB Holdings Plainview, LLC	TOB Plainview	13	88	41	V	ZBA24-064	Expansion of existing Ferrari car dealership with insufficient parking, insufficient rear yard setback and excessive lot coverage. Before NCPC on 1/11/24 for Site Plan Review
09		2/20/2024	220224	R&M Engineering / Pergament Properties	TNH Port Washington	5	81	4	CU/V	21524	Change of use from bank to dental office as part of multi-use building with insufficient parking in Downtown Port Washington. Also, Conditional Use for parking in R-C zoning. Also, non-compliant signage
10		2/18/2024	218124	Board of Trustees	Rockville Centre				AZO	RVC 2024A	Local law requiring recipients of zoning relief to make payments to the Village in lieu of providing parking to assist the

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
											ability of the Village to enhance public parking within the Village
11		2/20/2024	220324	Town Board	Town of Oyster Bay				Mor.		Proposed 6-month moratorium on the establishment of Battery Energy Storage Systems (BESS) within Town
12		2/20/2024	220424	750 Massapequa, LLC	TOB Massapequa	52	327	33	SU	P-3-24	Proposed Starbucks (drive-thru-only) requires a Special Use Permit in free-standing building primarily occupied by dental office that will remain
13		1/12/2024	112324	Congregation Bais Ephraim	TH Woodmere	39	177	1-5, 86	SE/V	122	Expand house of worship (synagogue). Waive off-street parking. Also, insufficient front and side yard setbacks and excessive lot coverage. Previously before NCPC on 2/1/24. Requested additional information
14		2/22/2024	222124	Board of Trustees	Sands Point				Mor.	L.L. 6-2024	6-month moratorium on the subdivision of land within the Village

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 (Next Hearing Date: March 21, 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*