

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, March 21, 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 29, 2024** NCPC Hearing

B. Major Subdivision Final Map Applications

(Public Comment Period Open)

1. NCPC File No. 2001-F-1
(Adjourned on 2.29.24)
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
2. NCPC File No. 1915-F-5
Map of "Glen Head Commons"
Property at: Glen Head, Town of Oyster Bay
1 Robert Lane, Glen Head, NY 11545
Section: 21, Block: N-3, Lot(s): 21, 599 & 601

C. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 10-2024
(Adjourned on 2.29.24)
Property at: West Hempstead, Town of Hempstead
603 Maple Street, West Hempstead, NY 11552
Section: 35, Block: 647, Lot(s): 9
2. NCPC Minor Sub. File 11-2024
Property at: Harbor Isle, Town of Hempstead
17 Island Parkway N, Island Park, NY 11558
Section: 43, Block: 160, Lot(s): 41, 74 & 92
3. NCPC Minor Sub. File 12-2024
Property at: Syosset, Town of Oyster Bay
56 Roosevelt Avenue, Syosset, NY 11791
Section: 15, Block: 6, Lot(s): 87, 89 & 96
4. NCPC Minor Sub. File 13-2024
Property at: East Massapequa, Town of Oyster Bay
510 Clocks Boulevard, Massapequa, NY 11758
Section: 66, Block: 139, Lot(s): 1
5. NCPC Minor Sub. File 14-2024
Property at: Glen Head, Town of Oyster Bay
6 & 7 Cathy Court, Glen Head, NY 11545
Section: 23, Block: 34, Lot(s): 22 & 23
6. NCPC Minor Sub. File 15-2024
Property at: Hewlett, Town of Hempstead
8 Cedar Street, Lynbrook, NY 11563
Section: 42, Block: 279, Lot(s): 156 & 157

7. NCPC Minor Sub. File 16-2024

Property at: North Bellmore, Town of Hempstead
2923 Beltagh Avenue, Wantagh, NY 11793
Section: 56, Block: 467, Lot(s): 82

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

Nassau County Planning Commission

Zoning Agenda



March 21, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		2/20/2024	220524	Ink Properties, LLC	TOB Hicksville	11	H	476	SU/SPR/ Revoke Res. Covenant	P-2-24	Proposed Starbucks with drive-thru
02		2/26/2024	226124	Reiffman Holdings, LLC	Rockville Centre	38	308	7-15, 18-22, 33-38	V/SPR	12-2024	Proposed 3-story outpatient medical office building. Parking variance required
03		3/1/2024	31124	Harrison Ave. Mineola, LLC & Northcoast Civil	Mineola	9	404	5, 807-811	SU (Incl. in DT Overlay District)		Construct 4-story apartment building (42 units) for inclusion in Village's Downtown Overlay District
04		3/5/2024	35224	Board of Trustees	Sea Cliff				Mor.	VSC-2401	Proposed 6-month moratorium on expansion or addition to existing buildings and construction of new buildings in Business Districts within Village to address Zoning Map discrepancies

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		3/5/2024	35124	Premiero Cherry, LLC	TOB Hicksville	11	291	32, 37	SPR		Proposed 3-story multi-family residential building with 20 units in Hicksville Downtown (HD) zoning district (Gateway Transition Subdistrict)
06		3/6/2024	36124	Thomas Finn	Bayville	29	24	5	Sub./V		Two lot subdivision, each lot with insufficient frontage and area
07		3/7/2024	37124	Refuge Apostolic Church of Christ	Freeport	55	232	201	V		Proposed 5-story apartment building (80 units) requires several variances (height, lot coverage, parking, front and side yard setbacks, density). Previously, before NCPC on 5/18/23 for inclusion in Golden Age District
08		3/11/2024	311124	Kulanu Academy	Cedarhurst	39	254	207	V	2024-003	Construct 2-story office building and classrooms as part of existing religious school. Insufficient parking
09		3/12/2024	312124	Musso Properties	Mineola	9	413	1	SU (Incl. in DT Overlay District)		Construct 5-story multi-family residential building (36 units) within the Village's Downtown Overlay District
10		3/12/2024	312224	LBNY Devt. Corp.	Long Beach	59	18	39-42	V	3344	Construct 8-story multi-family residential building (24 units). Excessive height, insufficient lot area, excessive lot coverage, insufficient front and side yard setbacks, excessive density, insufficient parking

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: April 11, 2024)

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd 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*