

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, April 11, 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 **March 21, 2024** NCPC Hearing
3. Adopt Revision to **2024 NCPC Calendar**

B. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 1-2024
Property at: Incorporated Village of Kings Point
S/E/C W. Shore Road & Beach Road, Great Neck, NY 11024
Section: 1, Block: 203, Lot(s): 1A & 1B
Grant Easement

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

1. NCPC Minor Sub. File 17-2024
Property at: Baldwin Harbor, Town of Hempstead
709 Fishermans Road, Baldwin, NY 11510
Section: 54, Block: 431, Lot(s): 43
2. NCPC Minor Sub. File 18-2024
Property at: Seaford, Town of Hempstead
3681 Naomi Street, Seaford, NY 11783
Section: 63, Block: 61, Lot(s): 43 - 47
3. NCPC Minor Sub. File 19-2024
Property at: North Massapequa, Town of Oyster Bay
961 N. Broadway, Massapequa, NY 11758
Section: 52, Block: 91, Lot(s): 85 - 88

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

1. NCPC Minor Sub. File 10-2023
(*1st Extension of Time*)
Property at: East Meadow, Town of Hempstead
1640 Hempstead Turnpike, East Meadow, NY 11554
Section: 50, Block: B, Lot(s): 16 & 352

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

Nassau County Planning Commission

Zoning Agenda



April 11, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		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. Previously before NCPC on 3/21/24
02		3/15/2024	315124	Christian Congregation of Jehovah's Witnesses	TOB Woodbury	13	112	62	SPR	SP 23-340	Construction of Assembly Hall (52,443 sq. ft.) and two other ancillary buildings for Christian Congregation of Jehovah's Witnesses. Demolition of existing office building
03		3/19/2024	319124	Board of Trustees	Plandome Heights				AZO	Bill 1-2024	Amend Zoning Code to regulate the installation and maintenance of Solar Energy Collection Systems
04		3/19/2024	319224	70 E. Old Country, LLC	TOB Hicksville	12	185	80-86	V	ZBA24-107	Construct 2-story addition to existing two-story commercial building with insufficient parking
05		3/21/2024	321124	Board of Trustees	Lawrence				AZO	LL 3-2024	Prohibit homeowners from renting on-site their residential amenities including pools, hot tubs, and tennis courts to persons not living on the premises

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		3/29/2024	329124	Iglesia Apostoles Y Profetas	Hempstead	34	360	346	V	2118	Convert and expand vacant dwelling to 3-family home with retail/office space. Residential use not permitted in Bus. B district
07	*(Minor)	3/29/2024	329224	Gospel Assembly Church	TH Elmont	37	543	39, 40	SE/V	292 - 294	Subdivide property. Maintain dwelling on lesser lot and construct 2-story building for religious use. Waive off-street parking. Special Exceptions required in Res. B district and for religious use
08		2/20/2024	220324	FP 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. Previously before NCPC on 2/29/24 and deemed incomplete
09		4/2/2024	42124	Dr. Nilesh Soni & TN Soni Associates	TOB Hicksville	12	225	1	V	ZBA24-133	Expand existing office building (add two floors). 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

F. Adjournment (Next Hearing Date: May 2, 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*