

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, May 2, 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 **April 11, 2024** NCPC Hearing

B. Re-Appointment of Daniel Casella to the *Open Space & Parks Advisory Committee (OSPAC)*

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

1. NCPC Minor Sub. File 20-2024 Property at: University Gardens, Town of North Hempstead
74 Wensley Drive, Great Neck, NY 11020
Section: 2, Block: 104, Lot(s): 923

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

Nassau County Planning Commission

Zoning Agenda



May 2, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		3/26/2024	326124	R & M Engineering	Bayville	29	82 D D-12	2 123 1, 2, 3, 4	SPR		Proposed restaurant requires site plan approval. Zoning and parking compliant
02		4/11/2024	411124	The Retail Property Trust	TH Nr. Garden City				SPR	21-13315	Site Plan review of proposed hotel and medical office building at part of Roosevelt Field Mall. Previously before NCPC for Special Exception, parking variance and FAR on 1/5/23. Proposed supermarket at that time replaced by medical office building
03		4/12/2024	412124	Multibrands Massapequa Tic Real Estate LLC / Rims Massapequa Real Estate LCC	TOB East Massapequa	53	18	55	SP/Amend R.C.	P-5-24	Proposed Dunkin' Donuts with drive-thru requires Special Use and amendment to Restrictive Covenants

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
04		4/17/2024	417124	St. Mark's Coptic Church	TOB Woodbury	14	B	244	V	ZBA24-149	Proposed one-story addition to existing church and new open terrace to accommodate existing congregation. Also, new asphalt driveway. Several area/dimensional variances required. Also, parking variance
05		4/17/2024	417224	Board of Trustees	Lynbrook				AZO		Local law prohibiting Party Venues in certain zoning districts 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

E. Adjournment (Next Hearing Date: May 30, 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*