

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, May 30, 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 **May 2, 2024** NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

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 & 4
Grant Easement

C. Major Subdivision Final Map Applications (*Public Comment Period Open*)

1. NCPC File No. 2004-F-2

Map of "Wahl Estates"
Property at: Inwood, Town of Hempstead
186 Wahl Avenue, Inwood, NY 11696
Section: 40, Block: 45, Lot(s): 26, 44 & 140

D. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 20-2024
(*Adjourned on 5.2.24*)

Property at: University Gardens, Town of North Hempstead
74 Wensley Drive, Great Neck, NY 11020
Section: 2, Block: 104, Lot(s): 923

2. NCPC Minor Sub. File 21-2024

Property at: East Massapequa, Town of Oyster Bay
101 Clocks Boulevard, Massapequa, NY 11758
Section: 66, Block: 133, Lot(s): 239

3. NCPC Minor Sub. File 22-2024

Property at: Roosevelt, Town of Hempstead
231 Washington Avenue, Roosevelt, NY 11575
Section: 55, Block: 456, Lot(s): 376

4. NCPC Minor Sub. File 23-2024

Property at: Manhasset, Town of North Hempstead
86 Chapel Road, Manhasset, NY 11030
Section: 3, Block: 150, Lot(s): 241

5. NCPC Minor Sub. File 24-2024

Property at: Franklin Square, Town of Hempstead
330 Lucille Avenue, Elmont, NY 11003
Section: 35, Block: 56, Lot(s): 50 - 54

6. NCPC Minor Sub. File 25-2024

Property at: Seaford, Town of Hempstead
3960 John Lane, Seaford, NY 11783
Section: 65, Block: B, Lot(s): 434 & 435

E. Extension of Time to File Deeds for Minor Subdivision Application

(Public Comment Period Open)

1. NCPC Minor Sub. File 24-2023
(1st Extension of Time)

Property at: North Lynbrook, Town of Hempstead
25 & 29 Franklin Avenue, Lynbrook, NY 11563
Section: 37, Block: 266, Lot(s): 608 & 609

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

Nassau County Planning Commission

Zoning Agenda



May 30, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		3/19/2024	319224	70 E. Old Country, LLC	TOB Hicksville	12	185	80-86	V	ZBA24-107	Expand existing office building with insufficient parking. Previously before the NCPC on 4/11/24. Requested Parking Study
02		5/6/2024	56124	Seaford 4034, LLC	TH Seaford	57	6001	304, 307, 311, 313	SE/V	380 - 385	Proposed restaurant with drive-thru and outdoor seating. Special Exceptions, parking and sign variances required
03	*(Minor)	5/6/2024	56224	Marti Homes, LLC	TH Roosevelt	55	340	162, 163	V	388, 389	Substandard two-lot subdivision. Each lot has insufficient lot area and insufficient frontage
04	*(Minor)	5/6/2024	56324	407 Scaneateles Realty, LLC	TH Lakeview	35	415	768-771, 894	V	415, 416	Substandard two-lot subdivision. Each lot has insufficient lot area and insufficient frontage
05		5/6/2024	56424	659 Holdings, LLC	TH West Hempstead	35	408	149, 150	SE/V	414	Construct warehouse building (2,500 sq. ft.) and attached 2-story office building with 2 nd floor raised above open area (2,550 sq. ft.). Insufficient parking and front yard setback. Special Exception required to park in front yard setback

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06	*(Minor)	5/6/2024	56524	21 Natta Blvd., LLC	TH Wantagh	57	102	33, 46	V	420, 421	Substandard two-lot subdivision. Each lot has insufficient lot frontage
07		5/6/2024	56624	Kaminski Realty, LLC	TH Inwood	40	138	379-386, 410, 411	SE/V	417	Construct 2 nd story addition to commercial building. Insufficient parking, insufficient front yard setback, install dumpster in Res. C zone (use variance required). Special Exception to park in Res. C zone
08	*(Major)	5/6/2024	56724	WG Woodmere, LLC	TH Woodmere				V	355	90-lot subdivision as part of the Willow View Estates subdivision comprising the vacant Woodmere Country Club. Use variance required to develop several lots in designated Open Space District
09		5/7/2024	57124	600 Front St., LLC	Hempstead	34	412	138	V	2124	Construct 3-story, 54-unit apartment building. Exceeds maximum permitted density in Res. B zoning district
10		5/10/2024	510124	The Swing Golf Lounge, Inc./S. Service Jericho Ass., L.P.	TOB Jericho	17	16	42	SP	P-6-24	Special Use required to convert portion of commercial building to an appointment-only golf simulator. Will require a parking variance
11		5/15/2024	515124	Fieldstone at N. Broadway, LLC	TOB Hicksville	11	268 271	4-7, 14-17, 109, 312, 317 71, 72	SPR	SP 05-21	Four-story mixed-use building with 104 units and ground floor retail space. Zoning and parking compliant within Town's HD-1 Hicksville Downtown Core Subdistrict

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12		5/20/2024	520124	Board of Trustees	Hewlett Neck				AZO	Bill HN 24-02	Modifies zoning requirements for religious uses by reducing minimum lot area from 2 acres to 75,000 sq. ft. and street frontage from 250 feet to 200 feet. Also, permits additional parking on site
13		5/21/2024	521124	Town Board (Town of Hempstead)	TH North Lawrence & Inwood				AZO		Amend Zoning Ordinance to rescind the Transit-Oriented Development and Related Districts for North Lawrence and Inwood
14	*(Minor)	5/23/2024	523124	Tonya Williams & Verdeland Homes, Inc.	TH Roosevelt	55	330	317-320	V	443, 444	Substandard two-lot subdivision. Each proposed lot has insufficient lot area and insufficient lot frontage

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

G. Adjournment (Next Hearing Date: June 20, 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
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Timothy Wren

Kenneth Arnold, P.E., *Commissioner*
William Nimmo, *Deputy Commissioner*