

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, June 20, 2024 - 10:00 A.M.

Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue, Mineola, NY 11501

Work Session - 8:45 A.M. (Open to the Public at the Same Location)



The Nassau County Planning Commission (the "Commission") will hold a public hearing on Thursday, June 20, 2024 at 10:00 A.M. at the Theodore Roosevelt Executive & Legislative Building, located at 1550 Franklin Ave., Mineola, NY 11501 to discuss NCPC OSPAC File No. 2-2024. The Commission notifies the public that the hearing concerns the Nassau Veterans Memorial Coliseum ("Coliseum"), which is located at 1255 Hempstead Tpke., Uniondale, NY 11553. Specifically, the hearing will introduce, discuss, and receive public comment regarding a proposed lease between the County and LVS NY HOLDCO 2, LLC ("Sands") (a subsidiary of Las Vegas Sands Corp.) for Section: 44, Block: F, Lot(s): 351, 411, 412 & 415 of that address. That lease will provide Sands site control over the Coliseum site and provide for Sands to operate the Coliseum. The hearing will be streamed live on <https://www.nassaucountyny.gov/5697/Planning-Commission>. A copy of the lease will be made available to the public at least twenty-four (24) hours prior to the hearing on the Commission website at the following link: <https://www.nassaucountyny.gov/5697/Planning-Commission>. Public comment may also be submitted in writing to NCPC@nassaucountyny.gov.

While Sands intends to seek to develop a casino at the Coliseum site, the proposed lease does not authorize the Coliseum site to (i) be developed or (ii) used for a casino, and any such authorization will occur, if at all, through a separate lease in the future that will be subject to public comment. The lease will also be discussed at the Commission's 8:45 A.M. work session on the same date at the same location. That work session is open to the public and will be streamed live on <https://www.nassaucountyny.gov/5697/Planning-Commission>. This notice is being provided in accordance with an order of the New York Supreme Court, Nassau County.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **May 30, 2024** NCPC Hearing

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

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| 1. NCPC File No. 2004-F-2
(<i>Adjourned on 5.30.24</i>) | 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 |
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C. Minor Subdivision Applications & SEQRA Determination of Significance (*Public Comment Period Open*)

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| 1. NCPC Minor Sub. File 5-2023 | Property at: Wantagh, Town of Hempstead
436 Lakeview Road, Bellmore, NY 11710
Section: 56, Block: 354, Lot(s): 190 & 191 |
| 2. NCPC Minor Sub. File 26-2024 | Property at: Roosevelt, Town of Hempstead
41 Valentine Street, Roosevelt, NY 11575
Section: 55, Block: 450, Lot(s): 69, 70, 71 & 170 |
| 3. NCPC Minor Sub. File 27-2024 | Property at: West Hempstead, Town of Hempstead
837 Cleveland Street, West Hempstead, NY 11552
Section: 35, Block: 430, Lot(s): 133 & 136 |

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| 4. NCPC Minor Sub. File 28-2024 | Property at: Lakeview, Town of Hempstead
442 Scaneateles Avenue, West Hempstead, NY 11552
Section: 35, Block: 458, Lot(s): 734 - 738 |
| 5. NCPC Minor Sub. File 29-2024 | Property at: West Hempstead, Town of Hempstead
762 & 768 Nightingale Road, West Hempstead, NY 11552
Section: 35, Block: 517, Lot(s): 27 & 28 |
| 6. NCPC Minor Sub. File 30-2024 | Property at: East Meadow, Town of Hempstead
2235 1 st Street, East Meadow, NY 11554
Section: 50, Block: 212, Lot(s): 4 - 9 |
| 7. NCPC Minor Sub. File 31-2024 | Property at: Oceanside, Town of Hempstead
3453 Ocean Avenue, Oceanside, NY 11572
Section: 54, Block: 363, Lot(s): 138 - 142 |
| 8. NCPC Minor Sub. File 32-2024 | Property at: Woodmere, Town of Hempstead
834 Milton Place, Woodmere, NY 11598
Section: 39, Block: 234, Lot(s): 74 & 175 |

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

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| 1. NCPC Minor Sub. File 29-2019
(<i>2nd Extension of Time</i>) | Property at: Uniondale, Town of Hempstead
E/O Charles Lindbergh Boulevard, Garden City, NY 11530
Section: 44, Block: F, Lot(s): 400 & 417 |
| 2. NCPC Minor Sub. File 32-2023
(<i>1st Extension of Time</i>) | Property at: Incorporated Village of New Hyde Park
115 New Hyde Park Road, New Hyde Park, NY 11040
Section: 33, Block: 386, Lot(s): 6 - 34 |

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

Nassau County Planning Commission

Zoning Agenda



June 20, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		5/4/2024	1027423	Jaame Masjid Bellmore LI, Inc.	TH Bellmore	56	210	231, 242	SE/V		Expansion/reconstruction of mosque with insufficient parking, insufficient front yard setback, excessive height (top of minaret). Previously before NCPC on 11/16/23. Requested additional information
02		5/17/2024	517124	Bubble Island One, Inc.	Westbury	10	181	1	V		Change of use from retail (former CVS) to indoor playground. Insufficient parking.
03		5/27/2024	527124	JTEAM29, LLC	TOB Oyster Bay	27	4	5-16	SP	P-7-24	Special Use required to operate a car wash establishment in the GB General Business zone
04		5/24/2024	524124	3359 Chicken Corp. (d/b/a Popeye's)	TH Oceanside	43	357	36, 42	SE/V	445, 446	Proposed fast food restaurant (Popeye's) with drive-thru. Insufficient parking, park in front yard setback (Henrietta Ave.).
05		5/20/2024	520124	Town Board	TH North Lawrence & Inwood				AZO		Rescind TOD District for N. Lawrence & Inwood, the NB Zoning Overlay District for N. Lawrence & Inwood and TR Zoning Overlay District for N. Lawrence & Inwood

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		6/10/2024	610124	Yeshiva Kol Torah of the Five Towns and Far Rockaway	TH Inwood	40	124	427	SE/V	485	Proposed religious institution requires Special Exceptions and a waiver of off-street parking
07		6/13/2024	613124	Board of Trustees	Sea Cliff				AZO	Bill VSC 2408	Amend Zoning Code to include a new Article XVI of Chapter 138 of Village Code entitled <i>Conservation Zoning</i> that applies to properties over 10 acres
08		6/13/2024	613224	Board of Trustees	Sea Cliff				AZO	Bill VSC 24-0	Amend Article VII of Chapter 138 of Village Code - Res. D Zoning District - that increases minimum lot size from one-half acre to two acres and changes to other area-dimensional provisions, as well as adding golf courses and country clubs as permitted uses of at least 50 acres
09		6/13/2024	613324	Board of Trustees	Sea Cliff				Mor.	Bill VSC 2402	Impose 12-month moratorium on the siting, establishment, placement, installation, construction, and modification of battery energy storage systems
10		5/29/2024	529124	Ray Sidhom 2007 Irrevocable Trust	Old Westbury	19	E	2004	REZ/Sub.		Four-lot subdivision requires change of zone from 4-acre zoning (B-4) to 2-acre zoning (BB) for three of the four lots. Proposed Lot 1 will remain in R-4 zoning district

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. OSPAC

1. OSPAC 2-2024

Public Hearing (*Public Comment Period Open*)

Property at: Uniondale, Town of Hempstead
1255 Hempstead Turnpike, Uniondale, NY 11553
Section: 44, Block: F, Lot(s): 351, 411, 412 & 415
***Coliseum Lease for a portion of the Nassau County
Veterans Memorial Coliseum Site between the County of
Nassau and LVS HOLDCO 2, LLC***

G. New Business

1. Vote to Reschedule July 18, 2024 NCPC Hearing to **July 11, 2024**

H. Adjournment (*Next Hearing Date: July 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*