

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, July 18, 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, July 18, 2024 at 10:00 A.M. at the Theodore Roosevelt Executive & Legislative Building, located at 1550 Franklin Ave., Mineola, NY 11501 to discuss NCPAC 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 Turnpike, Uniondale, NY 11553. Specifically, the Commission will discuss 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 and 415 of that address and issue a recommendation regarding that proposed lease to the Nassau County Legislature. 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 has been made available at the following link: <https://www.nassaucountyny.gov/5697/Planning-Commission>. The public comment period has closed. 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 **June 20, 2024** NCPAC Hearing

B. OSPAC

1. OSPAC 2-2024

Disposition (*Public Comment Period Closed*)

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****

*****OSPAC Recommendation: 6-0 in favor of the proposal (with one (1) abstention)*****

C. OSPAC

1. OSPAC 3-2024

Public Hearing (*Public Comment Period Open*)

Property at: Syosset, Town of Oyster Bay
100 Gordon Drive, Syosset, NY 11791
Section: 15, Block: 204, Lot(s): 14
****Grant Easement****

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

1. NCPC Minor Sub. File 29-2021 Property at: Incorporated Village of Floral Park
115 Irving Avenue, Floral Park, NY 11001
Section: 8, Block: 88, Lot(s): 36, 37, 38, 39 & 235

2. NCPC Minor Sub. File 33-2024 Property at: Elmont, Town of Hempstead
1379 N Street, Elmont, NY 11003
Section: 32, Block: 549, Lot(s): 46 - 48, 50 - 52, 149 & 249

3. NCPC Minor Sub. File 34-2024 Property at: Bellmore, Town of Hempstead
2770 Marion Street, Bellmore, NY 11710
Section: 63, Block: 210, Lot(s): 1 - 3

4. NCPC Minor Sub. File 35-2024 Property at: Roosevelt, Town of Hempstead
10 Union Street, Roosevelt, NY 11575
Section: 55, Block: 340, Lot(s): 162 & 163

5. NCPC Minor Sub. File 36-2024 Property at: Incorporated Village of Freeport
51 Forest Avenue, Freeport, NY 11520
Section: 55, Block: 348, Lot(s): 14 & 15

6. NCPC Minor Sub. File 37-2024 Property at: Roosevelt, Town of Hempstead
24 Bainbridge Street, Roosevelt, NY 11575
Section: 55, Block: 290, Lot(s): 726 - 730

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

Nassau County Planning Commission

Zoning Agenda



July 18, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		6/24/2024	624124	Muslims of Long Island, Inc.	TOB Bethpage	46	112	7, 9	SPR	SP 01-19	Site Plan Review for proposed 2-story mosque. Requires demolition of one-story existing mosque. Will require a parking variance. Previously before NCPC on 1/11/24. Requested additional information
02		6/24/2024	624224	Board of Trustees	Centre Island				AZO	L.L. C-2024	Amendment to zoning ordinance as it relates to the Village's A-2 zoning district (one-half acre)
03		6/25/2024	625125	Malverne Properties, LLC	Malverne	35	281	111	SU/V	2024-0115	Proposed 3-story, 12-unit multi-family residential building requires Special Use and several variances including: density, height front and rear yard setback; parking and waiver of off-street parking; FAR
04		6/24/2024	624324	City Council	Glen Cove				AZO	L.L. A-2024	Amend zoning ordinance that modifies definition of grocery store and includes it as a Special Use in the B-1 Central Commercial District. Also, provides for a definition of supermarket and includes it as Special Use in B-3 Shopping Center District

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		5/23/2024	523224	WG Woodmere, LLC	Woodsburgh	41	D F 72	53, 55 40, 123, 310 1	Sub./V		45 lot subdivision as part of Willow View Estates subdivision (former Woodmere Club property). Variances required to create lots in Open Space District within Coastal Conservation District. Area variances required for some of the lots
06	*(Minor)	6/17/2024	617124	WG Woodmere, LLC	Woodsburgh	41	D F 72	53, 55 40, 123, 310 1	Sub.		4-lot subdivision encompassing the former Woodmere Club property (117-acres). Three lots in Woodmere. One lot in Woodsburgh, Lawrence, TH Woodmere. One includes former clubhouse and parking area. The application does not include any development plan
07		6/27/2024	627124	Manhasset-Lakeville Fire District	Lake Success	2	358	33, P/O 34	SPR		Site Plan Review for proposed ambulance building (10,000 sf) for the Manhasset-Lakeville Fire District
08		6/28/2024	628124	Levittown Mews Associates, LP	TH Levittown	46	394	34, 37, 38	V	533	Proposed retail building (4,830 sf) within Levittown Mews Shopping Center. Parking variance required
09		7/9/2024	79124	Ocean Ave. Marina, Inc.	TH Island Park	41	112 119	11-29 1, 261, 262, 263	SPR	23-53	Amended site plan for 4-story, 117- unit multi-family residential building. Previously before the Planning Commission for a Change of Zone to CA-S and for site plan review. Number of units, number of parking spaces and number of stories remains the same

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: August 15, 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
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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*