

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, August 15, 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 **July 18, 2024** NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

1. OSPAC 3-2024

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

C. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 4-2024

Property at: Barnum Island, Town of Hempstead
3915 Austin Boulevard, Island Park, NY 11558
Section: 43, Block: 183, Lot(s): 1
Convey Property

D. Application for Release of Surety Bond

(*Public Comment Period Open*)

1. NCPC File No. 1982-F-3

Map of "Woodbury Villas - Phase I"
Property at: Woodbury, Town of Oyster Bay
Section: 13, Block: 79, Lot(s): 77

2. NCPC File No. 1987-F-7

Map of "Country Pointe at Plainview - Condominium III"
Property at: Old Bethpage, Town of Oyster Bay
Section: 47, Block: E, Lot(s): 761

3. NCPC File No. 1987-F-4

Map of "Country Pointe at Plainview - Condominium IV"
Property at: Old Bethpage, Town of Oyster Bay
Section: 47, Block: E, Lot(s): 762

E. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 1-2022

Property at: Hewlett, Town of Hempstead
350 & 354 Hamilton Avenue, Hewlett, NY 11557
Section: 39, Block: 569, Lot(s): 1337, 1338 & 3447

2. NCPC Minor Sub. File 38-2024

Property at: Woodmere, Town of Hempstead
811 Wilson Street, Valley Stream, NY 11581

- Section: 39, Block: 143, Lot(s): 103 & 116
3. NCPC Minor Sub. File 39-2024
Property at: Garden City Park, Town of North Hempstead
179 Bedford Avenue, New Hyde Park, NY 11040
Section: 33, Block: 153, Lot(s): 318
 4. NCPC Minor Sub. File 40-2024
Property at: Incorporated Village of New Hyde Park
48 Lewis Avenue, Floral Park, NY 11001
Section: 32, Block: 82, Lot(s): 129 - 133
 5. NCPC Minor Sub. File 41-2024
Property at: New Cassel, Town of North Hempstead
1055 Broadway, Westbury, NY 11590
Section: 11, Block: 32, Lot(s): 35 - 38
 6. NCPC Minor Sub. File 42-2024
Property at: Glen Head, Town of Oyster Bay
47 The Promenade, Glen Head, NY 11545
Section: 21, Block: Q, Lot(s): 35 - 39 & 442

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

Nassau County Planning Commission

Zoning Agenda



August 15, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		7/24/2024	724124	Porto Bay Realty, Inc.	Bayville	29	33	33	Sub./V		Four-lot substandard subdivision, each lot with insufficient frontage and area
02		7/24/2024	724224	831 Sunrise, LLC	Lynbrook	42	139	31-46, 60	SU/V		Convert retail building to medical offices and construct underground parking. Insufficient parking. Also, underground parking requires a Special Use Permit
03		7/25/2024	725124	RG Crossways Owner, LLC	TOB Woodbury	15	196	15, 17, 23	SPR/SU	P-8-24	Amended site plan to convert portion of warehouse (total area 145,200 sq. ft.) to automotive use (40,656 sq. ft.) for the maintenance and servicing of electric vehicles (Special Use required)
04		7/25/2024	725224	City Council	Long Beach				Mor.		Proposed 6-month moratorium on all subdivisions within City during which time a Planning Board will be created that will review all subdivisions

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		7/30/2024	730124	Mineola 212, LLC	Mineola	9	674	2-5, 10, 11, 12	SPR		Amend site plan for previously approved multi-family building. Height has been increased, courtyard added, unit mixed modified, number of parking spaces reduced, frontage along Station Rd. reduced, building envelop modified, change from rental to condo.
06		8/1/2024	1027423	Jaame Masjid Bellmore LI, Inc.	TH N. Bellmore	56	210	231, 242	SE/V	765	Expansion & reconstruction of mosque with insufficient parking. Previously before NCPC on 11/15/23 and 6/20/24
07		8/5/2024	85124	Town Board	Town of North Hempstead				Mor.		Proposed one-year moratorium on approving parcels of land for Battery Energy Storage Systems Facilities

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: September 5, 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

William Nimmo, *Deputy Commissioner*