

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, September 5, 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 **August 15, 2024** NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

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

C. Application for Release of Surety Bond & Cash Escrow

(*Public Comment Period Open*)

1. NCPC File No. 1982-F-3
(*Adjourned on 8.15.24*)
Map of "Woodbury Villas - Phase I"
Property at: Woodbury, Town of Oyster Bay
884 Jericho Turnpike, Woodbury, NY 11791
Section: 13, Block: 79, Lot(s): 77

D. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 43-2024
Property at: East Meadow, Town of Hempstead
297 Chambers Avenue, East Meadow, NY 11554
Section: 50, Block: 200, Lot(s): 290 – 295

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

Nassau County Planning Commission

Zoning Agenda



September 5, 2024

| AGENDA ITEM | MAJ./MIN. SUBDIV. (*) | DATE REC. | NCPC NO. | APPLICANT | AREA | SECTION | BLOCK | LOT(S) | TYPE | CASE NO. | CHANGE |
|-------------|-----------------------|-----------|----------|--|------------------|---------|-------|---|----------------|----------|---|
| 01 | | 8/14/2024 | 814124 | 2525 Long Beach Holdings, LLC | TH Oceanside | 38 | J | 32, 357, 369, 371, 375, 376, 378, 380, 382, 925 | SE/V | 597 | 3-story addition to portion of existing two-story self-storage building. Use variance required in Res. B district, excessive height and # of stories. Use variance to store vehicles in Res. B district. Also, non-compliant fence. |
| 02 | | 8/15/2024 | 815124 | Shia Ithna Asheri Jamaat of NY | TOB Hicksville | 46 | 634 | 2 | SPR | SP24-129 | Site Plan Review for renovation of existing mosque. Interior renovation of building to expand into vacant storage space. Will require Special Use and parking variance |
| 03 | | 8/16/2024 | 816124 | 62-61 Northern Blvd. Corp./ Norwich, LLC | TOB East Norwich | 24 | B | 948 | SPR/ Rev. R.C. | P-9-24 | New convenience store and gas station requires demolition of existing convenience store and gas station. Revocation of C & R's and Site Plan Review required |

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|-------------|-----------------------|-----------|----------|---------------------------------------|-------------|---------|-------|------------|------|--------------|--|
| 04 | | 8/19/2024 | 819124 | Albertson, LLC & Kroplick Realty, LLC | Roslyn | 6 | 53 | 1075, 1076 | SU | | Proposed 4-story, 54-unit residential building that includes three (3) sub-floors of apartments and four (4) floors above of apartments. Parking compliant |
| 05 | | 8/22/2024 | 822124 | Board of Trustees | Kings Point | | | | AZO | Bill 9A-2024 | Amend Zoning Ordinance to create Incentive Zoning for vacant 17-acre waterfront property in R-A2 zoning district. Will require cluster residential development with 22-units |
| 06 | | 8/27/2024 | 827124 | Board of Trustees | Sea Cliff | | | | AZO | VSC 2409 | Amend Zoning Ordinance to address regulations related to swimming pools that pertain to quality-of-life issues, protections of slopes, etc. |

V - Variance; REZ - Rezone; SE - 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: September 26, 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 Hoest

Martin Katz

John Perrakis

Timothy Wren

William Nimmo, *Deputy Commissioner*