

# Nassau County Planning Commission

## Agenda for Regular Meeting



Tuesday, October 22, 2024 - 10:00 A.M.  
Theodore Roosevelt Executive & Legislative Building  
1550 Franklin Avenue, Mineola, NY 11501  
Work Session - 8:45 A.M.

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### A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **September 26, 2024** NCPC Hearing

### B. OSPAC

#### Public Hearing (*Public Comment Period Open*)

1. OSPAC 5-2024  
Property at: Bellmore, Town of Hempstead  
N/O 2499 Oak Street, Bellmore, NY 11710  
Section: 56, Block: S-06, Lot(s): 592  
\*\*\**Sell Property*\*\*\*
2. OSPAC 6-2024  
Property at: Woodbury, Town of Oyster Bay  
25 South Woods Road, Woodbury, NY 11797  
Section: 14, Block: E, Lot(s): 1010  
\*\*\**Land Transfer (Inter-Municipal Agreement)*\*\*\*
3. OSPAC 7-2024  
Property at: Incorporated Village of Malverne  
E/O Ray Lane, Malverne, NY 11565  
Section: 35, Block: N, Lot(s): 25B-C, 26 & 27A-B  
\*\*\**Land Transfer (Inter-Municipal Agreement)*\*\*\*

### C. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 48-2024  
Property at: Wantagh, Town of Hempstead  
3461 Locust Avenue, Wantagh, NY 11793  
Section: 57, Block: 103, Lot(s): 33 & 46
2. NCPC Minor Sub. File 49-2024  
Property at: Carle Place, Town of North Hempstead  
340 Mineola Avenue, Carle Place, NY 11514  
Section: 10, Block: 16, Lot(s): 16 - 19
3. NCPC Minor Sub. File 50-2024  
Property at: Incorporated Village of Hempstead  
14 St. James Place, Hempstead, NY 11550  
Section: 34, Block: 277, Lot(s): 373
4. NCPC Minor Sub. File 51-2024  
Property at: Elmont, Town of Hempstead  
180 Hillsboro Avenue, Elmont, NY 11003  
Section: 32, Block: 448, Lot(s): 26 - 29

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

# Nassau County Planning Commission

## Zoning Agenda



October 22, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		8/29/2024	829324	Starbucks Corp.	TOB Syosset	15	E	195	V	ZBA24-379	Convert former fast-food restaurant to Starbucks with drive-thru. Insufficient parking, insufficient queuing, non-compliant signage
02		9/3/2024	93124	R&M Engineering	TNH Nr. Westbury	11	80	92	V	21627	Reconstruct parking lot for multi-tenanted office building. Parking will be decreased, which will correct non-compliant parking. Parking variance required. Also, insufficient stall size on some spaces and insufficient aisle width
03		9/3/2024	93224	173 Mineola Steel, LLC	Mineola	9	403	14-25, 28-33	V		Conversion of existing 4-story office building to mixed-use building with 35 apartment units. Insufficient unit size, insufficient building use, insufficient front yard setback on Mineola Blvd. and Cleveland Ave.
04		9/3/2024	93324	Jared Mandel	Westbury	10	174	278	V		Convert retail store to dental/doctor walk-in clinic with insufficient parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
05		9/20/2024	920124	Bolla EM Realty	TH Levittown	45	M	104			Proposed new gas station and convenience store with Bolla Market and Tim Hortons requires modification to Declaration of Covenants and Restrictions and Site Plan. Existing gas station and convenience store will be razed
06	*(Minor)	9/25/2024	925124	AMMS Restoration, Inc.	TOB Hicksville	12	232	P/O 36	V	ZBA24-437, ZBA24-438	Create two-lot minor subdivision in the GB General Business zoning district. Use variance required
07	*(Minor)	9/25/2024	925224	Sawmill Construction Corp.	TOB Bethpage	46	587	96	V	ZBA24-445, ZBA24-447	Create two-lot substandard minor subdivision, each with insufficient lot width
08		9/26/2024	926124	Town Board	Town of North Hempstead				AZO		Amend zoning code to include accessory uses within the PIP (Planned Industrial Park) that allow the sale of retail goods, including food, that are manufactured, assembled, processed or warehoused on the premises not exceeding 10% of the total floor area
09		10/11/2024	1011124	Town Board	Town of Oyster Bay				Mor.		6-month extension of the establishment Battery Energy Storage Systems (BESS). Initial moratorium was for 6 months that was before NCPC on 2/29/24

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

## **E. Adjournment (Next Hearing Date: November 14, 2024)**

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### ***Nassau County Planning Commission***

Leonard H. Shapiro, *Chair*

Jeffrey H. Greenfield, *Vice-Chair*

Neal Lewis, *3<sup>rd</sup> Vice-Chair*

Dana Durso

Ronald J. Ellerbe

Murray Forman

Denise Gold

Khandan Kalaty

Reid Sakowich

### ***Department of Public Works, Division of Planning***

Gregory J. Hoestl

Martin Katz

John Perrakis

Timothy Wren

Michael Kwaschyn, P.E., *Acting Commissioner*

William Nimmo, *Deputy Commissioner*