

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, November 14, 2024 - 10:00 A.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Ave., Mineola, N.Y. 11501
Work Session - 8:45 A.M.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **October 22, 2024** NCPC Hearing

B. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 5-2024
(*Adjourned on 10.22.24*)
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
(*Adjourned on 10.22.24*)
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
(*Adjourned on 10.22.24*)
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. Major Subdivision Preliminary Map Application & SEQRA Determination of Significance (*Public Comment Period Open*)

1. NCPC File No. 2007-P-3
Map of "Seaford Estates" (*FKA Seaford Harbor*)
Property at: Seaford, Town of Hempstead
3631 & 3633 Ocean Avenue, Seaford, NY 11783
Section: 63, Block: 65, Lot(s): 1 - 13 & 50 - 75

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

1. NCPC Minor Sub. File 52-2024
Property at: Salisbury, Town of Hempstead
730 Boelsen Drive, Westbury, NY 11590
Section: 45, Block: 551, Lot(s): 48
2. NCPC Minor Sub. File 53-2024
Property at: Salisbury, Town of Hempstead
648 Kathleen Place, Westbury, NY 11590
Section: 45, Block: 552, Lot(s): 22 & 23

3. NCPC Minor Sub. File 54-2024

Property at: East Massapequa, Town of Oyster Bay
710 Clocks Boulevard, Massapequa, NY 11758
Section: 53, Block: 55, Lot(s): 5 - 8

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

Nassau County Planning Commission

Zoning Agenda



November 14, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		10/18/2024	1018124	Zack Diresta	TH South Valley Stream	39	552	44, 48	SPR	24-2788	Site Plan Review for proposed supermarket (Shop Rite) within the Green Acres Shopping Mall
02		10/18/2024	1018224	A3E 719 MNR TYH, LLC	Great Neck	1	1	2, 3, 4	SU		Proposed 5-story, 26-unit apartment building. Requesting relaxation of certain zoning provisions under Middle Neck Rd. Incentive Zoning Overlay District
03		10/24/2024	1024124	Domenico Ancona	Freeport	55	270	4, 5	V	2024-22	Proposed 4-story, 32-unit apartment building with insufficient open space set-aside
04		10/24/2024	1024224	Congregation Yagdil Torah	TH Woodmere	39	219	144 - 149	SE/V	725	Re-use of existing building for synagogue with social hall that includes one and two-story additions to the existing building. Insufficient rear yard setback and waiver of off-street parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
05		10/29/2024	1029124	Richlee Court Associates	Mineola	9	672	5, 6	V		Construct two 5-story residential buildings (128 units) as part of Richlee Gardens (currently contains 208 units). Requires removal of three garage buildings and one apartment building (12 units) for a total of 324 units. Several variances required including rear yard unit size, setback, height and parking
06		10/30/2024	1030124	Michael Patel	TH East Meadow	50	B	325	SPR	24-10220	Site Plan Review for renovation of existing motel and property that is currently vacant (Parkview Inn & Suites)

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: December 12, 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 J. Hoesl
Martin Katz
John Perrakis
Timothy Wren

Michael Kwaschyn, P.E., *Acting Commissioner*
William Nimmo, *Deputy Commissioner*