

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, December 12, 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 **November 14, 2024** NCPC Hearing

B. OSPAC

Disposition *(Public Comment Period Closed)*

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 44-2024
Property at: North Merrick, Town of Hempstead
1630 & 1640 Fletcher Avenue, Merrick, NY 11566
Section: 56, Block: 510, Lot(s): 2 & 3
2. NCPC Minor Sub. File 55-2024
Property at: Bellmore, Town of Hempstead
2295 Centre Ave. & 2300 St. Marks Ave., Bellmore, NY 11710
Section: 56, Block: 336, Lot(s): 38, 40 & 74
3. NCPC Minor Sub. File 56-2024
Property at: East Massapequa, Town of Oyster Bay
199 Clocks Boulevard, Massapequa, NY 11758
Section: 66, Block: 133, Lot(s): 233 & 234
4. NCPC Minor Sub. File 57-2024
Property at: Wantagh, Town of Hempstead
1773 Cornelius Avenue, Wantagh, NY 11793
Section: 56, Block: 252, Lot(s): 32, 117 & 232

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

Nassau County Planning Commission

Zoning Agenda



December 12, 2024

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		11/12/2024	1112124	City Council	Glen Cove				AZO	Local Law A-2024	Amend Sec. 280-73.4 Orchard Neighborhood Redevelopment Incentive Overlay (RIO-ON) district of Zoning Code to address Transit Oriented Development
02		11/13/2024	1113124	Kaylon Vogt	Hempstead	34	360	718	V	2144	Construct three-story, 22-unit senior apartment building. Use not permitted, excessive height, lot coverage, insufficient yards
03		11/15/2024	1115124	Mitchell Funeral Services, Inc.	TH Baldwin	54	27	248 - 250	V	746	Proposed funeral parlor in former church building with insufficient parking
04		11/15/2024	1115224	East Meadow Plaza Regency, LLC	TH East Meadow	50	C	21, 105, 106	SE / V	751	Proposed restaurant with drive-thru & outdoor seating and proposed bank/medical office building as part of East Meadow Shopping Plaza. Also, major parking modification and other site improvements

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05		11/15/2024	1115324	Iconic Real Estate Holdings, LLC	TH West Hempstead	35	386	231	SE / V	753	Convert and expand vacant commercial building for religious ceremonies and catering. Also, demolish existing building to add parking. Special Exception for place of assembly and catering & cabaret use. Insufficient parking
06	*(Minor)	11/15/2024	1115424	Davis & Biji Paul	TH Elmont	35	81	29 - 40	V	749, 750	Proposed two-lot substandard subdivision, each with insufficient lot area
07		11/15/2024	1115524	Audi Westbury	TOB Nr. Westbury	11	B	1046, 1090	SPR	SP 07-22	Proposed two-story Audi Dealership (34,026 sq. ft.) and other site improvements. Zoning and parking compliant
08		11/18/2024	1118124	Northwell Health, Inc.	North Hills	3	E	1136	SPR		Amend site plan to change use of four-story general office building (222,500 sq. ft.) to 68% medical office use and 32% general office use and various site improvements to accommodate proposed medical office use
09		11/18/2024	1118224	Lighthouse International Christian Gathering, Inc.	Valley Stream	37	407	222	SU / V / SPR	4256; 4257	Change of use for vacant one-story commercial building (4,350 sq. ft.) to house of worship. Special use required for religious uses and educational purposes. Also, insufficient parking
10		12/4/2024	124124	City Council	Glen Cove				AZO	L.L. A-2024	Local law to amend Section 280-73.2 MW-3 Marine Waterfront District and 280-58 R-3A Res. District of Zoning Code to authorize extension of PUD (Planned Unit Development) in said districts

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: January 9, 2025)

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*