

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, January 9, 2025 - 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 **December 12, 2024** NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 46-2023 Property at: Roosevelt, Town of Hempstead
55 Prospect Street, Roosevelt, NY 11575
Section: 55, Block: 291, Lot(s): 626 - 629
2. NCPC Minor Sub. File 1-2025 Property at: Massapequa, Town of Oyster Bay
100 Biltmore Boulevard, Massapequa, NY 11758
Section: 65, Block: 107, Lot(s): 1202 - 1207 & 1402
3. NCPC Minor Sub. File 2-2025 Property at: East Massapequa, Town of Oyster Bay
300 Clocks Boulevard, Massapequa, NY 11758
Section: 66, Block: 98, Lot(s): 118 - 122
4. NCPC Minor Sub. File 3-2025 Property at: Syosset, Town of Oyster Bay
567 Split Rock Road, Syosset, NY 11791
Section: 25, Block: 58, Lot(s): 9A & 9B

C. Extension of Time to File Deeds for Minor Subdivision Application

(Public Comment Period Open)

1. NCPC Minor Sub. File 32-2023 Property at: Incorporated Village of New Hyde Park
(2nd Extension of Time) 115 New Hyde Park Road, New Hyde Park, NY 11040
Section: 33, Block: 386, Lot(s): 6 - 34

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

Nassau County Planning Commission

Zoning Agenda



January 9, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CAS NO.	CHANGE
01		12/6/2024	126124	North Bellmore Fire District	TH Bellmore	51	75	54	SE/V	1301	Construct building in conjunction with existing firehouse. Excessive lot coverage, insufficient side and rear yards. Special Exception to park in Res. B district and front yard district. Waive off-street parking
02		12/10/2024	1210124	Ajay Choudhary	Hempstead	34	360	456	V	2147	Construct 3-story multi-family residence (6 units) in Bus. B zone. Use variance required - residence not permitted in Bus. B zone
03		12/5/2024	125124	Roka Capital, LLC	Great Neck	1	142	71, 72	V		Proposed 5-story, 22-unit building. Excessive height, excessive density, insufficient off-street parking and insufficient driveway width. Located within Multi-Family Incentive Overlay District
04		12/18/2024	1218124	City Council	Long Beach				AZO		Amend the City Charter to establish a Planning Board

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CAS NO.	CHANGE
05		12/18/2024	1218224	Bayville on the Sound One, LLC	Bayville	29	82 D D-12	2 123 1-4	V		Proposed one-story restaurant (5,960 sf) with parking for 22 vehicles with accessory off-site parking lot for 38 vehicles. Non-compliant lot size and non-compliant retaining wall setback
06		12/30/2024	1230124	Honda of Manhasset	TNH Manhasset	3	J	122, 125, 127, 424	SPR		Proposed one-story addition to existing Honda dealership (2,830 sf) and interior renovation to existing showroom and service center. Not an expansion with no variances required
07		1/2/2025	12125	440 Old Country, LLC	TNH Carle Place	10	288	48	CU/V	2166 3	Redevelopment of commercial property with drive-thru restaurant, retail building and bank. Demolish existing catering hall (Chateau Briand). Several variances required including parking, buffer, front and rear yard setbacks, fence and signage

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 30, 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*