

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, September 8, 2022 - 10:00 A.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue, Mineola
Work Session - 8:45 A.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **August 11, 2022** NCPC Hearing
3. Adopt 2023 NCPC Calendar

B. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 3-2022
Property at: Inwood, Town of Hempstead
N/O 8 Monroe Street, Inwood, NY 11096
Section: 40, Block: 184, Lot(s): 338
Sell Property
2. OSPAC 5-2022
Property at: Old Bethpage, Town of Oyster Bay
N/O 182 Bethpage-Sweet Hollow Road, Old Bethpage, NY 11804
Section: 47, Block: A, Lot(s): P/O 310
Release Property

C. Application for Release of Surety Bond & Cash Escrow

(*Public Comment Period Open*)

1. NCPC File 1987-F-3
Map of "Country Pointe at Plainview" – Condominium VI
Property at: Plainview-Old Bethpage, Town of Oyster Bay
Section: 47, Block: E, Lot(s): 747E, 748A, 748D

D. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 42-2022
Property at: Manhasset, Town of North Hempstead
74 Manor Drive, Great Neck, NY 11020 &
732 Northern Boulevard, Great Neck, NY 11021
Section: 2, Block: 108, Lot(s): 1-3, 9-10, 44-47, 105A, 105B, 108A & 108B
2. NCPC Minor Sub. File 43-2022
Property at: Woodbury, Town of Oyster Bay
884 Jericho Turnpike, Woodbury, NY 11797
Section: 13, Block: 79, Lot(s): 73 - 74
3. NCPC Minor Sub. File 44-2022
Property at: Woodbury, Town of Oyster Bay
884 Jericho Turnpike, Woodbury, NY 11797
Section: 13, Block: 79, Lot(s): 75 - 76

E. Extension of Time to File Deeds for Minor Subdivision Application
(Public Comment Period Open)

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| 1. NCPC Minor Sub. File 35-2021
<i>(1st Extension of Time)</i> | Property at: Seaford, Town of Hempstead
2560 Ocean Avenue, Seaford, NY 11783
Section: 63, Block: 43, Lot(s): 446 - 449 |
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F. Amendment of Minor Subdivision Resolution *(Public Comment Period Open)*

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| 1. NCPC Minor Sub. File 18-2021 | Property at: New Cassel, Town of North Hempstead
970 Brush Hollow Road, Westbury, NY 11590
Section: 11, Block: 504, Lot(s): 7 |
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G. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M

Nassau County Planning Commission

Zoning Agenda



September 8, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		8/15/2022	815122	MOM Realty II	TOB Woodbury	15	196	19	V	12044	Add 4 th story to an existing three-story self-storage warehouse that exceeds maximum permitted height
02		8/7/2022	87122	5055 Northern Blvd., LLC	Old Brookville	22	27	27	V		Applicant is appealing determination of Village Building Inspector that gas station is a non-conforming use that has been abandoned and cannot be re-established as a gas station. If appeal is denied, applicant will seek use variance
03		8/18/2022	818122	Manhasset 1575 LLC & Manhasset 1577 LLC	TNH Manhasset	3	181	175, 401, 402	CU/V	21288	Demolish portions of Building A and Building B and add to Building B (to be split into two buildings). Retrofit for 5 tenants, including restaurant. Insufficient parking, removal of required landscaped buffer, non-conforming retaining wall

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
04	*(Minor)	8/22/2022	822122	Safeguard Properties II, Inc.	TH Levittown	45	M	70, 75	V/Sub.	461	Maintain medical office building on proposed Lot 1 and build self-storage building on proposed Lot 2. Insufficient off-street parking for self-storage building on Lot 2. Previously before NCPC on 5/19/22. Project downsized from previous submission
05		8/22/2022	822222	Centerpoint Properties	TH Inwood	40	A	1196	SPR	22-6677	Site Plan Review for proposed warehouse facility. Previously before NCPC as "last mile" facility for on-line retailer. Plan is now for a conventional warehouse facility. Zoning and parking compliant
06		8/23/2022	823122	Ski Development 13, LLC	Lawrence	40	116	6	Sub.		Proposed 13-lot single-family residential subdivision of former Village sewage plant property. 14 th lot will maintain pump station. All zoning compliant lots

V - Variance; REZ - Rezone; E - 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

H. Adjournment

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd Vice-Chair*
Ronald J. Ellerbe
Murray Forman
Denise Gold
Khandan Kalaty
Reid Sakowich
Lisa Warren

Department of Public Works, Division of Planning

Gregory Hoesl
Martin Katz
John Perrakis

Kenneth Arnold, P.E., *Commissioner*
William Nimmo, *Deputy Commissioner*