

**TOWN OF NORTH HEMPSTEAD  
BOARD MEETING**

**Special Meeting**

**AGENDA**



**January 30, 2024**

**7:00 PM**

**CONTINUATIONS:**

1. A PUBLIC HEARING TO CONSIDER THE APPLICATION OF HILLSIDE ISLAMIC CENTER FOR SITE PLAN REVIEW FOR THE PREMISES LOCATED AT 300 HILLSIDE AVENUE, NEW HYDE PARK AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 8, BLOCK 3, LOTS 6, 11 & 13.

Synopsis: The proposed action is a 3-story, 6,600 s.f. addition to a 2-story, 5,428 s.f. religious building on a 30,307 s.f. (0.9-acre) site. The scope of work includes expansion of the parking lot into three adjoining parcels and the installation of two new curb cuts: one each on North 2nd and North 3rd streets. Continued from January 9, 2024.

**RESOLUTIONS:**

2. A RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER THE RESCISSION AND ADOPTION OF ORDINANCES AFFECTING CARLE ROAD IN CARLE PLACE, NEW YORK.

Synopsis: The adoption of these ordinances will establish a No Parking, 8:00 AM to 4:00 PM except Saturdays, Sundays and Holidays, restriction north of Mineola Avenue, and a No Stopping Here to Corner restriction, north of Broadway, on the west side of Carle Road in Carle Place. Tentative hearing date is February 15, 2024, at 10:00 AM.

**TABLED ITEMS:**

---

---

**PROPOSED RESOLUTION**

**Supervisor DeSena offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:**

**RESOLUTION NO. - 2024**

**A PUBLIC HEARING TO CONSIDER THE APPLICATION OF HILLSIDE ISLAMIC CENTER FOR SITE PLAN REVIEW FOR THE PREMISES LOCATED AT 300 HILLSIDE AVENUE, NEW HYDE PARK AND DESIGNATED ON THE NASSAU COUNTY LAND AND TAX MAP AS SECTION 8, BLOCK 3, LOTS 6, 11 & 13.**

**WHEREAS**, the Hillside Islamic Center (the “Applicant”) (the “Application”) has applied to the Town Board of the Town of North Hempstead (the “Town”) to construct a three-story 6,600 s.f. addition to an existing two-story 5,428 s.f. religious building, including expansion of the parking lot into three adjoining parcels and the installation of two new curb cuts, on a 0.9-acre lot located at 300 Hillside Avenue, New Hyde Park and identified on the Nassau County Land and Tax Map as Section 8, Block 3, Lots 6, 11 and 13 (the “Premises”); and

**WHEREAS**, it has been determined that the Application is subject to site plan review pursuant to § 70-219(A)(1)(a) and (e) of the Code of the Town of North Hempstead (the “Town Code”) for the construction of a building addition of greater than 750 s.f. and the addition of two curb cuts; and

**WHEREAS**, all necessary reports, recommendations, and comments on the Project have been filed with this Board by the Commissioner of Planning and Environmental Protection (the “Planning Commissioner”) of the Town of North Hempstead (the “Town”) pursuant to Town Code § 70-219 (A)(2); and

**WHEREAS**, the Town Clerk, pursuant to and in accordance with Town Code § 70-219(F)(1), has published notice of a public hearing scheduled for June 6, 2023 for the site plan review (the “Public Hearing”), as authorized and directed by the Town Board pursuant to Resolution No. 273-2023, adopted on May 2, 2023, which hearing was continued to July 11, 2023, August 8, 2023, September 5, 2023, October 3, 2023, November 14, 2023, December 5, 2023, January 9, 2024 and further continued to January 30, 2024; and

**WHEREAS**, the Applicant has furnished proof of service of notice of the Public Hearing to the affected property owners within a 300-foot radius of the Premises as required by § 70-219(F)(2) of the Town Code and has complied with the sign notice requirements of § 70-219(F)(3), and filed an affidavit as to the mailing of such notices and posting of a sign as required thereunder; and

**WHEREAS**, the Town’s Department of Building Safety, Inspection and Enforcement (the “Building Department”) issued a Notice of Disapproval on August 15, 2022 citing the following items: (1) the application requires site plan review pursuant to Town Code § 70-219(A)(1)(a) for the

construction of an addition to an existing structure of greater than 750 s.f. of floor area; and (2) the application requires site plan review pursuant to Town Code § 70-219(A)(1)(e) for a change in the number of site access/egress points, entrance/exit drives or curb cuts or a relocation of an existing access point by more than 20 feet; and

**WHEREAS**, pursuant to General Municipal Law § 239-m, the Nassau County Planning Commission (the “Commission”) was furnished with copies of the site plan and the Short Environmental Assessment Form (the “SEAF”); and

**WHEREAS**, by Resolution No. 10528-23, dated April 27, 2023, the Nassau County Planning Commission reviewed the case and deferred to the Town to take action as the Town deems appropriate; and

**WHEREAS**, the Town Department of Planning and Environmental Protection (the “Planning Department”) has reviewed the Application and recommends approval of same with the following conditions: 1) there shall be no tents or other occupied temporary structures permitted within the designated parking areas; 2) the Applicant shall channelize the proposed curb cut on North 2nd Street to prohibit left-turn egress; 3) the Applicant shall provide a parking attendant for at least one hour prior to the start of daily services for the purpose of managing the lot and directing motorists to any additional off-street parking areas; and 4) the Applicant shall provide a point of contact for addressing parking-related concerns; and

**WHEREAS**, it is required that a “lead agency” be established to review the Action pursuant to the rules and regulations for implementation of the New York State Environmental Quality Review Act as set forth in Title 6, Part 617.6 of the Official Compilation of Codes, Rules, and Regulations of the State of New York (“SEQRA Regulations”); and

**WHEREAS**, this Board, through action of the Town Department of Planning and Environmental Protection (the “Planning Department”) pursuant to Town Code §20-4, has established itself as lead agency and wishes to render a determination of significance pursuant to the SEQRA regulations; and

**WHEREAS**, the Board has reviewed the determination of the Planning Department, dated April 21, 2023, and the Negative Declaration indicating that the action constitutes an “Unlisted Action” pursuant to Section 617.2(al) of the SEQRA Regulations which will not result in any significant adverse impacts on the environment based upon the analysis set forth in the Short Environmental Assessment Form (the “SEAF”) Parts 1, 2, and 3 (the “Determinations and Negative Declaration”) for the reasons stated in the SEAF; and

**WHEREAS**, this Board has carefully considered the Application, testimony and other relevant evidence at the Public Hearings held on June 6, 2023, July 11, 2023, August 8, 2023, September 5, 2023, October 3, 2023, November 14, 2023, December 5, 2023, January 9, 2024, and January 30, 2024, and afforded all interested persons the opportunity to be heard; and

**WHEREAS**, this Board now wishes to render a decision on this Application.

**NOW, THEREFORE, BE IT**

**RESOLVED** that the Town Board declares itself “lead agency” under the SEQRA Regulations for the Action; and be it further

**RESOLVED** that this Board hereby adopts the Planning Department’s Determinations and Negative Declaration, finding that the Action is an “Unlisted Action” which will not result in any significant adverse impact on the environment, based upon the analysis set forth in the SEAF; and be it further

**RESOLVED** that this Board finds that the Application and site plan are in compliance with Chapter 70 of the Town Code, and this Board further finds that the site plan is consistent with the spirit and intent of Town Code § 70-219; and be it further

**RESOLVED** that, pursuant to Town Code § 70-219(B), the site plan is hereby approved subject to the conditions herein; and be it further

**RESOLVED** that a copy of this approval shall be filed with the Commissioner of Building Safety, Inspection and Enforcement (the “Building Commissioner”), and the Building Commissioner is hereby authorized and directed to issue a building permit, upon compliance with the building permit application requirements as set forth in the Town Code, and any other conditions or requirements imposed by this Board or any other governmental entity having jurisdiction over the property, and to take such other action as may be necessary to effectuate the foregoing.

**Dated:** Manhasset, New York

January 30, 2024

The vote on the foregoing resolution was recorded as follows:

Ayes: Councilperson Liu, Councilperson Troiano.

Nays: Councilperson Adhami, Councilperson Scott, Councilperson Walsh, Supervisor DeSena.

Abstain: Councilperson Dalimonte.

---

---

**Councilperson Troiano offered the following resolution and moved its adoption, which resolution was declared adopted after a poll of the members of this Board:**

**RESOLUTION NO. 47 - 2024**

**A RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER THE RESCISSION AND ADOPTION OF ORDINANCES AFFECTING CARLE ROAD IN CARLE PLACE, NEW YORK.**

**WHEREAS**, a recommendation has been made for the rescission and adoption of ordinances affecting Carle Road, Carle Place, New York.

**NOW, THEREFORE, BE IT**

**RESOLVED** that a public hearing be held by the Town Board of the Town of North Hempstead on the 15th day of February, 2024, at 10:00 o'clock A.M. for the purpose of considering the rescission and adoption of the following ordinances:

**PROPOSAL:**

**RESCIND:**

1. T.O. #19-2016

Adopted September 09, 2016

CARLE ROAD – WEST SIDE – NO PARKING - 8:00 A.M. TO 4:00 P.M. – EXCEPT SATURDAYS, SUNDAYS AND HOLIDAYS

From a point 25 feet north of the north curblineline of Mineola Avenue, north, for a distance of 80 feet.

**ADOPT:**

1. CARLE ROAD – WEST SIDE – NO PARKING - 8:00 A.M. TO 4:00 P.M. – EXCEPT SATURDAYS, SUNDAYS AND HOLIDAYS

From a point 25 feet north of the north curblineline of Mineola Avenue, north, for a distance of 175 feet.

2. CARLE ROAD – WEST SIDE- NO STOPPING HERE TO CORNER

From the north curblineline of Broadway, north for a distance of 30 feet.

**RESOLVED** that such ordinance when adopted will rescind all ordinances or regulations heretofore adopted in conflict therewith, and be it further

**RESOLVED** that the Town Clerk be and hereby is directed to affect the required publishing and posting of the hearing.

**Dated:** Manhasset, New York

January 30, 2024

The vote on the foregoing resolution was recorded as follows:

Ayes: Councilperson Adhami, Councilperson Dalimonte, Councilperson Liu, Councilperson Scott, Councilperson Troiano, Councilperson Walsh, Supervisor DeSena.

Nays: None.

cc: Town Attorney      Public Safety      Comptroller Traffic Safety