

Nassau County Planning Commission



Zoning Agenda February 26, 2015

AGENDA ITEM	MAJ./MIN. SUB.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/14/2015	114115	LCA Bakers	Glen Cove	22	2	246, 247	SU/SPR		Amend Special Use Permit and Site Plan for the expansion of a non-conforming bakery to a restaurant
02		1/24/2015	124115	Willis Property Associates	Mineola	9	350	125, 126	V/SP (Proposed two-story office building-insufficient parking/loading
03		2/1/2015	21115	Men on the Move-Garden City Storage, LLC	TH Nr. Garden City	44	73	40	SE/V	1419	Construct 2nd floor addition in existing commercial building for self-storage-exceeds max. floor area; insufficient parking; insufficient stall size/back-up area
04		2/1/2015	21215	Hebrew Academy of Long Beach	TH Woodmere	39	275	343	SE/V	181-186	Convert vacant public school building to private school (Hebrew Academy of Long Beach) and construct 2nd and 3rd floor additions-insufficient parking; clear sight triangle encroachment; excessive fence height
05	*(minor)	2/1/2015	21315	Tony Toscano	TOB East Norwich	16	3	10	V	96048	Proposed substandard 2-lot subdivision-insufficient lot area and frontage
06		2/2/2015	22115	Hess Corporation	Rockville Centre	54	121	248	V	BZA 17-2009	Convert commercial garage to convenience store as part of existing gas station; new curb-cut, new canopy, other site improvements-insufficient parking
07		2/3/2015	23115	Miran Holding, LLC	TNH Great Neck	2	42	46	V	19944	Conversion of storage space to office space in vacant office building-insufficient parking; no loading provided, insufficient stall size
08		2/9/2015	29115	Zack DiResta (Green Acres Adjacent, LLC)	Valley Stream	39	553	7	V	3573-3580	New commercial buildings at site of former Sunrise Multiplex-insufficient parking. TOH portion of application before NCPC on 12/4/14
09		2/8/2015	28115	Congregation Bais Medrash	Lawrence	40	205	11	V		Small expansion of synagogue. However, modify conditions to allow for weekday activities. Demolish home next door to build parking lot (not permitted in residential district). Insufficient parking; excessive building coverage; excessive surface coverage
10		2/11/2015	211115	Christopher Corbett	Rockville Centre	38	319	42	V	13-2015	Vacant frame structure - previous retail use to be changed to restaurant use – no parking provided

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11	*(minor)	2/13/2015	213115	Muzzio Tallini	TH W. Hempstead	35	409	390, 391, p/o 392	V	238, 239	Substandard two-lot subdivision – insufficient lot width and lot area
12		2/13/2015	213215	Beis Haknesses of N. Woodmere	TH N. Woodmere	39	604	1	SE/V	259, 260	Expand synagogue by adding 3rd floor-no off-street parking provided. Currently, located in dwelling with identifying signage
13		2/13/2015	213315	Capparelli Properties, LTD	TH East Meadow	50	C	18, 22, 107	SE/V	261-271	Proposed fast food restaurant with drive-thru and outdoor seating-excessive and oversized signage, insufficient parking, park in front yards
14		2/13/2015	213415	The L.I. Muslim Society	TH East Meadow	50	187	26 - 36, 225	SE/V	272, 273	Add 2nd floor to mosque with insufficient parking
15		2/13/2015	213515	Wendy's Restaurant of NY	TH Levittown	46	T	66,67	V	219-223	Demolish existing Wendy's and construct larger Wendy's with drive-thru with revised parking and access-insufficient parking, park in front yard setback, excessive/oversized signage
16		2/18/2015	218115	Bartone Properties	Farmingdale	49	75	5-7	SP		42-unit 3-story rental apartment complex located diagonally across from the Farmingdale Rail platform. Parking and zoning compliant
17	*(major)	2/17/2015	217115	Beechwood POB, LLC/ Plainview Properties, LLC	TOB Plainview	47	E	747B,747D, 747E,748A, 748D	REZ	Z-1-15	Change of Zone request from OB (Office Building) and R1-1A (single-family) to RMF-16 (multi-family), RSC-25 (multi-family senior residence) and GB (General Office) to construct 792 residential units (Revised Plan in the FEIS) and 118,450 sf of retail space. The Revised Plan also increases the overall amount of open space/buffers/pervious areas. 143 acre site

V-Variance; REZ– Rezone; SE-Special Exception; CU-Conditional Use; SU-Special Use; SP-Special Permit; Mor.–Moratorium; 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