

Nassau County Planning Commission



Zoning Agenda September 10, 2015

AGENDA ITEM	MAJ./MIN. SUB.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		8/10/15	810115	Board of Trustees	Oyster Bay Cove				AZO	L.L. B-2015	Designation of certain roads in Village as "Scenic and Historic" roadways
02		8/10/2015	810215	Wendy's of NY, LLC	Floral Park	8	57	11-16, 50-56, 61, 62	SU/V		Demolish existing fast food restaurant/build new fast food restaurant with drive-thru – insufficient parking; signage. Site is partially in residential district (drive-thru area and trash compactor)
03		8/18/2015	818115	John Notaro	New Hyde Park	8	174	1-10	SU/V		Convert ground floor (retail) of 2-story structure to adult daycare center and medical offices. Maintain 2 nd floor wholesale/distribution business - insufficient parking
04		8/18/2015	818215	Laura Coletti	New Hyde Park	33	109	40	SU/V		Renovate 1st floor restaurant of mixed use building, renovate 2nd floor apartments, construct two 3rd floor apartments - insufficient parking and undersized spaces
05		8/19/2015	819115	Board of Trustees	East Hills				AZO		Revise/update Village zoning code by modifying and adding certain definitions and modifying height restrictions in residential districts and expand section on projection of buildings in residential districts
06		8/25/2015	825115	Barry Bashker	TNH Great Neck	2	85	14	CU/V	14-109273	Conversion of vacant commercial building and addition of 3 rd floor for use as auto & motorcycle dealership. Insufficient front yard depth; insufficient res. buffer; insufficient parking
07		8/26/2015	826115	Manhasset Ventures, LLC	TNH Manhasset	3	E	79	CU/V	20053	Maintain use of 3 rd and 4 th levels of underground parking garage for storage of new cars (Beiner Audi) beneath Michaels (retail store) that is part of Manhasset Center big box shopping center). This results in a parking shortfall for the Manhasset Center
08		8/24/2015	824115	Nassau Events Center, LLC	TH Uniondale	44	F	351, 403	SPR		Site Plan Review for Nassau Events Center project (Coliseum Redevelopment) - Phase 1A - Commercial component of the Coliseum Redevelopment Plan).
09		8/27/2015	827115	Sunrise One, LLC	Lynbrook	38	F	24-31	REZ/SU	25	Change of Zone from Res. A to Commercial to build parking lot (surface/below grade) to be used primarily by Holiday Inn Express

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10		8/28/15	828115	Fazal Noor	Roslyn	20	1	305	SU/V	1655	Convert dwelling to first floor real estate office (BOT approval) with 2 nd floor residential use with 2-story rear addition along Old Northern Blvd. Excessive Floor Area Ratio, insufficient parking; insufficient rear yard. Located within Roslyn's Historic District.
11		8/28/15	828215	Jamie Kim	Roslyn	20	A	567	SPR	1507	Site Plan Review (BOT approval) for proposed expansion of parking lot in support of existing studio and multi-family dwelling along Old Northern Blvd. Requires removal of trees and iron fence. Within Village Historic District
12		8/28/15	828315	Comet Realty Holding Corp.	Valley Stream	37	367	10	REZ		Change of Zone from C-2 Commercial to CA Floating Multiple Dwelling District to convert office building into 8 apartment units
13		9/1/15	91115	PPF SS 499 Ocean Ave., LLC	East Rockaway	19	4	1,1A,2,3	V	05-15	3-story self-storage facility that exceeds maximum permissible height. Also, a parking shortfall. Previously before the NCPC (7/30/15). NCPC requested parking/traffic analysis which was provided
14		9/4/15	94115	WRD Marcus Ave. A, LLC	Lake Success	8	B-18	300H, 300L	SPR		Amend site plan for reconfigured floor area and parking layout at 1111 Marcus Ave. Primary occupant is NSLIJ. This reconfiguration of space reduces the amount of leasable floor area that will be occupied, thus negating need for a parking structure. Unoccupied space to become indoor parking.

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