

Nassau County Planning Commission



Zoning Agenda October 22, 2015

| AGENDA ITEM | MAJ./MIN. SUBDIV. (*) | DATE REC. | NCPC NO. | APPLICANT | AREA | SECTION | BLOCK | LOT | TYPE | CASE NO. | CHANGE |
|-------------|-----------------------|------------|----------|--|--------------------------|---------|-------|----------------|------|-------------|--|
| 01 | | 10/7/2015 | 107115 | Recovery Realty/Porsche of South Shore | Freeport | 54 | 81 | 5, 8, 103, 106 | SPR | SP-3022 | Site Plan Review to construct museum and showroom for Porsche cars |
| 02 | | 10/8/2015 | 108115 | Thomas Rubin | New Hyde Park | 33 | 109 | 40 | SU/V | | Expand restaurant kitchen, relocate ground floor apt to 3rd floor attic space, convert 7 smaller 2 nd floor apartments into four larger apartments. Insufficient parking. Heard by NCPC on 9/10/15 and denied. Clarification provided by applicant. Site plan/floor plan resubmitted. |
| 03 | *(maj.) | 10/9/2015 | 109115 | Delcos Enterprises | TH Baldwin | 54 | D | 12 | Sub. | 05-2016 | Proposed 4-lot zoning residential subdivision plus 5th lot being private roadway. Located in Baldwin, but within 300 feet of Rockville Centre boundary. Referral by RVC. |
| 04 | | 10/9/2015 | 109215 | TD Bank | TH Franklin Square | 35 | B | 1165, 1166 | V | 1468 - 1470 | New bank with remote drive-thru-insufficient front yard setback (Franklin Ave.); insufficient parking; non-compliant signage. Demolish existing gas station & commercial bldg. |
| 05 | | 10/9/2015 | 109315 | Green Acres Adjacent, LLC | TH Nr. Nr. Valley Stream | 39 | 553 | 7A, 7B | SE/V | 987 - 990 | Proposed gym as part of proposed retail building in new shopping center (excavation underway) requires Special Exception. Also, parking deficiency increased with gym. Site of the former Sunrise Multiplex Theater). |
| 06 | | 10/9/2015 | 109415 | 300 Hempstead Realty, LLC | TH West Hempstead | 33 | 502 | 233 | SE/V | 1018, 1019 | Utilize portion of 1st floor and entire 2nd floor for child day-care center in two-story commercial building with multiple store fronts on first floor and offices on second floor. |
| 07 | | 10/10/2015 | 1010115 | 314 South Ocean Ave., LLC | Freeport | 62 | 119 | 228 | REZ | | Change of Zone from Res. AA to Residential Apartment District to build 24 apartment units. |

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| 08 | | 9/21/2015 | 921115 | TD Bank | TNH Manhasset | 3 | 53 | 440 | V | 20081 | Proposed bank with drive-thru that (located separate from bank structure). Existing gas station and commercial buildings part of site will be demolished. Heard by NCPC on 10/1/15. Additional information requested. |
| 09 | | 10/14/2015 | 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 by Holiday Inn Express and RVC Inn. Heard by NCPC on 10/1/15. Requested revisions to Parking analysis. |
| 10 | | 10/15/2015 | 1015115 | Lincoln Family Property, LLC | Valley Stream | 37 | 113 | 289 | V | 3628,3629 | Construct one level of office space (6,000 st) over existing surface parking with 0 front yard setback (12 feet required) |
| 11 | | 10/15/2015 | 1015215 | Cinos Valley Stream, LLC | Valley Stream | 39 | 553 | 7-B | V | 3630,3631 | Construction of fast food restaurant (Sonic) with drive-thru that is part of new shopping center under construction that is the site of the former Sunrise Multiplex Theater. |

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