

# Nassau County Planning Commission



## Zoning Agenda March 17, 2016

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		2/17/2016	217116	C & B Realty #1, LLC	TNH Manhasset	3	145	434A&B	V/SPR	20134	Convert existing retail building (Barnes & Noble) to multi-tenant building with retail first floor and medical offices second floor - insufficient parking
02		2/22/2016	222116	Federation of Organizations	Freeport	55	325	7, 8	V	20150547	Proposed 5-story apartment building with 45 units-excessive height; excessive density; insufficient open space/excessive lot coverage; insufficient apartment size; insufficient parking
03		2/23/2016	223116	Freeport Housing Authority/GG Acquisitions, LLC	Freeport	55	H 191	57, 59 10, 11, 21, 18, 13, 22, 14, 15	REZ		Change of Zone from Manufacturing District to Bus. AA to build 101 affordable apartment units. Parking variance and height variances required
04		2/23/2016	223216	Hebrew Academy of the Five Towns	Cedarhurst	39	255	2, 6, 7, 13-19	V	2016-07	Construct new gymnasium with mezzanine connecting to the school - excessive height; insufficient front yard
05		2/29/2016	229116	314 S. Ocean Ave., LLC	Freeport	62	119	228	REZ		Change of Zone from Res. AA district to Residence/Apartment district to build 24 condo units. Previously heard by NCPC on 10/22/15
06		2/29/2016	229216	Rockville Centre GMC, LLC	Rockville Centre	38	304	1-15, 26-28; 124-126	V	14-2016	Expand/renovate car dealership, specifically service area and parking. Insufficient parking space dimensions and insufficient front and rear yard setbacks
07		3/4/2016	34116	Judith Syvertsen/Beverly Coyle	TH Elmont	37	478	47	SE/V	219	Change of use from gas station to sale of cars - insufficient parking; special exceptions required to sell/display used cars and park in front yard setback
08		3/7/2016	37216	LSC Development, LLC	TNH Garden City Park	33	167	427	V	20150	Conversion of one-story warehouse to two-story self-storage facility with insufficient parking. Several signage non-conformities

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09		3/8/2016	38116	Greenville Baker Boys And Girls Club	TOB Locust Valley	23	15	1, 167	V	98354	Construction of a field house building to be used in conjunction with existing boys/girls club and addition of new parking area – excessive height; insufficient parking; excessive floor area in residential zone; insufficient front yard setback
10		3/9/2016	39116	Memorial Hospital for Cancer and Allied Diseases (MSK Nassau)	TH Uniondale	44	F	p/o 410	SPR	201602340	Construction of new cancer treatment facility consisting of 114,000 square feet. Four level parking structure included. Located on 5-acres that were released from the Coliseum Redevelopment site (NEC) in southwest portion of the 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**