

Nassau County Planning Commission



Zoning Agenda March 9, 2017

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		3/2/17	32117	Lawrence O'Brien, PE	TNH New Hyde Park	9	481	434	CU		Renovation of existing vacant gas station. Reconfigure pump islands, canopy, landscaping, etc.
02		2/17/2017	217117	New Horizon Counseling Center, Inc.	TH Hewlett	39	86	7, 18, 118, 148, 149, 213	SE/V	299-302	Convert mixed-use comm. bldg./warehouse to adult daycare with insufficient parking. Also, fence that may obstruct line of site
03		2/17/2017	217217	New Street Associates, LLC	TH Oceanside	43	194	154	SE/V	287-289	Brewery with proposed beer garden, outdoor dining and food truck with insufficient parking; insufficient front yard setback
04		2/17/2017	217317	2148 Hempstead Realty Corp.	TH East Meadow	50	202	42	SE/V	252-257	Proposed Starbucks restaurant with drive-thru with insufficient parking. Also, drive-thru requires Special Exception; signage; wall with excessive height
05		2/17/2017	217417	2160 Hempstead Realty, LLC	TH East Meadow	50	202	13-16, 34, 37, 40	SE/V	258-262	Proposed restaurant with insufficient parking; parking in Res. B district; outdoor dining (Special Exception required); signage; wall with excessive height part of which is in Res. B district
06		3/1/2017	31117	55 Commercial St. Realty Corp.	Freeport	55	234	70	V	8-2017	Add second floor to commercial building with insufficient parking
07		2/17/2017	217617	Cooper & Stein Realty Corp.	TH Wantagh	56	502	44	SE/V	1407	Construct small strip commercial center partially in Res. B district (use variance required); insufficient setback; insufficient parking; park in front yard setback (Special Exception required). Previously before Planning Commission on 7/7/16

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08	* (minor)	2/17/2017	217717	Douglas Lehrman	TH East Atlantic Beach	58	143	21, 22	V	240, 241	Substandard two-lot subdivision. Maintain dwelling on lot with insufficient lot area; construct new dwelling on lot with insufficient lot area
09		2/22/2017	222117	GRP Braddock Holding, LLC	Valley Stream	37	351	125	V/SPR	3706, 3707	Convert commercial building (laundry) to office space (modify building footprint) with insufficient parking; insufficient stall size; insufficient maneuvering area
10		2/24/2017	26117	Nassau Expeditors, Inc. (Braun Brush)	TNH Albertson	9	104	7	V	20314	Expand warehouse/manufacturer/office building with insufficient parking and rear yard setback. Initially before the Planning Commission on 2/16/17
11		2/15/2017	215217	Bolla Operating LI, Corp.	TOB Hicksville	11	484	39	V	98838	Redevelop existing gas station. Reconfigure pumps with canopy; reuse existing building as convenience store. Insufficient parking, sign variances, insufficient setbacks. Previously before the Planning Commission on 8/18/16 for Special Use and Site Plan approval
12		3/3/2017	27217	LBKC Associates, LLC	TH E. Garden City/Uniondale	44	74	18, 19	V	208, 209	Expand medical office building. Insufficient parking and exceeds maximum permitted FAR. Previously heard by NCPC on 2/16/17

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; COU-Change of Use