

Nassau County Planning Commission



Zoning Agenda November 16, 2017

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	*(minor)	10/16/2017	1016117	971 Oyster Bay Rd., LLC	TOB East Norwich	27	E	472	V	99292, 99293	Substandard two-lot subdivision. Maintain dwelling on Lot A; new dwelling on Lot B - each with insufficient frontage
02	*(minor)	10/19/2017	1018117	Mourtil	Thomaston	2	140	794	V	09273.0232	Substandard two-lot subdivision with insufficient frontage on a public road
03		10/23/2017	1023117	Isaihah & Eluah Moultrie	TH Inwood	40	157	2, 212, 214, 615, 616, 623	REZ		Change of Zone from Res. B and Bus. to Urban Renewal Res. C to build 5-story residential building with 48 units. Will require height, setback and parking variance and will exceed maximum required FAR
04		10/23/2017	1023217	Freeport Plaza West, LLC	Freeport	55	289	4-13, 18,19,21-25,27,p/o 28,120, 220-224	V	44-2017	Proposed 7-story mixed-use building (249 units/12,000 sf retail & restaurant) with 25% Golden Age set-aside. Variances include: use (retail not permitted), building height, density, lot coverage, required minimum outside recreation space, parking & setbacks. Previously hear by NCPC for change of zone
05		10/27/2017	1027217	Basser Kaufman 2860 LLC	TH Oceanside	38	367	28	SE/V	1069, 1070	Convert funeral home to retail with expansion of building. Insufficient parking and front yard setback; park in front yard setback, non-conforming signage
06		10/27/2017	1027317	Fabrizi	TH Franklin Square	35	162	183	SE/V	1136	Proposed office building -park in front yard setback, insufficient parking
07		10/27/2017	1027417	L.I.G. Partners Inc./L.I.G. Partners 2 Inc.	TH Seaford	57	151	71-78	SE/V	1106-1113	Proposed commercial building for Starbucks (with drive-thru & outdoor dining) and retail - use variance (drive-thru and dumpster in Res. district), insufficient parking, insufficient front yard setback, signage
08		10/27/2017	1027517	2427 Merrick Rd. Associates, Inc.	TH Bellmore	56	322	925, 926	V	1098, 1099	Convert vacant car repair shop to three retail units with addition to building - insufficient parking, non-conforming signage

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09		10/27/2017	1027617	Barnum Island Fire District	TH Nr. Island Park	43	63	6-11, 55-59	SE/V	1438	Proposed office building - park in Res. B district (special exception required); insufficient parking
10		10/27/2017	1027717	D'Agostino Property Devt.	TH East Garden City	34	112	43-46	SE/V	1071, 1072	Change of use for existing commercial building (warehouse to three retail stores) - exceeds maximum required FAR; waive off-street parking
11	*(major)	11/6/2017	116117	Freeport Waterfront, LLC	Freeport	62	69	208 - 210	REZ		Change of Zone request from Res. A and Bus. A Districts to Marine Apartment - Boatel/Condo/Coop District to build 21 townhouse units
12		11/8/2017	118117	Glen Cove 2017, LLC	Glen Cove	21	H	37,314,320,273	V	23-2107	Proposed 3-story (53 feet) self-storage facility with excessive height and non-conforming signage
13		11/8/2017	118217	Vincent Minutella	Mineola	9	424	35, 36	SU	17-304	Proposed expansion of a bar to include restaurant and outdoor beer garden

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