

Nassau County Planning Commission



Zoning Agenda January 25, 2018

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01 LDL		12/7/2017	127317	R & B Acquisitions & Development	TH Malverne	35	480	1273, 1278	V	30	Proposed townhouse development (12 units) - excessive height. Initially before Planning Commission on 12/14/17 for change of zone
02 LD		12/14/2017	1214217	Lubavitch of Old Westbury	Old Westbury	19	E	73, 452, 1115, 1994, 1995	V		Construct synagogue with insufficient setbacks, excessive lot coverage, insufficient parking, insufficient open space
03 LD		12/15/2017	1215317	Brett O'Reilly	Rockville Centre	38	183	130	Subdiv.	04-2017	Six-lot subdivision. Initially before the Planning Commission on 6/8/17 for four lots
04 LD		12/15/2017	1215117	AFT Chen, LLC	TH Baldwin	54	289	364	V/SE	73, 74	Proposed restaurant/bar in existing commercial building - waive off-street parking and Special Exception for proposed catering room
05 D		12/15/2017	1215217	Moore's of Baldwin, LLC	TH Baldwin	54	360	1063 - 1069	V/SE	65 - 67	Use variance for live entertainment/cabaret & outdoor dining; waive off-street parking; front yard setback; maintain illegal deck for dining
06 LD		12/18/2017	1218117	Board of Trustees	Farmingdale				AZO		AZO to provide density bonus for the provision of Workforce or Next Generation Housing as part of a subdivision plat or site plan which proposes a minimum of five residential units or mixed-use development with at least five units
07 LDL		12/18/2017	1218217	Michael Litzner	TH Oceanside	43	189	53 - 56	V	106	Construct office building with insufficient off-street parking
08 LD	*(min.)	12/18/2017	1218317	Terraverde Associates	TH Franklin Square	35	37	p/o 135	V	127, 128	Substandard two-lot subdivision with insufficient lot area and lot frontage

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09 LD		12/18/2017	1218417	Mulcahy's	TH Wantagh	57	94	3, 4, 10, 16	SE/V	97, 98	Expand existing bar/night club - waive off-street parking; insufficient rear yard
10 LD	*(maj.)	12/21/2017	1221117	Beechwood East Meadow, LLC	TH East Meadow	50	B	317	REZ		Change of zone request from Res. B to Golden Age (GA) Residence to build 104 age-restricted condominium units
11 LD		12/22/2017	1222117	PM Pediatrics	TNH Manhasset	3	65	112, 217, 142	V	20460	Change of use from retail to medical office with insufficient parking
12 LD		12/22/2017	1222217	Sunrise Day Camps Assoc.	TH Oceanside	60	90	8, 9, 10	SPR	201713497	Convert warehouse to office (JCC administrative offices) and site improvements, including new and restiped parking
13 LD		1/3/2018	13118	C & B Realty #3, LLC	TOB Plainview	12	342	18	V	99408	Construct commercial building with two storefronts, (including restaurant) in existing shopping center. Insufficient parking
14 LD		1/8/2018	18118	Nutty Irishman	Farmingdale	49	106	152	SU/V		Convert vacant storefront to restaurant/bar with live music. No parking provided
15 LD		1/8/2018	18218	North Hempstead Comm. Devt. Agency	TNH New Cassel	11	10	29-31, 45, 46	REZ		Rezone rear portion of property from R-C Res. to B-A Business (part of the New Cassel Urban Renewal District) to build 3-story mixed-use residential (10 age-restricted units), medical office and bank
16 LD		1/11/2018	111118	Hicks Nursery	Westbury	10	Z	6, 582, 583, 588	SPR		Construct warehouse & sales office/ design center, new parking and other site improvements as part of existing nursery
17 MI		1/12/2018	112118	Nick Coslov	New Hyde Park	33	556	14, 15	SU/V		Construct self storage facility with insufficient parking and loading. Previously heard by Planning Commission on 7/20/17 for excessive height. Current plan reduces height.
18 LD		1/17/2018	117118	Freeport Plaza West, LLC	Freeport	55	289	223, et al	SPR	SP-3220	Site plan review for 7-story mixed-use building (249 units/12,000 sf of commercial). Before the Planning Commission on two prior occasions for zone change and variances

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; LD – Local Determination; LDL – Local Determination with a letter; D – Denial; M – Modification; MI – More Information