

Nassau County Planning Commission



Zoning Agenda January 9, 2020

AGENDA ITEM	MAJ./MIN. SUBDIV(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	*(minor)	12/10/2019	1210119	ZVG Enterprises	TH West Hempstead	35	434	41 - 43	V	37, 38, 39	Substandard three-lot subdivision each with insufficient width and lot area. Maintain existing dwelling
02		12/13/2019	1213119	Craig and Glen Cohen	TH Bellmore	56	383	596, 601, 602, p/o 606	V	144	Proposed building for day care requires use and area variance (excessive lot coverage and inadequate side yards). Before NCPC on 4/26/18
03		12/13/2019	1213219	First Bellmore 1854, LLC/ Bellmore Ave. 1892, LLC	TH Bellmore	56	L	548, 568, 569	SE/V	145, 146, 147	Construct addition to medical office with insufficient parking, insufficient setback on Bellmore Ave., special exception to park in Res. B district
04		12/13/2019	1213319	NY Joo An Presbyterian Church	TH Baldwin	54	26	88-92, 115, 116	SE/V	77, 78	Construct addition to church - waive off-street parking. Previously before the NCPC on 5/24/12
05	*(minor)	12/13/2019	1213419	Sordilli Custom Homes, Inc.	TH Merrick	55	91	206 - 209	V	110, 111	Substandard two-lot subdivision each lot with insufficient lot frontage and lot area
06		12/13/2019	1213519	BNL Realty, LLC	TH Nr. Rockville Centre	38	113	942 - 947	SE/V	149 - 153	Construct additions to non-conforming auto repair shop with insufficient parking; install dumpster and maintain storage container in Res. B district not permitted; fence and sign variances
07		12/12/2019	1212119	Mitchell Reiffman	TNH New Hyde Park	8	G	171	V	20887	Interior alteration of commercial tenant space for mechanic school with insufficient parking
08		12/13/2019	1213619	28 Guy Lombardo Ave., LLC	Freeport	55	219	28	V	2019-24	Proposed 5-story hotel (27 rooms) requires a use variance as well as height, setback and parking variances
09		12/18/2019	1218119	CAP ROC, LLC	Rockville Centre	38	290	83, 84	V	46-2019	Renovate building for use as a medical office with insufficient parking
10	*(minor)	12/19/2019	1219119	Thomas Finn	Matinecock	23	k	133	Subdivision	P-105	Two lot flag subdivision - one lot without frontage on a public road. Dual subdivision jurisdiction

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11		12/12/2019	1212219	Valley Stream Green Acres, LLC	Valley Stream	37	552	34	V	3924, 3925	Demolish existing store (Vitamin Shoppe) and construct multi-tenant one-story building with insufficient parking (Green Acres Mall)
12		12/20/2019	1220119	Richard Bivone	TNH New Hyde Park	8	254	66	V	20872	Maintain commercial parking lot in Res. C zone - not permitted (part of self-storage facility under construction). Also, insufficient stalls for parking and storage of vehicles as part of self-storage facility site. Also, reduction in required landscaped buffer
13		12/15/2019	1215119	62 S. Street Tower, Inc.	TOB Oyster Bay	27	42	572, 576 - 583	SP	P-10-19	Convert 2nd floor office space to 8 apartment units in existing mixed-use commercial building
14		12/20/2019	1220219	Capital One Bank	TNH Carle Place	10	46	41-43, 130, 137	REZ/SU/SPR		Proposed bank with drive-thru on split-zoned property requires partial change of zone from Res. C to Bus. A., Special Use and Site Plan Review. Previously, before NCPC on 9/5/19 for area variance
15		12/23/2019	1223119	Town Board	TH Baldwin (Grand Ave. corridor)				AZO		Zoning Code Amendment to Create the Baldwin Mixed-Use Zoning Overlay District
16		12/27/2019	1227119	El Balcon Properties Corp.	Freeport	55	234	48, 50	V	2019-26	Construct two 1-family attached dwellings in Business zone - not permitted
17		11/14/2019	1114119	First Playhouse of Great Neck Corp.	Great Neck Estates	2	38	116	Amend Incentive Zoning Permit		Amend approval of incentive zoning application to redevelop Playhouse Theater property 5-story mixed-use building with ground floor retail and 20 apartment units. Previously before NCPC on 12/12/19

V-Variance; REZ- Rezone; E-Special Exception; CU-Conditional Use; SU-Special Use; SP-Special Permit; Mor.-Moratorium; Mor. Ext.- Moratorium Extension 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; GSS - Gasoline Service Station Overlay District (TH); V/GSS - Variance from GSS Overlay District; Incl. GSS - Inclusion in GSS Overlay District