

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, June 25, 2020 - 10:00am
Online Webinar Format
9:00am Work Session



Due to the Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the June 25, 2020 Nassau County Planning Commission (the "NCPC") Meeting will be held electronically via ZOOM and may be viewed by the public via livestream on ZOOM (Video / phone conference application) as described below (the "June 25, 2020 NCPC Meeting"). The public may send in their comments for the public portion of the meeting via email to the address below. The NCPC will review and consider these public comments prior to making a final decision. A recording of the meeting will be posted on the Nassau County Planning Commission website.

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Final decisions will be made on items contained in Sections A and F at the June 25, 2020 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the June 25, 2020 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections B, C, D and E, before making a final decision on the matter. The public will have until 4:00 pm, Monday, June 29, 2020 to email their comments for items contained in Agenda Sections B, C, D, and E to the email address specified above. *Late comments received after Monday June 29, 2020 at 4:00 pm will not be accepted or considered.*

A second meeting will take place after public comments are received, reviewed, and considered by NCPC for each item contained in Agenda Sections B, C, D and E on Thursday, July 2, 2020 at 9:00 am where the NCPC will make a final decision on each item contained in Agenda Sections B, C, D and E. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department homepage.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **June 6, 2020 and June 11, 2020** NCPC Hearing

B. OSPAC

1. NCPC OSPAC File # 3-2020
2. NCPC OSPAC File # 4-2020

Public Hearing (Public comment period open)

Permanent Easement
Coliseum Parking Lot, Charles Lindbergh Blvd., Uniondale
(Garden City Zip Code), Town of Hempstead
Section 44, Block F, Lot 41

Permanent Easement
Vicinity of New NC Police Academy, Perimeter Road,
Uniondale (Garden City Zip Code), Town of Hempstead
Section 44, Block F, Lot 182

C. Acknowledge Contract Vendee and Adjust Bond Amounts for Major Subdivision Application Final Map Application (Public comment period open)

1. NCPC File No. 1989-F-1 Map of "Treasure Island Marina"
2880 Ocean Avenue
Seaford, Town of Hempstead
Section 63, Block 67, Lot 1

D. Extension of Time to File Deeds for Minor Subdivision (Public comment period open)

1. NCPC Minor Sub. File 33-2019 Property at: Manhasset, Town of North Hempstead
63, 71 & 73 Lake Road, Manhasset, NY 11030
Section: 3, Block: 182, Lot(s): 110, 124, 138, 139, 210, 224,
238, 240 & 440

E. Minor Subdivision Applications and SEQRA Determination of Significance (Public Comment Period Open)

1. NCPC Minor Sub. File 21-2020 Property at: Roosevelt, Town of Hempstead
18 Linden Place, Roosevelt, NY 11575
Section: 55, Block: 501, Lot(s): 298
2. NCPC Minor Sub. File 22-2020 Property at: Bellmore, Town of Hempstead
2676 Range Rd. & 1641 Bellmore Rd., Bellmore, NY 11710
Section: 56, Block: 383, Lot(s): 596, 601, 602 & 606

F. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M

Nassau County Planning Commission

Zoning Agenda



June 25, 2020

AGENDA ITEM	MAJ./MIN. SUBDIV.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	* (minor)	6/2/2020	823119	Nicholas Melillo	TOB Massapequa	65	F	6	V	10419 - 10421	Proposed 3-lot flag-type subdivision with oversized lots. Initially before the NCPC on 9/5/19 and was denied. Letter from Fire Department included in current submission
02		6/3/2020	224320	Sanjay Patel	Freeport	62	45	153	V/Sub.	2019-12	Proposed catering facility on the northerly parcel and an expanded hotel/motel on southerly parcel with excessive height; insufficient parking; 0 rear yard setback. Heard by NCPC on 3/12/20. NCPC requested additional information for hotel parcel
03		6/16/2020	616120	Carol Sparaco	Freeport	62	82	23, p/o lots 15 - 18, 31	REZ/Sub.		Change of zone from Bus. A to Res. A for construction of three single-family homes and subdivide commercial from residential properties
04		6/16/2020	616220	NY American Water	TOB Glen Head	21	S	505 - 509	SU/V	10731	Proposed granulated activated carbon treatment facility including 4 treatment towers with a height of 22' where a maximum height of 12 feet is permitted
05		6/16/2020	616320	Rambam Mesivta - Maimonides High School	TH Inwood	40	34	117, 217	V	499, 500	Proposed religious/educational facility with excessive height/# of stories; coverage; insufficient side yard setback; waive off-street parking; no activity area

AGENDA ITEM	MAJ./MIN. SUBDIV.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		6/16/2020	616420	McDonald's Corp.	Westbury	10	145	137, 138	SU		Special Use Permit required to convert existing single lane drive-thru to side-by-side drive-thru and extend daily operations to 24 hours
07	*(minor)	6/16/2020	616520	Concert Muttontown, LLC	Upper Brookville (referring municipality)	24	F	5b,5f, 84,319, 320	Sub.		The Muttontown Club proposes to split off two zoning compliant residential lots from the golf course (120 acres) in order to build two single-family homes. The referral is from Village of Upper Brookville. The subject property is wholly located in Muttontown but is with 300' of the Village of Upper Brookville line
08		3/2/2020	32120	North Shore Islamic Center Inc.	TNH Albertson	9	112	118	V	2091	Alteration of building for house of worship (mosque) with excessive lot coverage, insufficient front and year yard setbacks (all pre-existing) and insufficient parking. Previously by the NCPC on 3/12/20

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

G. Adjournment

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Nassau County Planning Commission:

Marty Glennon, Chair
Jeffrey Greenfield, 1st Vice Chair
Leonard Shapiro, 2nd Vice Chair
Neal Lewis, 3rd Vice Chair
Jerome Blue
Ronald Ellerbe
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