

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, August 13, 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 August 13, 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 "August 13, 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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A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **July 16, 2020 and July 23, 2020** NCPC Hearing

B. OSPAC

Disposition (Public Comment Period Closed)

1. NCPC OSPAC File # 5-2020
Convey Property
120 Terrace Avenue, Incorporated Village of Hempstead
Section: 34, Block: 289, Lot(s): 157

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

1. NCPC Minor Sub. File 25-2020
Property at: Bethpage, Town of Oyster Bay
East Side of South 1st St. (Vacant Land 100' S/O Grant Ave.),
Bethpage, NY 11714
Section: 46, Block: 5, Lot(s): 30-33

2. NCPC Minor Sub. File 26-2020 Property at: West Hempstead, Town of Hempstead
832-834 Roosevelt Street, West Hempstead, NY 11552
Section: 35, Block: 434, Lot(s): 41-43

3. NCPC Minor Sub. File 27-2020 Property at: Incorporated Village of Munsey Park
170 Munsey Place, Munsey Park, NY 11030
Section: 3, Block: 96, Lot(s): 132 & 134

4. NCPC Minor Sub. File 28-2020 Property at: Wantagh, Town of Hempstead
3171 Elm Place, Wantagh, NY 11793
Section: 56, Block: 209, Lot(s): 114

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

Nassau County Planning Commission

Zoning Agenda



August 13, 2020

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		7/15/2020	715120	Montrigo Properties, LLP	Valley Stream	37	113	291	SU/V/SPR	3968, 3969	Convert vacant retail storefront to tavern with no parking provided
02		7/15/2020	715220	Meridian Lights, Inc.	Freeport	55	205	127	SPR	SP-3403	Proposed 3-story mixed use infill building with 8 units and ground floor retail. Previously before the NCPC on 9/5/19 for variances. Issued LD
03		7/16/2020	716120	Bethlehem Assembly of God	Valley Stream	37	115	11,25,26, 29,30,34, 35,37,112, 114,126, 127,130, 131	SU/V/SPR	3970, 3971	Expand church and provide adult education, nursery school, aftercare, restaurant - insufficient parking, insufficient setbacks. Special uses required for various accessory uses
04	*(Minor)	7/17/2020	717120	86 Oak, LLC	TH Nr. Freeport	55	279	84, 85, 86, 87	V	563, 564	Substandard 2-lot subdivision each with insufficient lot frontage and lot coverage
05	*(Major)	7/18/2020	718120	Woodbury Hills, Inc.	TOB Woodbury	14	E	823	V	10807	Five-lot subdivision on proposed private cul-de-sac. Four lots without frontage on a public road
06	*(Minor)	7/18/2020	718220	111 Glenwood Rd., LLC	TOB Glenwood Landing	20	27	122, 328-331, p/o 325	V	10789, 10790	Proposed two-lot subdivision. Maintain several structures on one lot and create second lot to build new home. Lot has insufficient frontage and insufficient area
07		7/23/2020	723120	Keyspan	TOB Glenwood Landing	21	F	4, 9, 1947	V	10863	Proposed natural gas cold weather supply facility to provide safe, adequate, reliable natural gas to its customers for the coldest days of the year

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08		7/23/2020	723220	RMB Consultants	TNH Carle Place	9	663	40	SPR		Proposed Amazon "last mile" warehouse delivery station on the site of the former Waldbaum's grocery store that will be repurposed into a warehouse
09		8/3/2020	83120	555 Stewart Garden City LLC	Garden City	44	76	15	Amend Site Plan		Amend approved site plan for 150-unit multi-family development in two buildings. Initially approved for one building. The amended plan is to better accommodate indoor amenities and reconfiguration of bedroom mix. 10% affordable housing set-aside remains in effect. Initially before Planning Commission on 5/17/18
10		8/5/2020	85120	Orenstein Fetner Devt. LLC/Scores Realty, Inc.	Westbury	10	187	919	SU/V		Proposed 4-story 36-unit multi-family building requires Special Use for at-grade parking beneath raised first floor. Also, excessive height, insufficient parking and under-sized parking stalls (including area devoted to aisles)
11		8/6/2020	624120	LR Glen Cove, LLC	Glen Cove	21	80	16, 18	SPR/V		Proposed one-story 20,692 sf building as part of Jaguar Sales and Service facility (on Land Rover property). Zoning/parking compliant. Previously before Planning Commission on 7/16/20. Deemed incomplete. Additional information provided
12		8/6/2020	528320	135 E. Park Ave., LLC	Long Beach	59	109	15 - 19	V	3156	Proposed 3-story mixed-use building 16 units requires use, height, parking and setback variances. Initially before Planning Commission on 6/4/20. Denied at that time. Current plan has been revised
13	*(Minor)	6/8/2020	415220	3960 John, LLC	TH Seaford	65	B	434, 435	V	425, 426, 427	Substandard 4-lot subdivision. All lots have zoning compliant lot area with one lot (flag lot) having insufficient street frontage. Initially before Planning Commission on 5/14/20. Deemed incomplete. Plan modified

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

E. Adjournment

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Nassau County Planning Commission:

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