

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, October 1, 2020 - 10:00 A.M.
Online Webinar Format
Work Session – 9:00 A.M.

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 October 1, 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 "October 1, 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.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. Access and instructions for ZOOM are available on the Nassau County Planning Department Webpage:

<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections A, B, C, D, & F at the October 1, 2020 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the October 1, 2020 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Section E before making a final decision on the matter. The public will have until 4:00 P.M., Monday, October 5, 2020 to email their comments for items contained in Agenda Section E to the email address specified above. *Late comments received after Monday, October 5, 2020 at 4:00 P.M. 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 Section E on Thursday, October 8, 2020 at 8:30 A.M., where the NCPC will make a final decision on each item contained in Agenda Section 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 **September 10, 2020** and **September 17, 2020** NCPC Hearing

B. OSPAC

1. NCPC OSPAC File # 6-2020

Public Hearing (Public Comment Period Closed)

Grant Easement to Port Washington Water District
Christopher Morley Park, 500 Searingtown Road, Incorporated
Village of North Hills (*Roslyn Postal Code*)
Section: 7, Block: E, Lot(s): P/O 903 & 965

C. Major Subdivision Application – Amendment to May 14, 2020 Resolution and Issuance of Public Notice for Public Hearing on Draft Environmental Impact Statement (DEIS)

1. NCPC File # 1997-P-1
Map of "Willow View Estates"
99 Meadow Drive – Woodmere Golf Club
Woodmere, Town of Hempstead, Village of Lawrence, and Village of Woodsburgh
Section: 41, Block: F, Lot(s): 37, 40, 48, 123, 310, 3028-3030, & 3032
Section: 41, Block: D, Lot(s): 53 & 55
Section: 41, Block: 72, Lot(s): 1

D. Minor Subdivision Applications and SEQRA Determination of Significance (Public Comment Period Closed)

1. NCPC Minor Sub. File 30-2020
Property at: South Farmingdale, Town of Oyster Bay
463 Staples Street, South Farmingdale, NY 11735
Section: 49, Block: 147, Lot(s): 1

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

1. NCPC Minor Sub. File 31-2020
Property at: Glenwood Landing, Town of Oyster Bay
19 Glenwood Road, Glenwood Landing (*Glen Head Postal Code*), NY 11545
Section: 20, Block: 56, Lot(s): 220
2. NCPC Minor Sub. File 32-2020
Property at: Roosevelt, Town of Hempstead
17 Lincoln Avenue, Roosevelt, NY 11575
Section: 55, Block: 487, Lot(s): 5 & 9
3. NCPC Minor Sub. File 33-2020
Property at: Woodmere, Town of Hempstead
17 Brower Avenue, Woodmere, NY 11598
Section: 41, Block: 25, Lot(s): 48
4. NCPC Minor Sub. File 34-2020
Property at: Bellmore, Town of Hempstead
2710 Landing Avenue, Bellmore, NY 11710
Section: 63, Block: 214, Lot(s): 2 & 3

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

Nassau County Planning Commission

Zoning Agenda



Oct. 1, 2020

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		8/19/2020	819120	Town Board	TNH Port Washington				AZO		Proposed amendment to the Town's Waterfront Business District (B-W)
02		9/7/2020	97120	Town Board	TH North Lawrence	40	34, B	233, 234, 15, 16, 14, 61, 112, 212	AZO		Zoning amendment to extend Town's NB Overlay District west to the intersection of Mott Ave. and Rockaway Tpke. This will extend the TOD district along the commercial corridor to create a "main street" and transitional area
03		9/8/2020	98120	Legend Resource Group, LLC	Roslyn	6	53	947	V	1696	Existing two-story office/warehouse building to be converted to six apartment units. Area and parking variances required
04		9/8/2020	98220	K Roslyn, Inc.	Roslyn	7	B	561	V	1695	Construct three-story building with first floor retail and second and third floor office. Area and parking variances required
05		9/18/2020	918120	Northwell Health	TH Nr. Valley Stream	37	574	39 - 45, 50 - 53, 55 - 60	SE/V	727	Proposed parking lot for Franklin Hospital-LIJ Valley Stream. Insufficient landscaping, Special Exception to park in Res. A & B districts. Demolition of homes required
06		9/8/2020	98420	7-Eleven, Inc.	TH Wantagh	51	374	53	SE/V	679, 680	Proposed parking lot to be used in conjunction existing 7-Eleven convenience store that will require demolition of existing structure

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
07		9/8/2020	98520	3026 Realty Co., LLC	TH Levittown	51	111	40	V	696	Convert existing building to funeral home. Waive off-street parking
08		9/10/2020	910120	S & S Group Real Estate	TH Oceanside	38	400	442, 460, 464, 479, 480	SPR	20-8339	Site plan review for multi-family project (23 units). Before the Planning on 5/30/19 to modify restrictive covenant to change from condo ownership to all rental, reduce size of units, increase number of units from 18 to 23 and increase parking
09		9/14/2020	914120	El Balcon Properties	Hempstead	36	51	137, 138	V	2030	Construct 4-story senior apartment building with 24 units. Use variance required. Also, parking in the front yard not permitted
10	*(minor)	9/16/2020	916120	70 Front Street Realty, LLC	TH Nr. Westbury	45	566	7	Incl. in GSS Overlay		Proposed 7-Eleven with gas station on Parcel 1 and retail store on Parcel 2. Request to include in GSS Overlay district
11		9/15/2020	915120	Board of Trustees	Port Washington N.	4	123	18, 20, 23, 24, 43	AZO		Amend Zoning Code to permit a movie/sound studio as a permitted use in the Economic Development District B zone. Also, maximum building height is modified to not exceed 50 ft. This AZO specifically applies to the Publisher's Clearinghouse site.
12	*(minor)	9/21/2020	921120	Borowski Halina & Mirosław	TOB Syosset	15	1	29	V	10949	Substandard two-lot subdivision each lot with substandard lot area and lot frontage in R1-6 district
13		9/18/2020	918220	Sri Navagraha Devasthanam Of N. America, Inc.	TNH New Hyde Park	8	211-13	198	V	20957	Convert warehouse space to a house of worship and senior center with insufficient parking

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

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 October 1, 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 "October 1, 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.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. Access and instructions for ZOOM are available on the Nassau County Planning Department Webpage:

<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections A, B, C, D, & F at the October 1, 2020 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the October 1, 2020 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Section E before making a final decision on the matter. The public will have until 4:00 P.M., Monday, October 5, 2020 to email their comments for items contained in Agenda Section E to the email address specified above. *Late comments received after Monday, October 5, 2020 at 4:00 P.M. 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 Section E on Thursday, October 8, 2020 at 8:30 A.M., where the NCPC will make a final decision on each item contained in Agenda Section 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.

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
Rick Shaper
Lisa Warren

Department of Public Works, Division of Planning

Gregory Hoesl
Martin Katz
John Perrakis

Kenneth Arnold, PE, Commissioner
Sean Sallie, AICP, Deputy Commissioner