

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, October 22, 2020 - 10:00 A.M.  
Online Webinar Format  
Work Session - 8:45 A.M.

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*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 22, 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 22, 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 Agenda items contained in Sections C & F at the October 22, 2020 NCPC Meeting.

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A second meeting will take place after public comments are received, reviewed, and considered by the NCPC for each item contained in Agenda Sections B, D, & E on Thursday, October 29, 2020 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B, D, & 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.

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### A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **October 1, 2020 & October 8, 2020** NCPC Hearing

### B. OSPAC

1. NCPC OSPAC File # 9-2020

#### Public Hearing (*Public Comment Period Open*)

*Easement Abandonment*

270 Main Street, Port Washington, Town of North Hempstead  
Section: 5, Block: 35, Lot(s): 126

### C. OSPAC

1. NCPC OSPAC File # 6-2020

#### Disposition (*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): parts of 903 & 965

- |                             |  |
|-----------------------------|--|
| 2. NCPC OSPAC File # 7-2020 | <i>Long Term Lease to NY Youth Sports Network, Inc.</i><br>Mitchel Field Navy Gym, Uniondale ( <i>Garden City Postal Code</i> ),<br>Town of Hempstead<br>Section: 44, Block: F, Lot(s): parts of 382 & 417 |
| 3. NCPC OSPAC File # 8-2020 | <i>Sale of Property</i><br>East of 2379 Gale Avenue, Baldwin, Town of Hempstead<br>Section: 54, Block: 103, Lot(s): 225  |

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

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|---------------------------------|--|
| 1. NCPC Minor Sub. File 35-2020 | Property at: Oceanside, Town of Hempstead<br>17 Madison Avenue, Oceanside, NY 11572<br>Section: 54, Block: 240, Lot(s): 247                        |
| 2. NCPC Minor Sub. File 36-2020 | Property at: Incorporated Village of East Rockaway<br>249 Waverly Avenue, East Rockaway, NY 11518<br>Section: 42, Block: 243, Lot(s): 13, 30, & 31 |
| 3. NCPC Minor Sub. File 37-2020 | Property at: Hicksville, Town of Oyster Bay<br>40 W. Nicholai Street, Hicksville, NY 11801<br>Section: 11, Block: 297, Lot(s): 6, 7, 25, & 105     |
| 4. NCPC Minor Sub. File 38-2020 | Property at: Massapequa, Town of Oyster Bay<br>383 Forest Avenue, Massapequa, NY 11758<br>Section: 57, Block: 190, Lot(s): 76-82                   |
| 5. NCPC Minor Sub. File 39-2020 | Property at: Glenwood Landing, Town of Oyster Bay<br>6 Vine Street, Glenwood Landing, NY 11547<br>Section: 20, Block: 43, Lot(s): 8, 9, & 12       |

**E. Extension of Time to File Deeds for Minor Subdivision**  
(*Public Comment Period Open*)

- |                                 |   |
|---------------------------------|---|
| 1. NCPC Minor Sub. File 29-2019 | Property at: East Garden City, Town of Hempstead<br>Mitchel Field ( <i>E/O Charles Lindbergh Blvd.</i> ), Garden City, NY 11530<br>Section: 44, Block: F, Lot(s): 400 & 417 |
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**F. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M**

# Nassau County Planning Commission

## Zoning Agenda



**October 22, 2020**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/15/2020	1015120	WKT Assoc. / SFR Realty	TNH New Hyde Park	8	K9	44	SPR		Construct new mixed-use building as part of shopping center
02	*(minor)	10/12/2020	1012120	778 OCR Realty	TOB Plainview	12	401	P/O 3	Sub./V	10964	Substandard two-lot subdivision. Maintain commercial use along Old Country Rd. and maintain residential use along Evelyn Rd.
03		10/2/2020	102120	Town Board	Town of N. Hempstead				AZO		Amend provisions of the Industrial B District to add section on <i>Performance Standards</i>
04		10/9/2020	109120	Lynbrook Equities, LLC	Lynbrook	38	96	7, 102	V		Interior alterations to building to convert vacant children's entertainment facility/arcade into child gymnastic center and separate daycare center with insufficient parking
05		10/5/2020	105120	Board of Trustees	Roslyn Harbor				AZO	Local Law D-2020	Amend zoning code to add new article pertaining to the regulation of slopelands
06		9/25/2020	925120	First Hartford Realty Corp.	TOB Bethpage	49	189	21, 22	SPR	SP 06-18	Site Plan Review for a proposed CVS Pharmacy
07		10/2/2020	102220	Bolla Operating L.I. Corp.	TOB Farmingdale	48	512	72	REZ/SU		Improvements to existing gas station with addition of new convenience store that requires Change of Zone and Special Use

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
08		10/1/2020	101120	James Haralampoudis	TNH Carle Place	10	N	280, 281	V/CU	20951	Expand existing restaurant in shopping center with insufficient parking
09	*(minor)	10/1/2020	101220	The Gerard Wuttke Trust	TNH New Hyde Park	8	195	1-11, 18-21, 29-31, 115-119	Sub./V	20950	Create two parcels that will maintain existing buildings on reduced lots with insufficient parking and loading
10		10/12/2020	918220	Sri Navagraha Devasthanam of North America, Inc.	TNH New Hyde Park	8	211-13	198	V	20957	Maintain conversion of commercial space to house of worship with addition of affiliated senior center. Insufficient parking. Previously before Planning Commission on 10/1/20. Requested additional information
11		10/19/2020	1019120	145 Franklin, LLC / Faith Baptist Church	Hempstead Village	34	291	86, 89	SPR		Proposed 5-story mixed-use building with 244 units (55+) with ground floor commercial, recreation, and other resident amenities. Parking and zoning compliant in transit-oriented zoning overlay district

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, *1<sup>st</sup> Vice Chair*  
Leonard Shapiro, *2<sup>nd</sup> Vice Chair*  
Neal Lewis, *3<sup>rd</sup> 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*