

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, November 12, 2020 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 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 November 12, 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 "November 12, 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 A, B & G at the November 12, 2020 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the November 12, 2020 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections C, D, E & F before making a final decision on the matter. The public will have until 4:00 P.M., Monday, November 16, 2020 to email their comments for Agenda items contained in Sections C, D, E & F to the email address specified above. *Late comments received after Monday, November 16, 2020 at 4:00 P.M. will not be accepted nor considered.*

A second meeting will take place after public comments are received, reviewed, and considered by the NCPC for each item contained in Agenda Sections C, D, E & F on Thursday, November 19, 2020 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections C, D, E & F. 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 **October 22, 2020 & October 29, 2020** NCPC Hearing

B. OSPAC

Disposition (Public Comment Period Closed)

1. NCPC OSPAC File 9-2020 *Easement Abandonment*
270 Main Street, Port Washington, Town of North Hempstead
Section: 5, Block: 35, Lot(s): 126

C. Application for Release of Surety Bond and Cash Escrow

(Public Comment Period Open)

1. NCPC File 1978-F-2 *Map of Cornerstone Properties*
New Cassel, Town of North Hempstead
Section 11; Block 91; Lots 67, 68, 69, 70

D. Major Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC File 2000-P-1
Map of the Rose at Great Neck Condominium
Property at: Incorporated Village of Great Neck Estates
212-230 Middle Neck Road, Great Neck Estates, NY 11021
Section: 2, Block: 6, Lot(s): 254

E. Extension of Time to File Resolution for Major Subdivision

(Public Comment Period Open)

1. NCPC File 1971-F-5
Map of G.A.D. Developers Property Subdivision
Property at: Incorporated Village of East Hills
14 Mimosa Drive, Roslyn, NY 11576
Section: 7, Block: 299, Lot(s): 41-43 & 104-106

F. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 40-2020
Property at: Albertson, Town of North Hempstead
88 Netz Place, Albertson, NY 11507
Section: 7, Block: 197, Lot(s): 55
2. NCPC Minor Sub. File 41-2020
Property at: Massapequa, Town of Oyster Bay
14 William Street, Massapequa, NY 11758
Section: 65, Block: F, Lot(s): 6
3. NCPC Minor Sub. File 42-2020
Property at: North Massapequa, Town of Oyster Bay
157 North Detroit Avenue, North Massapequa, NY 11758
Section: 48, Block: 5, Lot(s): 28-33
4. NCPC Minor Sub. File 43-2020
Property at: East Meadow, Town of Hempstead
1883 Lincoln Avenue, East Meadow, NY 11554 &
197 East Meadow Avenue, East Meadow, NY 11554
Section: 50, Block: 535, Lot(s): 19, 33, 36, 38 & 55
5. NCPC Minor Sub. File 44-2020
Property at: Incorporated Village of Old Brookville
160 Hegemans Lane, Old Brookville, NY 11545
Section: 22, Block: J, Lot(s): 18B, 18C, 150 & 331

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

Nassau County Planning Commission

Zoning Agenda



November 12, 2020

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/16/2020	1016120	JSF Management, LLC / HALM Industries, Inc.	TOB Glen Head	21	Q	446, 494, 1829	V	10970	Proposed 3-story self-storage facility that extends into R1-7 zoning district. Use variance required. Companion application to Item 2 on Zoning Agenda
02		10/22/2020	1022120	JFS Management, LLC / HALM Industries, Inc.	TOB Glen Head	21	Q	446, 494, 1829	Mod. Restrictive Covenant/ SPR		Proposed 3-story self-storage facility requires a modification of restrictive covenant to allow the proposed facility. Companion application to Item 1 on Zoning Agenda
03		10/19/2020	1019120	Rand LI, LLC	Valley Stream	37	347	48, 49, 50	REZ		Change of Zone from C-1 Commercial zone to C-A Floating Multi-Family zone to construct 4 and 5-story multi-family building with 35 units
04		10/19/2020	1019220	United Full Gospel Church	Valley Stream	37	S	1	SU/V	3985, 3986	Proposed change of use of building from retail to house of worship that requires Special Use for place of public assembly, parking variance and façade variances. Previously before NCPC on 4/16/19 and 3/12/20. Parking Analysis requested

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		10/23/2020	1023220	L.I. Building Corp.	Lynbrook	42	158	433	REZ/SU		Change of Zone to Res. C to build 16 units in two buildings. Also, Special Use is required for multi-family in Res. C zone. Project will need a parking variance
06		10/23/2020	1023120	Nassau Steel, LLC d/b/a Gold Coast Studios	TOB Bethpage	46	G	98	SU	P-6-20	Special Use required to permit two TV broadcasting studios with live audiences on a site with multiple commercial buildings on 84-acre site (former Northrup/Grumman site)
07		10/29/2020	1029120	Conklin Estates	TH Woodmere	41	23	144, 150, 340, 341	REZ (Re-instatement)		Applicant is requesting reinstatement of the approved Change of Zone to CA to build 16-unit multi-family building as time has elapsed to acquire building permit. Previously heard and denied by NCPC (9/27/18) for larger project
08		10/30/2020	1030120	The Academy Charter School	TH Uniondale	44	F	360	SE/V	1412	Expansion of existing charter school (grades K-12) with excessive FAR and insufficient parking. Current plan represents an expansion from previous plan that was before the NCPC (8/8/19) by adding 4th floor to proposed high school portion of facility and additional parking (below grade)
09		11/3/2020	113120	Bolla EM Realty, LLC	Freeport	62	108	23	SPR	SP-3427	Site Plan Review for renovated gas station with new gasoline dispenser islands, canopy, paving, landscaping and other site improvements plus the conversion of garage into a convenience store
10		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 to child gymnastic center and child daycare center with insufficient parking. Previously before NCPC on 10/22/20. Requested additional information on 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

H. Adjournment

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Marty Glennon, *Chair*
Jeffrey Greenfield, *1st Vice Chair*
Leonard Shapiro, *2nd Vice Chair*
Neal Lewis, *3rd Vice Chair*
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