

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, January 28, 2021 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



Due to the Coronavirus (COVID-19) Emergency and State & 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 January 28, 2021 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 "January 28, 2021 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 Department website.

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Final decisions will be made on Agenda items contained in Sections A, B & E at the January 28, 2021 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 C & D on Thursday, February 4, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections C & D. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department website.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **January 7 & January 14, 2021** NCPC Hearing

B. Amended OSPAC SEQRA Recommendation

(Public Comment Period Closed)

1. NCPC OSPAC File 8-2003

Sale of County-Owned Real Property

Property at: Inwood, Town of Hempstead

175 Roger Avenue, Inwood, NY 11096

Section: 40, Block: L, Lot(s): 5, 55 - 57, 59, 117, 2579 & 2585

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

1. NCPC Minor Sub. File 1-2021 Property at: Syosset, Town of Oyster Bay
8 Queens Street, Syosset, NY 11791
Section: 15, Block: 1, Lot(s): 29 & 30
2. NCPC Minor Sub. File 2-2021 Property at: Port Washington, Town of North Hempstead
2 Joel Place, Port Washington, NY 11050
Section: 5, Block: C, Lot(s): 339
3. NCPC Minor Sub. File 3-2021 Property at: Woodmere, Town of Hempstead (*Hewlett Postal Code*)
370 Felter Avenue, Hewlett, NY 11557
Section: 39, Block: 608, Lot(s): 63
4. NCPC Minor Sub. File 4-2021 Property at: Massapequa, Town of Oyster Bay
52 Beach Road, Massapequa, NY 11758
Section: 65, Block: 97, Lot(s): 471 - 478
5. NCPC Minor Sub. File 5-2021 Property at: Incorporated Village of Lattingtown
1 Factory Pond Road, Locust Valley, NY 11560 &
10 Millford Drive, Locust Valley, NY 11560
Section: 29, Block: 78, Lot(s): 23 & 25

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

1. NCPC Minor Sub. File 4-2020 Property at: Incorporated Village of Lattingtown
(*1st Extension of Time*) 117 Ryefield Road, Locust Valley, NY 11560 &
20 Horse Hollow Road, Locust Valley, NY 11560
Section: 30, Block: F, Lot(s): 3, 340, 354, 355, 359 & 365

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

Nassau County Planning Commission

Zoning Agenda



January 28, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/5/2021	15121	Westbury 474, LLC	TH Nr. Westbury	45	34	52, 53, 54, 55	SE/V	71 - 76	Proposed restaurant with drive-thru and outside seating - insufficient parking; insufficient front yard setback on Old Country Rd.; signage non-conformities
02	* (Major)	1/7/2021	17121	313 McCouns Lane Holdings, LLC	Oyster Bay Cove	27	H	309, 318, 322	Sub.	P-165	Proposed 7-lot subdivision of a former estate. All lots are zoning compliant
03		1/11/2021	111121	Spa 79 E.L.P	Farmingdale	49	106	154, 156, 158	SU		Proposed 3.5 story mixed-use residential/commercial building with ground floor retail and 54 apartment units in Downtown Mixed-Use (DM-U) zoning district
04		1/11/2021	111221	111 Hempstead Tpke., LLC	TH W. Hempstead	35	364 365	1, 2, 3, 68 217, 224	REZ		Change of Zone from Bus. X to CA-S to build three apartment buildings on two parcels containing a total of 428 apartment units. Project is zoning & parking compliant in the CA-S zoning district
05		1/11/2021	111321	Ravinder Singh	TOB Syosset	15	161	33, 37	SU	SUP 460-20	Proposed convenience store as part of gas station and renovate/expand existing gas station. Will require a parking variance if approved by Town

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06		1/11/2021	111421	The Havayah Centre, Inc.	Roslyn	7	106	206	V	1702	Conversion and expansion of vacant commercial building for new health club. No compliant parking spaces provided
07		1/13/2021	113121	Board of Trustees	Thomaston				AZO	Bill T 2021A	Proposed local law regulating the installation of permanent generators
08		1/14/2021	114121	Josh Agus	Hempstead	34	439	136A, 136B, 248	V	2037	Convert vacant commercial building to restaurant with drive-thru. Use not permitted in Bus. B and Res. AA zoning districts
09		1/14/2021	114221	High Point Engineering	East Rockaway	38	508	225	V	01-2021	Renovate existing gasoline service station and add gasoline dispensing islands and other site improvements. Height and setback variances required for canopy and fueling islands
10		1/15/2021	115121	Wendy's Properties, LLC	TH Nr. Lawrence	40	A	1129, 1065	SE/V	97 - 104	Proposed fast food with drive-thru (Wendy's) with insufficient parking and non-conforming signage
11		1/15/2021	115221	Columbia Equipment	Freeport	62	D	147 - 150	V	2021-1	Proposed 3-story building 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 w/ 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

F. 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
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*