

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, April 15, 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 April 15, 2021 Nassau County Planning Commission (the "NCPC") Meeting will be held electronically via a web-based virtual meeting program and may be viewed by the public via livestream (video/phone conference application) as described below (the "April 15, 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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<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections A, B & E at the April 15, 2021 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the April 15, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections C & D before making a final decision on the matter. The public will have until 4:00 P.M., Monday, April 19, 2021 to email their comments for Agenda items contained in Sections C & D to the email address specified above. *Late comments received after Monday, April 19, 2021 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 on Thursday, April 22, 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 **March 25 & April 1, 2021** NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance (Public Comment Period Closed)

1. NCPC Minor Sub. File 18-2021 Property at: New Cassel, Town of North Hempstead
(Westbury Postal Code)
970 Brush Hollow Road, Westbury, NY 11590
Section: 11, Block: 504, Lot(s): 7

C. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 19-2021 Property at: North New Hyde Park, Town of North Hempstead
(New Hyde Park Postal Code)
1575 Hillside Avenue, New Hyde Park, NY 11040
Section: 8, Block: 212, Lot(s): 716U

2. NCPC Minor Sub. File 20-2021 Property at: North Wantagh, Town of Hempstead
(Seaford Postal Code)
4008 & 4010 Meadow Lane, Seaford, NY 11783
Section: 52, Block: 502, Lot(s): 18 & 19

3. NCPC Minor Sub. File 21-2021 Property at: Baldwin, Town of Hempstead
1111 Alhambra Road, Baldwin, NY 11510
Section: 36, Block: 530, Lot(s): 89 & 90

4. NCPC Minor Sub. File 22-2021 Property at: Syosset, Town of Oyster Bay
111 Convent Road, Syosset, NY 11791
Section: 15, Block: C, Lot(s): 664

5. NCPC Minor Sub. File 23-2021 Property at: Oceanside, Town of Hempstead
493 Gifford Avenue, Oceanside, NY 11572 &
3175 Benjamin Road, Oceanside, NY 11572
Section: 54, Block: 518, Lot(s): 68, 209, 210 & 211

D. Extension of Time to File Deeds for Minor Subdivision Application

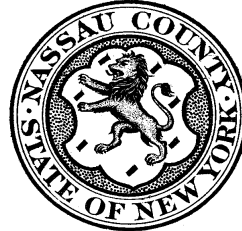
(Public Comment Period Open)

1. NCPC Minor Sub. File 35-2019 Property at: Woodmere, Town of Hempstead
(2nd Extension of Time)
811 Central Avenue, Woodmere, NY 11598 &
24 Oak Street, Woodmere, NY 11598
Section: 39, Block: 236, Lot(s): 32, 44 & 159

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

Nassau County Planning Commission

Zoning Agenda



April 15, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		3/8/2021	38121	Global Montello Group Corp.	TH Elmont	32	464	1-6, 44, 45	Incl. GSS		Renovation of gas station with convenience store and installation of underground fuel tanks
02		3/22/2021	322121	Meadows at East Meadow, LLC	TH East Meadow	50	220	223	REZ		Change of zone from Res. B to CA Multi-Family Residential to construct 20-unit age-restricted (55+) rental apartment complex
03	*(minor)	3/28/2021	328121	Brook-City Development, LLC	TH West Hempstead	35	433	73, 74	V	206, 207	Substandard two-lot subdivision, each with insufficient lot width and lot area
04		3/17/2021	317121	485 Underhill Blvd., LLC	TOB Syosset	15	169	17	V	11294	Proposed one-story office building with insufficient parking
05		3/31/2021	331121	510 Ocean Ave., LLC	East Rockaway	38	497	132	V	3-2021	Convert existing gym to clothing warehouse with clothing retail space. Warehouse use not permitted in <i>Commercial-Recreation</i> zoning district
06		4/1/2021	41121	Town Board	Town of Oyster Bay				AZO	Local Law 4-2020	Amend zoning code to remove apartments over stores or offices as a permitted use

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07		3/17/2021	317221	Kamdan, LLC	TOB Syosset	15	29	47, 48	V	11233	Existing multi-tenant building with insufficient parking. Certificate of Occupancy was issued in error in 2014 and subsequently revoked by Town in 2021 without the necessary parking variance. No change to current building
08		4/2/2021	42121	Chabad of Roslyn	TNH Roslyn Heights	7	47	30	V	21056	Construct a second story addition to religious institution with excessive height, excessive lot coverage, insufficient side and rear yard setback, non-compliant sky exposure plane requirements and insufficient parking
09		4/2/2021	42221	Mercy Medical Center	Rockville Centre	36	C	209	SPR	PB 01-2021	Site Plan Review for two-story medical office building for out-patient services that would be relocated from the main hospital building
10		4/2/2021	42321	F & Q Properties, LLC	TOB Farmingdale	49	257	9	SU	P-3-21	Renovation of existing building into a child day-care facility for up to 30 children with associated site improvements
11		4/5/2021	45121	Board of Trustees	Island Park				AZO	Local Law 2-2021	Creation of the Island Park Transit Oriented Development Overlay District that will consist of two sub-districts: <i>Business Subdistrict</i> and <i>Waterfront Subdistrict</i>
12		4/9/2021	49121	Leon Petroleum	TH N. Bellmore	56	213	111	REZ / Incl. GSS		Change of zone from Res. B to Bus. X and inclusion in GSS Overlay District to convert building to convenience store, add parking and other site improvements to existing gasoline station

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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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*