

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, May 6, 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 May 6, 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 "May 6, 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.

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 the web-based virtual meeting program are available on the Nassau County Planning Department website:

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

Final decisions will be made on Agenda items contained in Sections A, D & E at the May 6, 2021 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the May 6, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections B & C before making a final decision on the matter. The public will have until 4:00 P.M., Monday, May 10, 2021 to email their comments for Agenda items contained in Sections B & C to the email address specified above. *Late comments received after Monday, May 10, 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 B & C on Thursday, May 13, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B & C. 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 **April 15 & April 22, 2021** NCPC Hearing

B. Extension of Time to File Final Major Subdivision Application (Public Comment Period Open)

1. NCPC File 1993-P-2
(1st Extension of Time)
Map of "The Paddocks"
Property at: Incorporated Village of Old Brookville
62 Hegemans Lane, Old Brookville, NY 11545
(Glen Head Postal Code)
Section: 22, Block: 29, Lot(s): 18

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

(Public Comment Period Open)

- | | |
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| 1. NCPC Minor Sub. File 65-2019
<i>(1st Extension of Time)</i> | Property at: Incorporated Village of Brookville
1450, 1472 & 1494 Cedar Swamp Road, Brookville, NY 11545
<i>(Glen Head Postal Code)</i>
Section: 18, Block: D, Lot(s): 207, 319 & 607 |
| 2. NCPC Minor Sub. File 05-2020
<i>(1st Extension of Time)</i> | Property at: Bellmore, Town of Hempstead
2995, 3003, & 3009 Judith Drive, Bellmore, NY 11710
Section: 63, Block: 315, Lot(s): 78 - 80 |

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

E. New Business

1. Appointment of OSPAC Member Pursuant to Title 47, Section 2(a) of the Miscellaneous Laws of Nassau County

Nassau County Planning Commission

Zoning Agenda



May 6, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		4/13/2021	413121	Red Barn Dog Ops LI, LLC	TOB Bethpage	49	E	40	SU	P-4-21	Special use required for proposed dog daycare facility with additional boarding services - parking compliant
02		4/12/2021	412121	Davita Inc.	TOB Massapequa	52	527	228 - 233, 247, 248	SPR	SP 05-20	Site plan review for the conversion of majority of one-story commercial building to medical offices. Non-compliant parking
03		4/13/2021	413221	NYU Langone	Mineola	9	673	10	SPR / V	21-013	New visitor's parking garage that is eight levels (five above grade and three below grade) with 727 parking spaces. Variances required for height and size of parking spaces. Will replace existing visitor's garage at another location (to be demolished)
04		4/15/2021	415121	Board of Trustees	Great Neck Plaza				AZO	Local Law 2-2021	Proposed Amendment to Zoning Ordinance to allow greater height and lot coverage in Bus. B District, provide more flexibility regarding side yard setbacks and provide clarification concerning affordable unit set-aside in exchange for increased density in the Bus B District for mixed-use projects

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05		4/20/2021	420121	Board of Trustees	Baxter Estates				AZO	Bill 3 of 2021	Proposed 6-month moratorium on construction (new building or expansion) of any residential use within the Bus. A District during which time the provisions of the Zoning Code will be reviewed concerning residential development in the Bus. A District and amend the zoning code accordingly
06	*(minor)	4/23/2021	423121	Papio Development Corp.	TH Baldwin	54	359	722, 723, 724	V	277, 278	Substandard two-lot subdivision. Lot A zoning compliant. Lot B with non-compliant lot frontage and lot area
07		4/26/2021	426121	Ocean Avenue Marina, Inc.	TH Island Park	43	119	1, 261, 262, 263, 264	REZ		Change of zone from Industrial, Light Manufacturing and Res. B to CA-S to build 117 multi-family units
08		4/27/2021	427121	Broadway Realty, LLC	Lynbrook	37	519	13, 14, 117, 118, 119-124, 213	SPR / Incl. within Overlay District	0003	Proposed 7-story, transit-oriented multi-family building with 201 units for inclusion in the Village's Arts and Cultural Overlay District
09		3/12/2021	312321	JMP 1015, LLC	TH Woodmere	39	216	204	V	180	Proposed 2-story office building with insufficient parking. Previously before Planning Commission on 3/25/21

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
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Gregory Hoestl
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Kenneth Arnold, PE, *Commissioner*
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