

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, May 27, 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 27, 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 27, 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 & D at the May 27, 2021 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the May 27, 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 31, 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 31, 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, June 3, 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 **May 6 & May 13, 2021** NCPC Hearing

B. OSPAC

1. NCPC OSPAC File 5-2021

Public Hearing (Public Comment Period Open)

Grant Easement
Property at: Bay Park, Town of Hempstead
2 Marjorie Lane, East Rockaway, NY 11518
Section: 42, Block: A, Lot(s): P/O 57

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

1. NCPC Minor Sub. File 24-2021 Property at: Bellmore, Town of Hempstead
2817 Natta Boulevard, Bellmore, NY 11710 &
1961 Charles Street, Bellmore, NY 11710
Section: 56, Block: 402, Lot(s): 296 – 298 & 351

2. NCPC Minor Sub. File 25-2021 Property at: Baldwin, Town of Hempstead
2148 Maple Street, Baldwin, NY 11510
Section: 54, Block: D, Lot(s): 718 & 731

3. NCPC Minor Sub. File 26-2021 Property at: Woodmere, Town of Hempstead
506 Longacre Avenue, Woodmere, NY 11598
Section: 39, Block: 462, Lot(s): 13 - 22

4. NCPC Minor Sub. File 27-2021 Property at: Plainview, Town of Oyster Bay
270 Washington Avenue, Plainview, NY 11803
Section: 13, Block: 108, Lot(s): 35

5. NCPC Minor Sub. File 28-2021 Property at: Woodmere, Town of Hempstead
336 Woodmere Boulevard, Woodmere, NY 11598
Section: 39, Block: 127, Lot(s): 1, 2, & 3

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

Nassau County Planning Commission

Zoning Agenda



May 27, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		5/13/2021	317121	485 Underhill Blvd., LLC	TOB Syosset	15	169	17	V	11294	Proposed one-story office building with insufficient parking. Previously before NCPC on 4/15/21
02		4/30/2021	430121	Compass Greater NY, LLC	TNH Manhasset	3	145	206	V	21061	Convert retail space to office space for a real estate office with insufficient parking
03		4/30/2021	430221	Red Barn Dog Ops LI, LLC	TNH Garden City Park	9	612	51	V	21063	Convert commercial space for use as a dog kennel which is not a permitted use in the Bus. A district
04		5/10/2021	510121	Tara Skidmore	TH Garden City	44	73	57	SPR	21-1700	Proposed one-story building (75') for 7-tier car storage system
05		5/10/2021	510221	John Schimenti	TH N. Bellmore	56	L	548, 568, 569	SPR	19-4462	One-story addition to an existing one-story medical office building. Initially before NCPC on 1/9/20 for parking and area variances and special exception
06		5/6/2021	56121	Board of Trustees	Cedarhurst				AZO	T2021-01	Amend Zoning Ordinance in order reduce parking requirements for multi-family buildings

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07		5/10/2021	510321	Ates Azra Realty Corp.	TOB Farmingdale	48	512	72	V	11367/11368	Proposed gas station/convenience store requires demolition of existing gas station with insufficient parking, insufficient rear yard setback, insufficient or no planted buffer, non-compliant signage, 24-hour service (not permitted)
08		5/14/2021	514121	Kay Development, LLC	Valley Stream	37	346	926, 927	REZ		Change of Zone from C-2 Commercial to C-A (Floating Zone Multiple Dwelling District) to construct 6-story multi-family building with 42 units with five floors of units over ground level parking
09		5/17/2021	517121	PL HILLS, LLC	Valley Stream	37	347	6-9, 95-98, 108	REZ		Change of Zone from C-2 Commercial to C-A (Floating Zone Multiple Dwelling District) to construct 5-story multi-family building with 48 units
10		5/20/2021	115221	Columbia Equipment	Freeport	62	D	147 - 150	V	2021-1	Proposed 3-story commercial building with insufficient parking. Heard by NCPC on 1/28/21 and requested parking study
11	*(minor)	5/21/2021	521121	Golden Kastle Homes	TH Merrick	55	41	420	V	366 - 368	Three lot substandard subdivision with two lots having insufficient access pursuant Sec. 280a of NYS Town Law
12		4/12/21	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. Reconsidering SPR application before NCPC on May 6, 2021 that requested Parking Study. Said Study will be requested at the time in which TOB BZA refers plan to NCPC

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

E. 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*