

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, June 3, 2021 - 9:00 A.M.  
Online Webinar Format

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*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 June 3, 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 "June 3, 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 B, C & D at the June 3, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B & C of the May 27, 2021 NCPC Meeting by email to [NCPC@nassaucountyny.gov](mailto:NCPC@nassaucountyny.gov). The deadline to submit comments was 4:00 P.M. on Monday, May 31, 2021. Late comments received after Monday, May 31, 2021 at 4:00 P.M. were neither accepted nor considered. The NCPC will be making a final decision on Agenda items contained in Sections B & C after reviewing and considering the public comments.

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### **A. General Items**

1. Roll Call

### **B. OSPAC**

#### **Public Hearing (Public Comment Period Open)**

1. NCPC OSPAC File 5-2021

#### *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 Closed)*

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 26-2021

Property at: Woodmere, Town of Hempstead  
506 Longacre Avenue, Woodmere, NY 11598  
Section: 39, Block: 462, Lot(s): 13 - 22

3. 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
  
4. 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



**June 3, 2021**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		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.

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, *1<sup>st</sup> Vice Chair*  
Leonard Shapiro, *2<sup>nd</sup> Vice Chair*  
Neal Lewis, *3<sup>rd</sup> 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*