

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, June 24, 2021 - 10:00 A.M.  
Online Webinar Format  
Work Session - 8:45 A.M.

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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 24, 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 24, 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, & F at the June 24, 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, & E on Thursday, July 1, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections C, D, & E. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department website.

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### **A. General Items**

1. Roll Call
2. Acknowledge Receipt of Transcripts from **May 27 & June 3, 2021** NCPC Hearing

### **B. OSPAC**

1. NCPC OSPAC File 5-2021

### **Disposition (Public Comment Period Closed)**

#### *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. Preliminary Major Subdivision Application & SEQRA Determination of Significance**  
*(Public Comment Period Open)*

- |                       |  |
|-----------------------|--|
| 1. NCPC File 1999-P-2 | Map of "Pironi Homes"<br>Property at: East Massapequa, Town of Oyster Bay<br>772 Clocks Boulevard, Massapequa, NY 11758<br>Section: 53, Block: 49, Lot(s): 8, 10-20, 22, 24, 26, 28, 30 & 32 |
|-----------------------|--|

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

- |                                 |  |
|---------------------------------|--|
| 1. NCPC Minor Sub. File 29-2021 | Property at: Incorporated Village of Floral Park<br>115 Irving Avenue, Floral Park, NY 11001<br>Section: 8, Block: 88, Lot(s): 36, 37, 38, 39 & 235            |
| 2. NCPC Minor Sub. File 30-2021 | Property at: Incorporated Village of Rockville Centre<br>6 Banbury Road, Rockville Centre, NY 11570<br>Section: 36, Block: 428, Lot(s): 100 - 105              |
| 3. NCPC Minor Sub. File 31-2021 | Property at: Oceanside, Town of Hempstead<br>233 Hoke Avenue, Oceanside, NY 11572<br>Section: 43, Block: 311, Lot(s): 17 - 21                                  |
| 4. NCPC Minor Sub. File 32-2021 | Property at: Incorporated Village of East Hills ( <i>Roslyn Postal Code</i> )<br>82 Flamingo Road, Roslyn, NY 11576<br>Section: 19, Block: 41, Lot(s): 35 & 36 |
| 5. NCPC Minor Sub. File 33-2021 | Property at: Wantagh, Town of Hempstead<br>1736 Wantagh Avenue, Wantagh, NY 11793<br>Section: 56, Block: 492, Lot(s): 10                                       |
| 6. NCPC Minor Sub. File 25-2021 | Property at: Baldwin, Town of Hempstead<br>2148 Maple Street, Baldwin, NY 11510<br>Section: 54, Block: D, Lot(s): 718 & 731                                    |

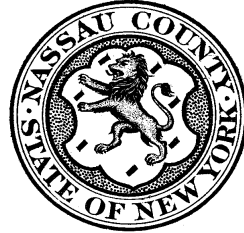
**E. Federal Title VI Equity Analysis – NICE Battery Electric Bus (BEB) Charging Facility Site Selection**  
*(Public Comment Period Open)*

The Nassau County Department of Public Works is conducting a Title VI Equity Analysis to analyze two options for a NICE-operated Battery-Electric Bus (BEB) Charging Facility to ensure the locations were selected without discrimination on the basis of race, color, or national origin. The two locations being considered are located at 700 Commercial Ave, Garden City, NY 11553, and 650 Commercial Ave, Garden City, NY 11553 (Section: 44, Block: 56, Lot: 18, and Section: 44, Block: F, Lot: 338). A 30-day public comment period was opened on June 1, 2021 and will close on July 1, 2021.

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

# Nassau County Planning Commission

## Zoning Agenda



**June 24, 2021**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		5/24/2021	524121	Board of Trustees	Cedarhurst	39	424	12, 14, 21, 22, 23, 36, 50, 134, 234, 413, 711, 712	AZO	P2021-02	Adoption of a Zoning Overlay District for two development sites that meet the criteria for inclusion in said Overlay District to build multi-family projects. The District includes community benefits in exchange for development incentives.
							A	15, 530			
02		5/24/2021	524221	Pearsall Rock, LLC	Cedarhurst	39	424	12, 14, 21, 22, 23, 36, 50, 134, 234, 413, 711, 712	SPR		Proposed three 4-story buildings on 2.5 acres with 112 units within proposed Zoning Overlay District for Development Site 1. Companion referral to Item 1
03		5/21/2021	521121	Martin Passante	New Hyde Park	33	184	222, 223, 227, 228, 324, 326	SU		Proposed 3-story (35') self-storage building with parking below grade
04		6/9/2021	69121	Galena Associates	TOB Hicksville	11	286	812	V	11414	Replace existing automotive maintenance center with new facility that requires parking and area variances. Previously before NCPC on 3/25/21 for Special Use
05		6/9/2021	69221	CLBCG Realty, Inc.	TOB N. Massapequa	52	1	91, 92, 93, 94, 96	V	11424	Proposed extension of commercial parking lot into residential zone that is not a permitted use. Also, insufficient landscaped buffer between residential and commercial zone

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06	*(minor)	6/11/2021	611121	Danny Sharazi	TNH Roslyn Heights	7	173	1, 2	V	21075	Proposed three lot substandard subdivision (two lots to three lots). One lot will have insufficient lot frontage
07	*(minor)	6/15/2021	615121	R & A Home Improvement, Inc.	TH Bellmore	56	405	620 - 623	V	397, 398	Two-lot substandard subdivision, each lot having insufficient frontage
08		6/15/2021	615221	Square Frank LLC	TH Franklin Square	35	B	1152	SE/V	403 - 413	Proposed Taco Bell (with drive-thru), Starbucks (with drive-thru) and two retail stores that require use, parking and sign variances and Special Exceptions. Previously before NCPC on 3/27/18 for two different fast-food restaurants (Burger King and Red Robin)
09		6/16/2021	616121	Board of Trustees	Thomaston	2	250	5, 25	AZO	Bill T2021C .1	Proposed local law to provide Incentive Zoning for property located along the west side of Middle Neck Rd. (124 Middle Neck Rd.) for the purpose of constructing multi-family housing. Includes an affordable housing set-aside provision. Site is currently occupied by Tower Ford
10		6/16/2021	616221	Board of Trustees	Thomaston				AZO	Bill T2021D	Proposed local law in relation to location of exterior HVAC installations and equipment with setback, screening, and decibel requirements
11		5/14/2021	514121	Kay Development, LLC	Valley Stream	17	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. Previously before NCPC on 5/27/21

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

## **G. 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*