

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, July 1, 2021 - 9:00 A.M.  
Online Webinar Format

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*The July 1, 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 “July 1, 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 B, C, D, & E at the July 1, 2021 NCPC Meeting.**

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B, C, & D of the June 24, 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, June 28, 2021. Late comments received after Monday, June 28, 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, & D after reviewing and considering the public comments.

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### **A. General Items**

1. Roll Call

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

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

### **C. Minor Subdivision Applications & SEQRA Determination of Significance** *(Public Comment Period Closed)*

1. NCPC Minor Sub. File 29-2021  
Property at: Incorporated Village of Floral Park  
115 Irving Avenue, Floral Park, NY 11001  
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  
6 Banbury Road, Rockville Centre, NY 11570  
Section: 36, Block: 428, Lot(s): 100 - 105
3. NCPC Minor Sub. File 31-2021  
Property at: Oceanside, Town of Hempstead  
233 Hoke Avenue, Oceanside, NY 11572

Section: 43, Block: 311, Lot(s): 17 - 21

4. NCPC Minor Sub. File 32-2021

Property at: Incorporated Village of East Hills (*Roslyn Postal Code*)  
82 Flamingo Road, Roslyn, NY 11576  
Section: 19, Block: 41, Lot(s): 35 & 36

5. NCPC Minor Sub. File 33-2021

Property at: Wantagh, Town of Hempstead  
1736 Wantagh Avenue, Wantagh, NY 11793  
Section: 56, Block: 492, Lot(s): 10

#### **D. Federal Title VI Equity Analysis – NICE Battery Electric Bus (BEB) Charging Facility Site Selection**

*(Public Comment Period Closed)*

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.

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

# Nassau County Planning Commission

## Zoning Agenda



July 1, 2021

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

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, *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*