

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, July 22, 2021 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The July 22, 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 22, 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 A, B, & G at the July 22, 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, & F on Thursday, July 29, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections C, D, E, & F. 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 **June 24 & July 1, 2021** NCPC Hearing

B. Updated OSPAC SEQRA Recommendation

(Public Comment Period Closed)

1. NCPC OSPAC File 39-2011 *Release Property*
Property at: Uniondale, Town of Hempstead
617 Stewart Avenue, Garden City, NY 11530
Section: 44, Block: 77, Lot(s): 47

C. Application for Release of Surety Bond & Cash Escrow

(Public Comment Period Open)

1. NCPC File 1987-F-2 *Map of “Country Pointe at Plainview” – Condominium I*
Property at: Plainview-Old Bethpage, Town of Oyster Bay
Section: 47, Block: E, Lot(s): 747E, 748A, 748D

- | | | |
|----|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | NCPC File 1987-F-2 | Map of “Country Pointe at Plainview” – Condominium II Property at: Plainview-Old Bethpage, Town of Oyster Bay Section: 47, Block: E, Lot(s): 747E, 748A, 748D |
| 3. | NCPC File 1987-F-3 | Map of “Country Pointe at Plainview” – Condominium V Property at: Plainview-Old Bethpage, Town of Oyster Bay Section: 47, Block: E, Lot(s): 747E, 748A, 748D |

D. Application for Reduction of Surety Bond
(Public Comment Period Open)

- | | | |
|----|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | NCPC File 1987-F-4 | Map of “Country Pointe at Plainview” – Condominium III Property at: Plainview-Old Bethpage, Town of Oyster Bay Section: 47, Block: E, Lot(s): 747E, 748A, 748D |
| 2. | NCPC File 1987-F-4 | Map of “Country Pointe at Plainview” – Condominium IV Property at: Plainview-Old Bethpage, Town of Oyster Bay Section: 47, Block: E, Lot(s): 747E, 748A, 748D |

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

- | | | |
|----|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | NCPC Minor Sub. File 25-2021 (Adjourned from 5.27.21) | Property at: Baldwin, Town of Hempstead 2148 Maple Street, Baldwin, NY 11510 Section: 54, Block: D, Lot(s): 718 & 731 |
| 2. | NCPC Minor Sub. File 30-2021 (Adjourned from 6.24.21) | 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 34-2021 | Property at: Uniondale, Town of Hempstead 535 Decatur Street, Uniondale, NY 11553 Section: 50, Block: 136, Lot(s): 263 & 264 |
| 4. | NCPC Minor Sub. File 35-2021 | Property at: Seaford, Town of Hempstead 2560 Ocean Avenue, Seaford, NY 11783 Section: 63, Block: 43, Lot(s): 446 - 449 |
| 5. | NCPC Minor Sub. File 36-2021 | Property at: Incorporated Village of East Hills (Roslyn Postal Code) 101 Red Ground Road, East Hills, NY 11577 Section: 19, Block: 9, Lot(s): 29D, 29E, & 233 |
| 6. | NCPC Minor Sub. File 37-2021 | Property at: Incorporated Village of Floral Park 145 Emerson Avenue, Floral Park, NY 11001 Section: 8, Block: 91, Lot(s): 30, 31, 132, & 134 |
| 7. | NCPC Minor Sub. File 38-2021 | Property at: Merrick, Town of Hempstead 970 Merrick Avenue, Merrick, NY 11566 Section: 50, Block: 291, Lot(s): 264, 265, & 266 |
| 8. | NCPC Minor Sub. File 39-2021 | Property at: West Hempstead, Town of Hempstead 286 Sylvan Drive, West Hempstead, NY 11552 Section: 35, Block: 480-05, Lot(s): 76 |

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

(Public Comment Period Open)

1. NCPC Minor Sub. File 4-2020
(2nd Extension of Time)

Property at: Incorporated Village of Lattingtown
117 Ryefield Road, Locust Valley, NY 11560 &
20 Horse Hollow Road, Locust Valley, NY 11560
Section: 30, Block: F, Lot(s): 3, 340, 354, 355, 359 & 365

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

Nassau County Planning Commission

Zoning Agenda



July 22, 2021

| AGENDA ITEM | MAJ./MIN. SUBDIV. (*) | DATE REC. | NCPC NO. | APPLICANT | AREA | SECTION | BLOCK | LOT | TYPE | CASE NO. | CHANGE |
|-------------|-----------------------|-----------|----------|-------------------------|-------------------------|---------|-------|----------------|--------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 | *(minor) | 6/18/2021 | 618121 | Papio Development Corp. | TH Nr. Rockville Centre | 38 | K | P/O 62, 63, 64 | V | 450, 451 | Substandard 2-lot subdivision - one lot with insufficient frontage |
| 02 | | 6/18/2021 | 618221 | Pajama Properties, LLC | TH Franklin Square | 35 | 77 | 51, 52 | V | 448, 449 | Proposed 7-Eleven requires use variance (trash enclosure in Res. C district and detached sign with insufficient setback (located in clear site triangle)) |
| 03 | | 6/22/2021 | 622221 | JP Optionee, LLC | TOB Jericho | 11 | 355 | 31, 32 | REZ/SU | Z-1-21 | Proposed 4-story hotel (182 rooms) with associated spa and restaurant (350 seat) and conference center requires a change of zone and special permit. If approved, project will require subdivision and site plan approvals, as well as area variances |
| 04 | | 7/1/2021 | 71121 | Bloom Energy | TH East Meadow | 50 | B | 339, 340 | SE | 476 | Proposed installation of fuel cells on concrete pads to be used as alternative energy source for residences that opt in |
| 05 | | 7/1/2021 | 71221 | Equity One | TH Nr. Westbury | 44 | 78 | 6 - 12 | SE/V | 471 - 473 | Conversion of store front in shopping center to health spa with outdoor dining requires a Special Exception and parking variance |

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|-------------|-----------------------|-----------|----------|--------------------------------|---------------------|---------|-------|-------------------|------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06 | | 7/2/2021 | 72121 | Board of Trustees | Sea Cliff | | | | Mor. | Bill VSC 2104B | Proposed 6-month moratorium suspending processing approvals of land use actions including subdivision applications, site plan approvals, building permits, special permits, and variances while the Village conducts a planning study and considers changes to its land use regulations. Includes provision for three (3) 6-month extensions |
| 07 | | 7/8/2021 | 78121 | 679 Port Washington Blvd., LLC | TNH Port Washington | 6 | 2 | 277 | V | 21092 | Proposed banks with drive-thru with non-compliant bypass lane; non-compliant vehicle stacking |
| 08 | | 6/29/2021 | 629121 | Steven Schneider | Malverne | 35 | 287 | 1, 4, 6 | SE | | Convert ground floor retail space in two-story mixed-use building to four (4) apartment units |
| 09 | | 7/14/2021 | 714121 | Clinton Manor, LLC | Hempstead | 34 | 245 | 554-558, 563, 567 | V | 2041 | Construct 3-story senior/standard apartment building with 120 units (60 senior/60 standard) with lower-level parking. Use not permitted in Bus. B, Res. B and Res. C zoning districts. Also, insufficient front and side yard setbacks |

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

H. Adjournment

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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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Department of Public Works, Division of Planning

Gregory Hoesl
Martin Katz
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Kenneth Arnold, PE, *Commissioner*
Sean Sallie, AICP, *Deputy Commissioner*