

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, July 29, 2021 - 9:00 A.M.
Online Webinar Format

The July 29, 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 29, 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, E, & F at the July 29, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B, C, D, & E of the July 22, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments was 4:00 P.M. on Monday, July 26, 2021. Late comments received after Monday, July 26, 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, & E after reviewing and considering the public comments.

A. General Items

1. Roll Call

B. Application for Release of Surety Bond & Cash Escrow

(Public Comment Period Closed)

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

C. Application for Reduction of Surety Bond

(Public Comment Period Closed)

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

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

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 34-2021 Property at: Uniondale, Town of Hempstead
535 Decatur Street, Uniondale, NY 11553
Section: 50, Block: 136, Lot(s): 263 & 264
3. 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
4. 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
5. 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
6. 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
7. 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

E. Extension of Time to File Deeds for Minor Subdivision Application
(Public Comment Period Closed)

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

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

Nassau County Planning Commission

Zoning Agenda



July 29, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		7/19/2021	719121	901 S. Main St. Realty, LLC	TOB Farmingdale	49	287	4	SPR	SP 03-19	Construct 2-story building for child daycare center with outside play area

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, *1st Vice Chair*
Leonard Shapiro, *2nd Vice Chair*
Neal Lewis, *3rd Vice Chair*
Jerome Blue
Ronald Ellerbe
Rick Shaper
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Kenneth Arnold, PE, *Commissioner*
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