

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, August 19, 2021 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The August 19, 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 “August 19, 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 & D at the August 19, 2021 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the August 19, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections B & C before making a final decision on the matter. The public will have until 4:00 P.M., Monday, August 23, 2021 to email their comments for Agenda items contained in Sections B & C to the email address specified above. *Late comments received after Monday, August 23, 2021 at 4:00 P.M. will not be accepted nor considered.*

A second meeting will take place after public comments are received, reviewed, and considered by the NCPC for each item contained in Agenda Sections B & C on Thursday, August 26, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B & C. 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 **July 22 & July 29, 2021** NCPC Hearing

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

- | | |
|--|--|
| 1. NCPC Minor Sub. File 30-2021
<i>(Adjourned from 7.22.21)</i> | Property at: Incorporated Village of Rockville Centre
6 Banbury Road, Rockville Centre, NY 11570
Section: 36, Block: 428, Lot(s): 100 - 105 |
| 2. NCPC Minor Sub. File 40-2021 | Property at: West Hempstead, Town of Hempstead
815 Harrison Street, West Hempstead, NY 11552
Section: 35, Block: 433, Lot(s): 73 & 74 |
| 3. NCPC Minor Sub. File 41-2021 | Property at: Glenwood Landing, Town of North Hempstead
22 Rams Hill, Glenwood Landing, NY 11547 &
77 Grove Street, Glenwood Landing, NY 11547
Section: 20, Block: P, Lot(s): 40 |

4. NCPC Minor Sub. File 42-2021 Property at: Lakeview, Town of Hempstead
75 Pinebrook Avenue, West Hempstead, NY 11552
Section: 38, Block: K, Lot(s): 70
5. NCPC Minor Sub. File 43-2021 Property at: West Hempstead, Town of Hempstead
11 & 685 Harless Place, West Hempstead, NY 11552
Section: 35, Block: 629, Lot(s): 25, 55 & 60
6. NCPC Minor Sub. File 44-2021 Property at: Bellmore, Town of Hempstead
610-612 Briggs Street, Bellmore, NY 11710
Section: 56, Block: 405, Lot(s): 620 - 623
7. NCPC Minor Sub. File 45-2021 Property at: Incorporated Village of South Floral Park
11 Press Street, Floral Park, NY 11001
Section: 32, Block: 347, Lot(s): 19 - 23

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

1. NCPC Minor Sub. File 11-2020 Property at: North Massapequa, Town of Oyster Bay
(1st Extension of Time) 192 North Queens Avenue, Massapequa, NY 11758
Section: 48, Block: 70, Lot(s): 448 - 453

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

Nassau County Planning Commission

Zoning Agenda



August 19, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		7/20/2021	720121	RKG Building Inc.	Lynbrook	42	127	339	V		Substandard 2-lot subdivision, each lot with insufficient lot frontage and lot area
02		7/23/2021	723121	Prosperity Ave. Holdings / Paul's Auto Collision	TH Garden City	44	D	40	SE		Convert existing building from health club to the operation of a wholesale auto repair and collision shop. Also, use portion of building for vocational and related training
03		7/26/2021	726121	RAND LI, LLC	Valley Stream	37	347	48, 49, 50	REZ		Change of zone from C-1 Commercial to C-A floating zone to construct 5-story mixed-use building (35 units) with coffee shop. Previously before NCPC on 11/12/20 with revisions
04		7/26/2021	726221	Board of Trustees	Valley Stream	37	347	48, 49, 50	AZO	L.L. C-2021	Local Law to amend Official Map of the Village by changing parcel from C-1 District to CA Floating Multiple Dwelling District. Companion case to Zoning Item 3
05		7/28/2021	728121	Spa 79 E.L.P.	Farmingdale	49	106	154, 156	SP/V		Proposed 3.5-story mixed-use building with 36 units. Before NCPC on two previous occasions. The current plan is scaled down and proposes a plaza in front of the building along Main St.

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06		7/28/2021	728221	Look North Together, Inc.	Freeport	62	114	110	V	2021-17	Proposed 3-story apartment building with 18 units with insufficient lot area, excessive height, insufficient front yard depth and insufficient parking
07		7/23/2021	723221	1640 Hempstead IG LLC / Hempstead IG 2 LLC	TH East Meadow	50	B	16, 352	V	495	Convert vacant 5-story office building (Lufthansa building) to self-storage facility. Maintain building on lesser lot with insufficient lot area. Will require future subdivision to subdivide front and rear portion of the property. Companion case to Zoning Item 8
08		7/23/2021	723321	SNL MBS, LLC	TH East Meadow	50	B	16, 362	SE/V	496	Proposed self-storage facility with 1 and 2-storage containers. Will require a subdivision to subdivide front and rear portion of the property. Companion case to Zoning Item 7
09	*(minor)	7/23/2021	723421	New York Land Development II Corp.	TH Roosevelt	55	292	569, P/O 570, 571, 572, 574, 575	V	522, 523, 524	Substandard 3-lot flag-type subdivision, all with insufficient lot area and insufficient frontage and one with insufficient access pursuant to Sec. 280A of NYS Town Law

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, *1st Vice Chair*
Leonard Shapiro, *2nd Vice Chair*
Neal Lewis, *3rd 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*