

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, August 26, 2021 - 9:00 A.M.
Online Webinar Format

The August 26, 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 26, 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 at the August 26, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B, C & D of the August 19, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments was 4:00 P.M. on Monday, August 23, 2021. Late comments received after Monday, August 23, 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.

A. General Items

1. Roll Call

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Closed)

- | | |
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| 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 Closed)

1. NCPC Minor Sub. File 11-2020
(1st Extension of Time)

Property at: North Massapequa, Town of Oyster Bay
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 26, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		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. Previously before Planning Commission on 8/19/21. Requested additional information.

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
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Department of Public Works, Division of Planning

Gregory Hoesl
Martin Katz
John Perrakis

Kenneth Arnold, PE, *Commissioner*
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