

# Nassau County Planning Commission



## Zoning Agenda

January 30, 2014

AGENDA ITEM	MAJ./MIN. SUB. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		11/14/2013	1114113	RDU Washington St., LLC	Village of Hempstead	34	340	316, 319	SPR		Construct two 5-story residential buildings with 336 units. First project under Village's redevelopment initiative resulting from adoption of SGEIS creating Downtown Overlay Zones
02		1/6/2014	16114	733 Sunrise Realty	Lynbrook	42	M-01	322	REZ		Proposed 3-story expansion of existing office building requires change of zone (parking compliant)
03		1/13/2014	113114	Ijo Grayevsky	Valley Stream	37	644	13	V	3502, 3503	Change of use from light manufacturing to retail for portion of mixed-use building with insufficient parking/loading
04		1/10/2014	110114	Board of Trustees	Great Neck				AZO	Bill 19G-2013	Adoption of new zoning district - Waterfront Residential - to accommodate multi-family residential development along E. Shore Rd.
05		1/10/2014	110214	AvalonBay Communities, Inc.	Great Neck	2	349	9, 10	Rez./SPR		Proposed 6-story residential project with 191 units on former fuel oil terminal site. Includes underground parking, pool, courtyards, walking path and other amenities. Also, wetlands restoration/waterfront buffer, kayak launching area
06		1/16/2014	116113	Green Mountain Const.	Glen Cove	21	79	223	SPR		Mixed-use building with ground floor retail and 6 residential units on 2 <sup>nd</sup> floor-zoning/parking compliant
07		1/16/2014	116214	Shore Rd./L.B. Superblock, LLC c/o I-Star financial	Long Beach	59	116	38	V	2367	Proposed two 15-story residential towers (522 units) with 11,000 sf of retail on Boardwalk -excessive height, excessive density. Parking compliant
08		1/16/2014	116314	Shokrian/Davoodi	Long Beach	59	220	27-30	V	2366	Proposed 4-story multi-family building with 8 units-excessive height, insufficient lot area, insufficient open side yard

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09		1/17/2014	117114	Hamilton Business Entities, LLC	TH Elmont	37	544	6-10, 16	V/SE	123	New fitness center in shopping center with insufficient parking
10		1/14/2014	114114	Board of Trustees	Rockville Centre				AZO	RVC1303	Amend zoning code to require Substantial Occupancy Permit for certain types of establishments/uses with at least 50 occupants
11		1/9/2014	19114	Board of Trustees	Westbury				AZO		Amend zoning code to permit medical offices in the Village's Business Office District as a permitted use
12		1/23/2014	123114	661 Central Holding, LLC	Cedarhurst	39	255	1	V	2014-02	Proposed two-story expansion/renovation to existing office to medical office – parking and height variances required

**V-Variance; REZ– Rezoning; SE-Special Exception; CU-Conditional Use; SU-Special Use; SP-Special Permit; Mor.–Moratorium; 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**