

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, September 9, 2021 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The September 9, 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 “September 9, 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.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. Access and instructions for the web-based virtual meeting program are available on the Nassau County Planning Department website:

<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections A, E & F at the September 9, 2021 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the September 9, 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, & D before making a final decision on the matter. The public will have until 4:00 P.M., Monday, September 13, 2021 to email their comments for Agenda items contained in Sections B, C, & D to the email address specified above. *Late comments received after Monday, September 13, 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, & D on Thursday, September 16, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B, C, & D. 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 **August 19 & August 26, 2021** NCPC Hearing
3. Adopt 2022 NCPC Calendar

B. Final Major Subdivision Application (Public Comment Period Open)

1. NCPC File 1991-F-2
Map of “Country Club Developers”
Property at: Incorporated Village of Roslyn Harbor &
Glenwood Landing, Town of Oyster Bay
N/O 720 Motts Cove Road N, Roslyn, NY 11576
Section: 20, Block: F, Lot(s): 1076A & 1076B

Nassau County Planning Commission

Zoning Agenda



September 9, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		8/16/2021	816121	MOIP Massapequa, LLC	TOB Massapequa	52	527	228-233, 247, 248	V	11503	Convert building to medical offices requires variances for parking, size of stall and aisle width. Previously before NCPC on 6/3 for Site Plan Review
02		8/20/2021	820121	Fabrizo Realty Holding Corp.	TH Hewlett	39	121	P/O 90, 92, 136, 139, 205, 206, 307, 407, 507, 509	REZ		Change of zone from Bus. and Light Manufacturing to Res. CA-S to construct multi-family building consisting of 30 units. Parking compliant
03		8/25/2021	825121	Our House Montessori Corporation	TOB Bethpage	49	125	265 - 278	SU	P-6-2021	Special permit required to convert school portion of church to child daycare/nursery in R1-7 zoned portion of split-zoned property (GB and R1-7)
04		8/27/2021	827121	Board of Trustees	Sands Point				AZO		Local Law to opt out of hosting retail cannabis dispensaries and/or on-site cannabis consumption businesses
05		8/27/2021	827221	Board of Trustees	Westbury				AZO	L.L.'s 8 & 10-2021	LL 8 - 2021 opts out of sale of cannabinoids except for medical usage. LL 10-2021 adds the sale of cannabinoids for medical use as adult use.

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		8/31/2021	831121	N.C. Industrial Development. Agency & Lunar Module Park, LLC	TOB Bethpage	46	323	291	SU	P-7-2021	Operation of six studios in 152,562 sq. ft. of space. Four studios to allow for live audience. Parking compliant
07		9/1/2021	91121	135 Guy Lombardo, LLC	Freeport	62	75	31, 32, 33	V	2021-20	Five-story multi-family building (41 units). Excessive height, excessive density, no outside recreation space, insufficient parking, no landscaped buffer along easterly property line abutting more restrictive residential district
08		9/3/2021	93121	Kiop Merrick L.P. c/o Kimco Realty Corp.	TH Merrick	62	4	372, 373	SE/V	555	Proposed fitness center in vacant retail building (part of Merrick Commons Shopping Center) with insufficient parking

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*
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