

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, October 7, 2021 - 10:00 A.M.  
Online Webinar Format  
Work Session - 8:45 A.M.

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*The October 7, 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 "October 7, 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 & C at the October 7, 2021 NCPC Meeting.

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A second meeting will take place after public comments are received, reviewed, and considered by the NCPC for each item contained in Agenda Section B on Thursday, October 14, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Section B. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department website.

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### **A. General Items**

1. Roll Call
2. Acknowledge Receipt of Transcripts from **September 9 & September 21, 2021** NCPC Hearing
3. Adopt Revised 2021 NCPC Calendar

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

1. NCPC Minor Sub. File 11-2021(A&B) Property at: Oceanside, Town of Hempstead  
237 Mott Street, Oceanside, NY 11572  
Section: 54, Block: 322, Lot(s): 35 & P/O 36
2. NCPC Minor Sub. File 50-2021 Property at: Syosset, Town of Oyster Bay  
189 Jackson Avenue, Syosset, NY 11791  
Section: 15, Block: 89, Lot(s): 56

3. NCPC Minor Sub. File 51-2021      Property at: Port Washington, Town of North Hempstead  
51 Morewood Oaks, Port Washington, NY 11050  
Section: 4, Block: 95, Lot(s): 24
4. NCPC Minor Sub. File 52-2021      Property at: Wantagh, Town of Hempstead  
2089 Spruce Street, Wantagh, NY 11793  
Section: 57, Block: 301, Lot(s): 70, 77 & 78
5. NCPC Minor Sub. File 53-2021      Property at: Uniondale, Town of Hempstead  
1098 Fayette Street, Uniondale, NY 11553  
Section: 50, Block: 346, Lot(s): 1, 2, 21, 22, 23 & 188
6. NCPC Minor Sub. File 54-2021      Property at: Glenwood Landing, Town of Oyster Bay  
7 Larsen Avenue, Glenwood Landing, NY 11547  
Section: 20, Block: 33, Lot(s): 35, 36 & 37

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

# Nassau County Planning Commission

## Zoning Agenda



**October 7, 2021**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		9/3/2021	93121	3915 Austin Blvd. Owners LLC	TH Island Park	43	183	1-10, 32-41	REZ		Change of Zone from Bus. X to CA Residential to convert vacant motel (the former Long Beach Motor Inn) to 18 units in the two existing buildings. Affordable housing set-aside. Parking compliant
02		9/3/2021	93221	NBP II Inwood LLC	TH Inwood	40	149	19	SE	584	Proposed loading dock and new parking area as part of existing warehouse structure. Site is split-zoned (Res. B/LI zoning districts). Special Exceptions required to park in front yards and park in Res. B zoning district
03		9/3/2021	93321	Yeshiva Ketana of L.I.	TH Inwood	40	56	35, 36, 134, 312, 434, 534, 535	SE/V	585	Expansion of religious school with excessive height in Res. B district, excessive # of stories in Bus. district, insufficient parking, insufficient outdoor rec. area, exceeds allowable number of students
04		9/3/2021	93421	Yeshiva Nishmas Hatorah	TH Inwood	40	44	13	SE/V	628	Proposed religious institution on split-zoned site (Bus. X and Res. C) that exceeds maximum FAR, no outdoor activity area, exceeds allowable number of students, insufficient parking, parking in Res. C district
05		9/7/2021	97121	34 Pearsall LLC	Freeport	54	68	15, 211, 212	V	2021-22	Proposed 3-story multi-family building (34 units). Multi-family use prohibited in Res. A district. Also, excessive number of stories, excessive lot...

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
											...coverage, excessive density, insufficient front yard depth
06		9/9/2021	99121	White, Cirrito, Nally, Lynch, LLP	Hempstead	34	349	72	V	2042	Construct additional 12 apartment units as part of existing multi-family complex (347 units) with insufficient parking
07		9/13/2021	913121	Board of Trustees	Baxter Estates				Ext. Mor.	Bill 6-2021	Nine-month extension of building moratorium for residential development within Bus. A District. Previously before NCPC on 5/6/21 for initial moratorium
08		9/16/2021	916121	William Florio	Valley Stream	37	346	926, 927	SPR	4038	Site plan review for proposed mixed-use building with 36 units and ground floor retail. Previously before the NCPC on 5/27/21 for change of zone to C-A Residential Floating Zone
09		9/17/2021	917121	Square Frank, LLC	TH Franklin Square	35	B	1152	SE/V	403 - 413	Proposed Taco Bell and Starbucks with drive-thru and two retail stores that require parking, sign variances and Special Exception. Previously before NCPC on 6/24/21. Requested Traffic/Parking Study
10		9/20/2021	920121	L&B Land, LLC	TOB Bethpage	46	1	183, 184, 185	SU/SPR	P-8-2021	Existing vacant building to be converted to fast food restaurant (Dunkin' Donuts) with drive-thru. If approved by Town, parking variance will be required.
11		9/22/2021	922121	Town Metro, LLC	TNH Roslyn Heights	7	H	832, 833, 835	SU/SPR	SPR21-000010 SUP-000002	Demolish four 2-story office buildings and garage with one 2-story office building and two 1-story garages. Zoning and parking compliant. No change to office floor area
12		10/1/2021	101121	Danny Shirazi	TNH Roslyn Heights	7	173	2	V	21075	Three-lot residential subdivision. Variance required for irregular-shaped lots. Previously before Planning Commission on 6/24/21

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

## **D. Adjournment**

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### **Nassau County Planning Commission**

Marty Glennon, *Chair*  
Jeffrey Greenfield, *1<sup>st</sup> Vice Chair*  
Leonard Shapiro, *2<sup>nd</sup> Vice Chair*  
Neal Lewis, *3<sup>rd</sup> 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*