

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, November 18, 2021 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The November 18, 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 “November 18, 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 A, D & F at the November 18, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Section D of today’s NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments was 4:00 P.M. on Monday, November 1, 2021. Late comments received after Monday, November 1, 2021 at 4:00 P.M. were neither accepted nor considered. The NCPC will be making a final decision on Agenda items contained in Section D at today’s NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the November 18, 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 & E before making a final decision on the matter. The public will have until 4:00 P.M., Monday, November 22, 2021 to email their comments for Agenda items contained in Sections B, C & E to the email address specified above. *Late comments received after Monday, November 22, 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 & E on Tuesday, November 23, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B, C & E. 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 **October 28 & November 4, 2021** NCPC Hearing

B. OSPAC

1. OSPAC 3-2021

Public Hearing (Public Comment Period Open)

Section: 44, Block: F, Lot(s): P/O 388
Property at: Uniondale, Town of Hempstead (*Garden City Zip Code*)
120 Charles Lindbergh Boulevard, Garden City, NY 11530
Long Term Use and Occupancy Permit

2. OSPAC 6-2021

Property at: Incorporated Village of Flower Hill
Middle Neck Road between Port Washington Boulevard
(Route 101) & Northern Boulevard (Route 25A)
IMA to Transfer Middle Neck Road

C. Final Major Subdivision Application (*Public Comment Period Open*)

1. NCPC File 1970-F-7

Map of “*The Residence at Glen Harbor Condominium*”
(F.K.A. “*Glen Harbor Partners*”)
Property at: Glenwood Landing, Town of North Hempstead
Section: 20, Block: Q, Lot(s): 45 - 47

2. NCPC File 2000-F-2

Map of “*The Rose at Great Neck Condominium*”
Property at: Incorporated Village of Great Neck Estates
Section: 2, Block: 6, Lot(s): 254

D. Minor Subdivision Applications & SEQRA Determination of Significance (*Public Comment Period Closed*)

1. NCPC Minor Sub. File 55-2021
(*Adjourned from 11.4.21 NCPC Hearing*)

Property at: Baldwin, Town of Hempstead
504 & 516 Foxhurst Road, Baldwin, NY 11510
Section: 54, Block: 227, Lot(s): 33 & 34

2. NCPC Minor Sub. File 57-2021
(*Adjourned from 11.4.21 NCPC Hearing*)

Property at: Woodbury, Town of Oyster Bay
16 Irving Drive, Woodbury, NY 11797
Section: 14, Block: 3, Lot(s): 146

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

1. NCPC Minor Sub. File 61-2021

Property at: Manhasset, Town of North Hempstead
54 Highland Terrace, Manhasset, NY 11030
Section: 3, Block: 47, Lot(s): 10 & 12

2. NCPC Minor Sub. File 62-2021

Property at: North Merrick, Town of Hempstead
1655 William Street, Merrick, NY 11566
Section: 55, Block: 29, Lot(s): 597 – 602, 631 & 632

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

Nassau County Planning Commission

Zoning Agenda



November 18, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/22/2021	1022121	Conklin Estates	TH Woodmere	41	23	144, 150, 340, 341, 349	REZ		Re-instate change of zone from Res. B to CA to construct 16 units in a single two-story building. Before the Planning Commission on two previous occasions for a change of zone. The most recent was to build 24 units. Planning Commission recommended reducing yield to 16 units, which the Town and applicant agreed to. Said approval has lapsed.
02		10/28/2021	1028121	Board of Trustees	Freeport				AZO		Amend zoning ordinance that changes the Res. AA zoning district to require minimum 100 ft. frontage and 10,000 sq. ft. lot area (from 70 ft. and 7,000 sq. ft.)
03		10/29/2021	1029121	Villadom on the Bay, LLC	Great Neck	2	181	13, 252	REZ/AZO /V/SPR		Proposed partial three and four-story age-restricted residential building with 63 units and a retail building (13,582 sq. ft.) with sub-surface and surface parking. Requires a Change of Zone for westerly portion from Res. B to Res. G. Also, two amendments to Zoning Code requested to accommodate

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											project, as well as area variances in the Res. G district and area variances in the Mixed-Use district. Parking variance requested for the Res. G district
04		11/1/2021	111221	Bellmore Fire District	TH Bellmore	56	344	71-79	SE/V	725 - 730	Proposed fire training facility on vacant lot that includes new storage building and new training tower. Special Exceptions, area, parking and fence variances required
05		11/1/2021	111121	Parabit Systems, Inc.	TH Roosevelt	55	415	1, 2, 260, 261	SE/V	715 - 720	Expand manufacturing use for existing ATM systems business for new affiliated R & D facility. Requires Special Exceptions, use, area and fence variances
06	*(Minor)	11/8/2021	118121	Maple Broadway, LLC	Cedarhurst	39	259	14, 229	Sub-division	P 2021-003	Two-lot zoning compliant subdivision. Will require Planning Commission subdivision approval as subject property is located within 300 ft. of the Incorporated Villages of Woodmere & Lawrence
07		11/10/2021	1110121	388 Northern Blvd., Inc.	TNH Great Neck	2	85	14	V	21136	Construct 3-story building for auto dealership. Insufficient parking, insufficient stall size, insufficient width of access aisle
08		11/12/2021	1112121	Path Land Holdings, LLC	TH Bellmore	56	283	2, 7, 202, 203, 204, 205	V	773	Proposed 4-story mixed-use building with 35 units and ground floor retail (1,600 sq. ft.). Use variance required, excessive height/stories, excessive density, insufficient off-street parking, insufficient front yard setback
09	*(Minor)	11/12/2021	1112221	Verdeland Homes	TH Elmont	35	95	8-17, 43, 52	V	768, 769	Substandard two-lot subdivision. One single-family and one two-family dwelling will be constructed. Each lot has insufficient lot area

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10		11/12/2021	1112321	Naomi Realty Holding Co.	TH Inwood	40	163	214, 5	SE/V	765	Construct 3-story medical office building. Exceeds number of stories, insufficient off-street parking, tandem parking (not permitted) with insufficient maneuverability
11		11/15/2021	1018121	Valley Stream Green Acres Mall / BJ's Wholesale Club, Inc.	TH Valley Stream	39	552	50	Incl. in GSS Overlay District		Proposed self-serve gas station as part of BJ's Wholesale Club within Green Acres Mall requires inclusion in Gasoline Service Station Overlay District. Previously before NCPC on 10/28/21. Requested Parking/Traffic Analysis. Analysis provided

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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Marty Glennon, *Chair*
Jeffrey Greenfield, *1st Vice Chair*
Leonard Shapiro, *2nd Vice Chair*
Neal Lewis, *3rd Vice Chair*
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Ronald Ellerbe
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