

# Nassau County Planning Commission

## Agenda for Regular Meeting



Tuesday, November 23, 2021 - 9:00 A.M.  
Online Webinar Format

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*The November 23, 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 23, 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 & E at the November 23, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B, C & E of the November 18, 2021 NCPC Meeting by email to [NCPC@nassaucountyny.gov](mailto:NCPC@nassaucountyny.gov). The deadline to submit comments was 4:00 P.M. on Monday, November 22, 2021. Late comments received after Monday, November 22, 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 & E after reviewing and considering the public comments.

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### A. General Items

1. Roll Call

### B. OSPAC

1. OSPAC 3-2021
2. OSPAC 6-2021

### Public Hearing (*Public Comment Period Closed*)

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*\*\*\*

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 Closed*)

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 Closed)*

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. 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*