

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, December 16, 2021 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The December 16, 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 “December 16, 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, B & D at the December 16, 2021 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the December 16, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Section C before making a final decision on the matter. The public will have until 4:00 P.M., Monday, December 20, 2021 to email their comments for Agenda items contained in Section C to the email address specified above. *Late comments received after Monday, December 20, 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 Section C on Tuesday, December 21, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Section C. 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 **November 18 & November 23, 2021** NCPC Hearing

B. OSPAC

Disposition (Public Comment Period Closed)

1. OSPAC 3-2021
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. Minor Subdivision Applications & SEQRA Determination of Significance
(Public Comment Period Open)

1. NCPC Minor Sub. File 30-2018 Property at: Woodmere, Town of Hempstead
366 Woodmere Boulevard, Woodmere, NY 11598
Section: 39, Block: 127, Lot(s): 1 – 3

2. NCPC Minor Sub. File 63-2021 Property at: Roosevelt, Town of Hempstead
264 Frederick Avenue, Roosevelt, NY 11575
Section: 55, Block: 292, Lot(s): 569 – 572, 574 & 575

3. NCPC Minor Sub. File 64-2021 Property at: Baldwin, Town of Hempstead
4 Washington Place, Baldwin, NY 11510
Section: 54, Block: 359, Lot(s): 722 – 726

4. NCPC Minor Sub. File 65-2021 Property at: Bellmore, Town of Hempstead
2761 Boundary Road, Bellmore, NY 11710
Section: 63, Block: 224, Lot(s): 70 – 73

5. NCPC Minor Sub. File 66-2021 Property at: Lakeview, Town of Hempstead
27 Coolidge Avenue, Rockville Centre, NY 11570
Section: 38, Block: K, Lot(s): 60 – 64

6. NCPC Minor Sub. File 67-2021 Property at: Jericho, Town of Oyster Bay
1 & 2 Jericho Plaza, Jericho, NY 11753
Section: 11, Block: 355, Lot(s): 31 & 32

7. NCPC Minor Sub. File 68-2021 Property at: Point Lookout, Town of Hempstead
117 & 121 Glenwood Avenue, Point Lookout, NY 11569
Section: 61, Block: 23, Lot(s): 40, 41 & 42

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

Nassau County Planning Commission

Zoning Agenda



December 16, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		11/22/2021	1122121	Zakir Naseem	TH Roosevelt	55	438	596	SE/V	767	Construct 2-story retail/office building with insufficient parking
02		11/23/2021	1123121	BOT	Lynbrook				AZO		Amend Zoning Code to include brewing of beer or distilling of liquor as a permitted use in the Light Manufacturing District
03		11/23/2021	1123221	Sunrise Retail Venture, LLC	TH Roosevelt	55	431	73	SE/V	1351 - 1358	Proposed fast food restaurant (Dunkin Donuts) with drive-thru (special exception required) with insufficient parking and non-compliant signage
04		12/1/2021	121121	Board of Trustees	Hewlett Neck				AZO	Bill HN 2003 A	Amend Zoning Code to address height, area/dimensional and parking requirements for religious and educational uses
05		12/3/2021	123121	Town Board	TNH New Cassell Urban Renewable Overlay District				AZO		Eliminate Sec. 70-195.16 (Standards for Residential Developments) as part of New Cassell Urban Renewal Overlay District that addresses accessory apartments

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		12/8/2021	128121	Coby Gohari	Hempstead	34	392	1	V	2056	Construct 3-story multi-family building with 18 units (9 units age-restricted). Insufficient lot area, excessive density, park in front yard. Plan modified from 12/10/20 submission
07		12/9/2021	129121	Oceanside Library	TH Oceanside	38	363	1-15, 36-42, 47-49, 71	SE/V	1360-1362	Expand library (requires Special Exception) with new parking. Waive off-street parking (no spaces meet Town zoning requirements). Also, insufficient side yard. Special Exception required to park in Res. B and C zone district
08		12/9/2021	129221	1315 Peninsula Owner, LLC	TH Hewlett	39	446-1	69	V	79	Construct 2-story addition to existing office building 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

E. Adjournment

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Nassau County Planning Commission

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