

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, January 27, 2022 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The January 27, 2022 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 “January 27, 2022 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 at the January 27, 2022 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the January 27, 2022 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections B & C before making a final decision on the matter. The public will have until 4:00 P.M., Monday, January 31, 2022 to email their comments for Agenda items contained in Sections B & C to the email address specified above. *Late comments received after Monday, January 31, 2022 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 on Thursday, February 3, 2022 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B & 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 **January 6 & January 13, 2022** NCPC Hearing

B. Preliminary Major Subdivision Application & SEQRA Determination of Significance *(Public Comment Period Open)*

1. NCPC File 2002-P-2
Map of “*Campus Estates*”
Property at: Woodmere, Town of Hempstead
336 Woodmere Boulevard N, Woodmere, NY 11598
Section: 39, Block: 127, Lot(s): 3 & P/O 2

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

1. NCPC Minor Sub. File 1-2022
Property at: Hewlett, Town of Hempstead
350 & 354 Hamilton Avenue, Hewlett, NY 11557
Section: 39, Block: 569, Lot(s): 1337, 1338 & 3447

2. NCPC Minor Sub. File 2-2022 Property at: East Meadow, Town of Hempstead
1921 & 1927 Park Avenue, East Meadow, NY 11554
Section: 50, Block: 325, Lot(s): 43 & 44
3. NCPC Minor Sub. File 3-2022 Property at: Incorporated Village of Muttontown
5933 Northern Boulevard, East Norwich, NY 11732
Section: 24, Block: F, Lot(s): 5B, 5F, 84, 319 & 320
4. NCPC Minor Sub. File 4-2022 Property at: North Merrick, Town of Hempstead
1741 Henry Road, Merrick, NY 11566
Section: 55, Block: 14, Lot(s): 212 – 215
5. NCPC Minor Sub. File 5-2022 Property at: Massapequa, Town of Oyster Bay
10 & 12 St. Marks Place, Massapequa, NY 11758
Section: 65, Block: 901, Lot(s): 243 – 251
6. NCPC Minor Sub. File 6-2022 Property at: Port Washington, Town of North Hempstead
24 Prospect Avenue, Port Washington, NY 11050
Section: 5, Block: 44, Lot(s): 28 & 29
7. NCPC Minor Sub. File 7-2022 Property at: Woodmere, Town of Hempstead
1083 Lynn Place, Woodmere, NY 11598
Section: 41, Block: 102, Lot(s): 323, 623 & 646

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

Nassau County Planning Commission

Zoning Agenda



January 27, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/4/2022	14122	BSRE III Charles Lindbergh Blvd., LLC	TH Uniondale	44	F	368, 369, 372, 373, 374	SPR		Site Plan Review for proposed warehouse (102,091 sq. ft.)
02		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. Previously before NCPC on 12/16/22
03		1/6/2022	16122	103 Jericho Holding, LLC	Floral Park	8	53	154, 155, 161	V		Renovation/expansion/infill of commercial development (retail/office) with excessive height, insufficient rear yard setback and no parking provided
04		1/6/2022	16222	Leon Petroleum, LLC	TNH North New Hyde Park	8	3	1 – 5	V	21183	Renovation of gas station and the addition of convenience store. Insufficient landscaped buffer and insufficient rear yard setback, excessive building size
05		1/7/2022	17122	Board of Trustees	Farmingdale	49	298	100	AZO / Amend Zoning Map		Village proposes to rezone property from Office-Residence to Res. BB district in order to facilitate construction of multi-family housing project

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		1/11/2022	111122	West Jamaica Ave., LLC	Valley Stream	37	322	107	REZ		Change of zone from C-1 to CA Floating Multi-Dwelling District for site that will be used in conjunction with abutting property that has been rezoned to CA with the intent to build a total of 63 units
07		1/19/2022	119122	303 Jackson Ave., LLC / 303 Plus, LLC	TOB Syosset	15	162	31, 59	V	11744	Expand commercial building that requires expansion of parking lot into R1-7 zoning district (not permitted). Also, insufficient parking
08		1/19/2022	119222	Varun Realty, LLC	TOB Jericho	12	37	143	V	11739	Proposed food mart as part of approved gas station with insufficient parking, insufficient landscaped buffer along abutting street, non-compliant signage
09		1/19/2022	119322	Pironi & Sons, Inc.	TOB East Norwich	25	56	40	REZ / SPR	Z-1-22	Change of zone from R1-10 residential to GB General Business to construct two-story office building
10		1/19/2022	119422	Hatzalah of the Rockaways & Nassau, Inc.	TH Woodmere	39	192	1 – 5, 219	V	173	Expand existing emergency dispatch center by adding 2 nd floor and two-story addition. Requires minor height variance, rear yard setback variance and parking variance

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*