

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, February 3, 2022 - 9:00 A.M.
Online Webinar Format

The February 3, 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 “February 3, 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 B, C & D at the February 3, 2022 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B & C of the January 27, 2022 NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments was 4:00 P.M. on Monday, January 31, 2022. Late comments received after Monday, January 31, 2022 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 after reviewing and considering the public comments.

A. General Items

1. Roll Call

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

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 Closed)

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



February 3, 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.). Zoning and parking compliant
02		1/27/2022	127122	Board of Trustees	Lynbrook				AZO		Amend Zoning Ordinance to prohibit sale of tobacco, herbal cigarettes, e-cigarettes, vape products and related products in excess of five square feet within the Commercial District and permit such uses in the Industrial and Light Manufacturing district
03		1/27/2022	127222	Board of Trustees	Port Washington North				AZO		Amendment Zoning Ordinance that primarily addresses drive-through facilities that are part of beverage service establishments (sale of coffee, specialty coffees, tea, espressos, lattes, cappuccinos, juices, and blended beverages)

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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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*