

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, February 17, 2022 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The February 17, 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 17, 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 this meeting will be posted on the Nassau County Planning Department website.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. Access and instructions for the web-based virtual meeting program are available on the Nassau County Planning Department website:

<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections A & C at the February 17, 2022 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the February 17, 2022 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Section B before making a final decision on the matter. The public will have until 4:00 P.M., Monday, February 21, 2022 to email their comments for Agenda items contained in Section B to the email address specified above. *Late comments received after Monday, February 21, 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 Section B on Thursday, February 24, 2022 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Section B. 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 27 & February 3, 2022** NCPC Hearing

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

1. NCPC Minor Sub. File 8-2022 Property at: Hicksville, Town of Oyster Bay
65 Meadow Lane, Hicksville, NY 11801
Section: 46, Block: 125, Lot(s): 105 – 110
2. NCPC Minor Sub. File 9-2022 Property at: Bellmore, Town of Hempstead
2159 Centre Avenue, Bellmore, NY 11710
Section: 56, Block: 283, Lot(s): 79 – 82
3. NCPC Minor Sub. File 10-2022 Property at: Wantagh, Town of Hempstead
1580 Hannington Avenue, Wantagh, NY 11793
Section: 56, Block: 297, Lot(s): 43 – 45

4. NCPC Minor Sub. File 11-2022 Property at: Port Washington, Town of North Hempstead
2 Joel Place, Port Washington, NY 11050
Section: 5, Block: C, Lot(s): 466 & 467 (F/K/A Lot 339)

5. NCPC Minor Sub. File 12-2022 Property at: Manhasset, Town of North Hempstead
92 & 96 Hillside Avenue, Manhasset, NY 11030
Section: 3, Block: 47, Lot(s): 13 & 14

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

Nassau County Planning Commission

Zoning Agenda



February 17, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01	*(Minor)	2/1/2022	21122	Cary Commons, LLC	Freeport	54	319	96-100, 102-104, 226, 227	V	2022-5	Proposed 3-lot subdivision that requires a use variance in the Marine Industrial zoning district
02		2/3/2022	23122	William Florio	Valley Stream	39	471	202, 301, 417, 418	V	4064/4065	3-story, 17-unit multi-family building. Noncompliant setback and screening for dumpster and accessory transformer. Some parking spaces with insufficient maneuverability. Previously before NCPC for other variances granted by Village. Under construction
03		2/4/2022	24122	Mount Sinai South Nassau	TH Wantagh	56	298	7, 11, 12, 313	V	1364 - 1367	Conversion of vacant 4-story office building to medical offices with insufficient parking
04		2/4/2022	24222	Centro Cristiano El Elyon Church	Valley Stream	37	128	441	SU/V	4071/4072	Change of use of commercial storefront space to a church with no parking spaces provided

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		2/8/2022	28122	Torah Ohs Hebrew Academy	Great Neck	1	199	48	CU/V		Proposed religious school in preexisting non-conforming vacant 1-story building. Several area variances required. Parking requirement presently unknown as Board of Trustees will establish parking requirement
06		2/9/2022	29122	Stel Inc.	Hempstead	34	358	9	V	2060	Multi-family building (7 stories/65 units) that requires a use and parking variance. This is subsidized supportive housing administered by Options for Community Living.
07		2/11/2022	211122	Manetto Hills Associates 116, LLC	TOB Plainview	12	381	64	SU	P-2-2022	Re-occupancy of space in shopping center for a Planet Fitness (19,159 sq. ft.) requires Special Use. 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

D. Adjournment

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Nassau County Planning Commission

Marty Glennon, *Chair*
Jeffrey Greenfield, *1st Vice Chair*
Leonard Shapiro, *2nd Vice Chair*
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Jerome Blue
Ronald Ellerbe
Rick Shaper
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