

Nassau County Planning Commission

Agenda for Regular Meeting

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



The March 10, 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 “March 10, 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.

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

Final decisions will be made on Agenda items contained in Sections A & C at the March 10, 2022 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the March 10, 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, March 14, 2022 to email their comments for Agenda items contained in Section B to the email address specified above. *Late comments received after Monday, March 14, 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 Friday, March 18, 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 **February 17 & February 24, 2022** NCPC Hearing

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

- | | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1. NCPC Minor Sub. File 13-2022 | Property at: Roosevelt, Town of Hempstead
40 E. Centennial Avenue, Roosevelt, NY 11575
Section: 55, Block: L, Lot(s): 199 - 202 |
| 2. NCPC Minor Sub. File 14-2022 | Property at: Franklin Square, Town of Hempstead
161 Lucille Avenue, Elmont, NY 11003
Section: 35, Block: 46, Lot(s): 2 |
| 3. NCPC Minor Sub. File 15-2022 | Property at: Wantagh, Town of Hempstead
2626 Riverside Drive, Wantagh, NY 11793
Section: 63, Block: 291, Lot(s): 1 |

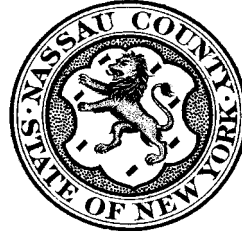
4. NCPC Minor Sub. File 16-2022 Property at: Hicksville, Town of Oyster Bay
Parking Lot H-16, W. Barclay Street, Hicksville, NY 11801
Section: 11, Block: G, Lot(s): 227

5. NCPC Minor Sub. File 17-2022 Property at: Elmont, Town of Hempstead
63 Marguerite Avenue, Elmont, NY 11003
Section: 32, Block: 367, Lot(s): 3 - 9 & 60

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

Nassau County Planning Commission

Zoning Agenda



March 10, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		2/3/2022	23122	William Florio	Valley Stream	39	471	202, 301, 418	V	4064/4065	3-story multi-family building with non-compliant setback & screening for dumpster & transformer. Some parking spaces with insufficient maneuverability
02		2/14/2022	214122	Taliran, Inc. & Ritz Barklton 2, LLC	TOB Syosset	15	172	20	SU	P-3-2022	Construction and operation of an animal boarding facility. Also, revocation of existing Declaration of Restrictive Covenants
03		2/18/2022	218122	LBKC Associates, LLC	TH Nr. Garden City	44	74	18, 19	SE/V	202, 203	Two-story addition to existing commercial building. Special Exception required (exceeds maximum required FAR) and insufficient parking. Previously before NCPC on 2/16/17
04		2/18/2022	218222	Hanrich Property Holdings, LLC	TH Wantagh	56	200	7	V	272	Interior alterations to existing building to include office, warehouse, storage and proposed "vanilla box" (unknown user). Insufficient parking. Previously before NCPC on 9/8/16 for a medical office
05		2/18/2022	218322	I.H.S. Services	Bellerose Village	32	31	107	SPR		Proposed 4-unit two-story multi-family building that is zoning compliant

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06	*(Minor)	2/18/2022	218422	Dr. Jian Cui Property	Muttontown	15	A	1983	Sub.		Proposed two-lot subdivision (zoning compliant). Triple jurisdiction (Nassau County, Muttontown and Brookville)
07		2/18/2022	218522	Our House Montessori Corp.	TOB Bethpage	49	125	265 - 278	V	11790	Proposed Montessori daycare and nursery school with insufficient parking. Previously before NCPC on 9/9/21 for Special Use
08		2/23/2022	223122	Your Space 133 Mineola Ave., LLC	Mineola	9	414	3	SU/V		Add 2 nd story to vacant storefront for restaurant use. Also, add roof-top dining. Special Use required. Excessive height, no parking provided
09		2/28/2022	228122	Path Land Holdings, LLC	TH Bellmore	56	283	2, 7, 202, 203, 204, 205	V	773	Proposed partial 3 & 4-story mixed-use building with 27 units and ground floor retail space. Use variance required, excessive height, no front and rear yard setbacks provided and insufficient parking. Downtown setting near rail station
10		3/2/2022	32122	Terwilliger & Bartone Properties	Westbury	10	229	32	SU/Devt. Inc. Bon.		Proposed 4-story multi-family residential building with 58 units including set-aside of 8 affordable units

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; Devt. Inc. Bon. - Development Incentive Bonus

D. 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*