

Nassau County Planning Commission

Agenda for Regular Meeting



Friday, March 18, 2022 - 9:00 A.M.
Online Webinar Format

The March 18, 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 18, 2022 NCPC Meeting”). The public could send in their comments for the public portion of the meeting via email to the address below. The NCPC reviewed and considered these public comments prior to making a final decision. A recording of the 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 B & C at the March 18, 2022 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Section B of the March 10, 2022 NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments was 4:00 P.M. on Monday, March 14, 2022. Late comments received after Monday, March 14, 2022 at 4:00 P.M. were neither accepted nor considered. The NCPC will be making a final decision on Agenda items contained in Section B after reviewing and considering the public comments.

A. General Items

1. Roll Call

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

- | | |
|---------------------------------|--|
| 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 18, 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. Partially constructed
02		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

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*