

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, June 16, 2022 - 10:00 A.M.

Online Webinar Format

Work Session - 8:45 A.M.



*The June 16, 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 “June 16, 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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Final decisions will be made on Agenda items contained in Sections A, B.2 & D at the June 16, 2022 NCPC Meeting.

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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.1 & C on Thursday, June 23, 2022 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B.1 & 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.

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### A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **May 19 & May 26, 2022** NCPC Hearing

### B. OSPAC

1. OSPAC 2-2022

#### **Public Hearing** (*Public Comment Period Open*)

Property at: Incorporated Village of Great Neck  
SWB 200, Wood Road, Great Neck, NY 11024  
Section: 1, Block: 129, Lot(s): 431  
\*\*\*Transfer Property\*\*\*

#### **Disposition** (*Public Comment Period Closed*)

2. OSPAC 1-2022

Property at: Plainedge, Town of Oyster Bay (*Farmingdale Zip Code*)  
Penn Street, Farmingdale, NY 11735  
Section: 49, Block: 13, Lot(s): 35  
\*\*\*Property Release\*\*\*

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

- |                                 |  |
|---------------------------------|--|
| 1. NCPC Minor Sub. File 32-2022 | Property at: Garden City South, Town of Hempstead<br>207 Nassau Boulevard, Garden City, NY 11530<br>Section: 33, Block: 479, Lot(s): 569 |
| 2. NCPC Minor Sub. File 33-2022 | Property at: Point Lookout, Town of Hempstead<br>55 Beech Street, Point Lookout, NY 11569<br>Section: 61, Block: 55, Lot(s): 78          |
| 3. NCPC Minor Sub. File 34-2022 | Property at: Roosevelt, Town of Hempstead<br>158 Grenada Avenue, Roosevelt, NY 11575<br>Section: 55, Block: 480, Lot(s): 599 & 600       |

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

# Nassau County Planning Commission

## Zoning Agenda



**June 16, 2022**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		5/19/2022	519122	Eric Salmeron	TNH Carle Place	10	14	64	V	21248	Renovation of space for office use with no Town-compliant parking spaces provided
02		5/17/2022	517122	Board of Trustees	Baxter Estates				Mor. Ext.	Bill 2 of 2022	Six-month extension of temporary moratorium to develop any parcel of real property within Bus. A zoning district for residential purposes. Before NCPC on two prior occasions (initial moratorium and first extension)
03		5/19/2022	519222	Columbia Equipment	Freeport	62	D	147-150	V	2022-25	Construct elevated 4-story commercial building with excessive height and insufficient parking. Smaller project was before the NCPC on two previous occasions.
04		5/26/2022	526122	Chick-fil-A	TH Levittown	46	574	29-33, 51-53, 55, 58	SE/V	496-499	Proposed fast food restaurant Chick-fil-A with drive-throughs and outside dining. Also, non-compliant signage
05		5/26/2022	526222	Beechwood 725 Merrick, LLC	TH Westbury	44	78	86	REZ/SP		Change of zone for split-zoned property from Bus. X and Ind. Y to Ind. Y for entire property for the purpose of constructing 6-story hotel (120 rooms). Will require a future parking variance

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06		5/26/2022	526322	Deka Assoc., LLC	TH Baldwin	54	279	110, 111, 120	REZ		Change of zone from Res. B to CA (multi-family residential to build 46 two-story condo units in eight buildings). Parking and zoning compliant under the CA zoning district
07		5/31/2022	531122	Engel Burman at Woodbury, LLC	TOB Woodbury	13	C	175	SP/SPR		Proposed 2-story 49-unit (69 beds) residential building for use as a "neurodiverse" adult residential community that requires Special Use approval in the R1-1 zoning district. Future area/dimensional variances will be required
08		6/2/2022	62122	Searing Group, LLC	Mineola	9	452	419, 509, 511	SP (Devt. Inc.)/V	20-338	Request Special Permit/Development Incentive to construct 6 -story residential building with 54 units within the Village's Development Incentive Bonus Overlay District
09		6/6/2022	66122	Scott Tirone	Farmingdale	49	70	190, 420	SU/V		Proposed restaurant (2-story/290 seats) in Downtown Mixed-Use (D-MU) district. No parking provided. No loading space provided
10		6/10/2022	610122	Nut Just Lube, Inc.	TNH Port Washington	5	129	555	V	21255	Convert existing industrial building to auto repair shop. No parking or off-street loading provided
11		6/10/2022	610222	Tweezerman International	TNH Port Washington	6	89	57	V	21256	Proposed one-story expansion of existing warehouse/office facility with 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; Devt. Inc. Bon. - Development Incentive Bonus

## **E. Adjournment**

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### **Nassau County Planning Commission**

Marty Glennon, *Chair*  
Jeffrey Greenfield, *1<sup>st</sup> Vice Chair*  
Leonard Shapiro, *2<sup>nd</sup> Vice Chair*  
Neal Lewis, *3<sup>rd</sup> Vice Chair*  
Ronald Ellerbe  
Murray Forman  
Khandan Kalaty  
Reid Sakowich  
Lisa Warren

### **Department of Public Works, Division of Planning**

Gregory Hoesl  
Martin Katz  
John Perrakis

Kenneth Arnold, P.E., *Commissioner*  
William Nimmo, *Deputy Commissioner*