

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, June 23, 2022 - 9:00 A.M.  
Online Webinar Format

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*The June 23, 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 23, 2022 NCPC Meeting”). The public was able to 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.*

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, & D at the June 23, 2022 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B & C of the June 16, 2022 NCPC Meeting by email to [NCPC@nassaucountyny.gov](mailto:NCPC@nassaucountyny.gov). The deadline to submit comments was 4:00 P.M. on Monday, June 20, 2022. Late comments received after Monday, June 20, 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.

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### **A. General Items**

1. Roll Call

### **B. OSPAC**

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

1. OSPAC 2-2022

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

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

1. NCPC Minor Sub. File 32-2022
2. NCPC Minor Sub. File 33-2022
3. NCPC Minor Sub. File 34-2022

Property at: Garden City South, Town of Hempstead  
207 Nassau Boulevard, Garden City, NY 11530  
Section: 33, Block: 479, Lot(s): 569

Property at: Point Lookout, Town of Hempstead  
55 Beech Street, Point Lookout, NY 11569  
Section: 61, Block: 55, Lot(s): 78

Property at: Roosevelt, Town of Hempstead  
158 Grenada Avenue, Roosevelt, NY 11575  
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 23, 2022**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		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)
02		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.
03		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

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*