

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, August 11, 2022 - 10:00 A.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue, Mineola
Work Session - 8:45 A.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **July 14, 2022** NCPC Hearing

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

1. NCPC Minor Sub. File 41-2022 Property at: Inwood, Town of Hempstead
267 Rockaway Turnpike, Lawrence, NY 11559
Section: 40, Block: 31, Lot(s): 1 & 2

C. Extension of Time to File Deeds for Minor Subdivision Application *(Public Comment Period Open)*

1. NCPC Minor Sub. File 43-2020 Property at: East Meadow, Town of Hempstead
(2nd Extension of Time) 1883 Lincoln Avenue, East Meadow, NY 11554 &
197 East Meadow Avenue, East Meadow, NY 11554
Section: 50, Block: 535, Lot(s): 19, 33, 36, 38 & 55

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

Nassau County Planning Commission

Zoning Agenda



August 11, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		7/12/2022	712122	Nuvo Development Partners, LLC	Rockville Centre	38	308	37	V	24-2022	Proposed four-story self-storage facility with insufficient parking, excessive height and no landscaped buffer provided
02		7/14/2022	714122	Rockaway Portfolio, LLC	TH Hewlett	42	123	109	SE/V	595	Use property for house of worship that will be temporarily housed in a trailer with insufficient parking
03		7/14/2022	714222	Core & Langeman Realty Management, LTD	TNH Westbury	10	243	48, 49, 50, 350 & 351	REZ/SPR		Change of zone from Res. C to Bus. B to redevelop two residentially developed lots as parking lot and new access for adjoining commercial property on School St.
04		7/17/2022	717122	QSR II, Inc. & SPA 77 HLP	TOB Hicksville	46	511	36 & 39	SU		Addition of drive-thru to existing Dunkin' Donuts as part of shopping center requires parking lot modification with a net loss of some parking spaces
05		7/21/2022	721122	Bolla Operating, LLC	TH Levittown	51	217	25 & 26	V/GSS		New convenience store and re-establishment of a gas station and other site improvements requires variances from GSS Overlay District

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		7/26/2022	726122	40 Voice Road Realty, LLC	TNH Carle Place	9	663	8	SPR		Site plan review for conversion of one-story warehouse to a collision repair shop and other site modifications. Parking compliance
07		7/26/2022	726222	India Pentecostal Assembly, Inc.	TOB Syosset	12	482	1, 2 & 5	V	12013	Conversion of vacant house of worship to a church with minor expansion. Insufficient parking, excessive lot coverage and side yard encroachment
08		7/29/2022	729122	The Center for Jewish Life	TH Merrick	56	157	14-17, 20 & 21	SE/V	620	Expand existing daycare as part of house of worship by converting office space to daycare space. Parking shortfall
09		7/29/2022	729222	City Council	City of Long Beach				AZO		Amend zoning code that extends the Res.-Bus. A (RBA) district to allow additional mixed-use and multi-family opportunities along the City's Boardwalk and Oceanfront Park and incentivize redevelopment through the establishment of a new Community Benefit Bonus (CBB) Program

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

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd Vice-Chair*
Ronald J. Ellerbe
Murray Forman
Denise Gold
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*