

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, June 4, 2020 - 10:00am
Online Webinar Format
9:00am Work Session

Due to the Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the June 4, 2020 Nassau County Planning Commission (the "NCPC") Meeting will be held electronically via ZOOM and may be viewed by the public via livestream on ZOOM (Video / phone conference application) as described below (the "June 4, 2020 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 the meeting will be posted on the Nassau County Planning Commission website.

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Final decisions will be made on items contained in Sections A and C at the June 4, 2020 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the June 4, 2020 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 pm, Monday, June 8, 2020 to email their comments for items contained in Agenda Section B to the email address specified above. Late comments received after Monday June 8, 2020 at 4:00 pm will not be accepted or considered.

A second meeting will take place after public comments are received, reviewed, and considered by NCPC for each item contained in Agenda Section B on Thursday, June 11, 2020 at 9:00 am 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 homepage.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **May 21, 2020** NCPC Hearing

B. Major Subdivision Application – Final Map Approval (Public comment period open)

1. NCPC File # 1996-F-2
Map of "Country Pointe at East Meadow"
123 Merrick Avenue
East Meadow, Town of Hempstead
Section 50, Block B Lot 317

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

Nassau County Planning Commission

Zoning Agenda

June 4, 2020



AGENDA ITEM	MAJ./MIN SUBDIV(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		5/20/2020	520120	Town Board	Town of Hempstead (Woodmere Country Club)				AZO		Creation of new zoning district entitled the Coastal Conservation District - Woodmere Club. This will be in consultation and coordination with the Villages of Woodmere and Lawrence pursuant to an Intermunicipal Cooperation Agreement
02		5/22/2020	522120	Board of Trustees	Village of Woodsburgh (Woodmere Country Club)				AZO	L.L. WDS 2003	Create a new zoning district entitled Coastal Conservation District - Woodmere Club. This will be in consultation and coordination with the Town of Hempstead and Village of Lawrence pursuant to an Intermunicipal Cooperation Agreement
03		5/26/2020	526120	Janta Land Group, LLC	TH Inwood	40	57	198	Variance from Provisions of GSS District/Inclusion in GSS District		Proposed convenience store/gas station that requires variances from provisions of GSS district
04		5/26/2020	526220	213 Realty Corp.	TH N. Bellmore	51	37	53	Variance from Provisions of GSS		Proposed convenience store in conjunction with existing gas station and associated site improvements

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									District/Inclusion in GSS District		requires variances from provisions of GSS district
05		5/26/2020	526320	141 R.F. Realty, LLC	TH Baldwin	36	424	244	Variance from the Provisions of the GSS District/Inclusion in GSS District		Proposed convenience store in conjunction with existing gas station and associated site improvements requires variances from provisions of GSS district including area and parking
06		5/21/2020	521120	7940 Woodbury Partners, LLC	TOB Woodbury	15	D	534 - 536	SPR	SP 04-19	Proposed retail strip and bank requires the demolition of southerly portion of existing hotel. Parking compliant
07		5/28/2020	528120	31 Pearl St., LLC/Island Properties, LLC	TOB Oyster Bay	27	33	18, 39	REZ/SPR	Z-2-20	Change of Zone R1-6 part of split-zoned property (R1-6/GB) to GB to convert vacant 2-story Knights of Columbus structure to office building. If approved will require a parking variance
08		5/28/2020	528220	Board of Trustees	Village of Lawrence (Woodmere Country Club)				AZO		Create a new zoning district entitled Coastal Conservation District - Woodmere Club. This will be in consultation and coordination with the Town of Hempstead and Village of Woodsburgh pursuant to an Intermunicipal Cooperation Agreement
09		5/28/2020	528320	135 E. Park Ave., LLC	Long Beach	59	109	15 - 19	V	3156	Proposed 4-story mixed-use building 24 units requires use, height, parking and setback variances
10		5/28/2020	528420	Powell Bros., LLC	Freeport	55	264	49	SPR	SP-3399	Proposed 2-story building with six 1-bedroom apartment units
11		5/28/2020	528520	Greater NY Corp. of Seventh Day Adventists	Freeport	55	364	722	V	2020-8	Proposed interior/exterior alteration of existing church with insufficient parking (with no outside signage identifying its use as a church)

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12		5/28/2020	528620	NBD Holding Inc.	Freeport	62 62 62	177 233 183	339, 526 541, 542, 548 2, 3 410	V	2020-9	Proposed 3-story hotel with 100 rooms with rooftop penthouse and restaurant. Insufficient on-site parking with off-site parking (not permitted), excessive height
13		5/28/2020	528720	Town Board	Town of N. Hempstead				AZO		AZO to temporarily allow restaurants/food service establishments to expand their seating capacity in outside areas during the timeframe in which such establishments are subject to reduced interior occupancy during the COVID-19 pandemic. Includes comprehensive set of guidelines

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 with 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

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
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