

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, July 16, 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 July 16, 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 "July 16, 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, B.1, C and E at the July 16, 2020 NCPC Meeting.

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A second meeting will take place after public comments are received, reviewed, and considered by NCPC for each item contained in Agenda Sections B.2-3 and D on Thursday, July 23, 2020 at 9:00 am where the NCPC will make a final decision on each item contained in Agenda Sections B.2-3 and D. 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 Transcripts from **June 25, 2020 and July 2, 2020** NCPC Hearing

B. OSPAC

1. NCPC OSPAC File # 5-2020

Public Hearing (Public comment period open)

Convey Property
120 Terrace Avenue, Incorporated Village of Hempstead
Section 34, Block 289, Lot 157

Disposition (Public comment period closed)

2. NCPC OSPAC File # 3-2020

Permanent Easement
Coliseum Parking Lot, Charles Lindbergh Blvd., Uniondale
(Garden City Zip Code), Town of Hempstead
Section 44, Block F, Lot 41

3. NCPC OSPAC File # 4-2020

Permanent Easement
Vicinity of New NC Police Academy, Perimeter Road,
Uniondale (Garden City Zip Code), Town of Hempstead
Section 44, Block F, Lot 182

C. Extension of Time to File Deeds for Minor Subdivision

(Public comment period closed)

1. NCPC Minor Sub. File 19-2019

Property at: Carle Place, Town of North Hempstead
Storm Water Basin #139, Mallard Rd., Carle Place, NY 11514
Section: 10, Block: 34, Lot(s): 40, 41 & 42

D. Minor Subdivision Applications and SEQRA Determination of Significance

(Public comment period open)

1. NCPC Minor Sub. File 23-2020

Property at: Massapequa, Town of Oyster Bay
274 N. Queens Ave., Massapequa, NY 11758
Section: 52, Block: 114, Lot(s): 12-17

2. NCPC Minor Sub. File 24-2020

Property at: Wantagh, Town of Hempstead
3314 Woodward Ave., Wantagh, NY 11793
Section: 57, Block: 110, Lot(s): 1257

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

Nassau County Planning Commission

Zoning Agenda



July 16, 2020

AGENDA ITEM	MAJ./MIN. SUBDIV.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		3/9/2020	39220	Amenity Devt. Holding LLC	Valley Stream	39	560	68	V/SPR	3951/3952	Proposed 3-story self-storage facility not permitted in C-2 commercial district with insufficient parking and loading. Previously heard by NCPC on 4/23/20
02		6/23/2020	623120	Board of Trustees	Cedarhurst	39	424 A	12,413,36,14,50,711,134,234,21,22,23 530, 15	AZO	2019-01P	Proposed Incentive Overlay District for two development sites within the Village and approval of proposed mixed-use development for site 1 within the Overlay District
03		6/24/2020	624120	LR Glen Cove, LLC	Glen Cove	21	80	16, 18	SPR		Proposed one-story 20,692 sf building for Jaguar sales and showroom facility (on Land Rover property). Will require parking variance
04	*(minor)	6/27/2020	627120	Eastland Estates	TOB Massapequa	48	75	960, 961, 962	V	10769, 10770	Proposed two-lot substandard subdivision each with insufficient lot frontage and lot area
05		6/28/2020	628120	7-Eleven, Inc.	TNH Manhasset	3	79	1, 240	CU	20927	Proposed convenience store (2,810 sf) requires conditional use. Parking compliant
06		6/28/2020	628220	Board of Trustees	Roslyn				AZO	L.L. 1-2020	Proposed local law to create the TMU Transit-Oriented Mixed-Use District to encourage development that takes advantage of its proximity to the LIRR Roslyn Station. Development Incentive bonuses in exchange for providing amenities to Village

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07		6/29/2020	629120	45 Lumber Rd., LLC	Roslyn	6	53	1031	V		Proposed 4-story residential building with 33 two-bedroom units. Exceeds maximum permitted height and # of stories; exceeds max. permitted density; exceeds max. permitted FAR. Located in WD-O (Waterfront Development Overlay District). Previously before NCPC on 9/5/19 for taller building
08		5/28/2020	528620	NBD Holding, Inc.	Freeport	62	177 233 183	339, 526, 541, 542, 544 2, 3 410	V	2020-9	3-story hotel (100 rooms) with restaurant. Insufficient on-site parking; off-site parking proposed (BZA approval required); excessive height. Previously heard by NCPC on 6/4/20
09		6/23/2020	623220	Livingston Development Corp.	Glen Cove	21	38 244	152,196,202,203 55,60,61,66,67	Amended Site Plan		Amendment to approved site plan in which 176 condo units will be converted to 176 rental unit. Also, reduced number of bedrooms and reduced height and number of stories for the buildings. Additional land was acquired for outdoor recreation space for Villa residents
10		7/7/2020	77120	Board of Trustees	Great Neck Plaza				AZO	L.L. 3-2020	Proposed second four-month extension of previously enacted nine-month moratorium on issuance of approvals projects consisting of three or more dwellings units. Set to expire 7/24/20

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

F. 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

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