



Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, September 10, 2020 - 10:00am
Online Webinar Format
Work Session – 9:00am

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 September 10, 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 "September 10, 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, C, D & F at the September 10, 2020 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the September 10, 2020 NCPC Meeting by email to NCPC@nassaucountyny.gov The NCPC will accept public comments via email for Agenda items contained in Sections B & E before making a final decision on the matter. The public will have until 4:00 pm, Monday, September 14, 2020 to email their comments for items contained in Agenda Sections B & E to the email address specified above. *Late comments received after Monday, September 14, 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 Sections B & E on Thursday, September 17, 2020 at 9:00 am where the NCPC will make a final decision on each item contained in Agenda Sections B & E. 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 **August 13, 2020** and **August 20, 2020** NCPC Hearing
3. Adopt 2021 NCPC Calendar
4. 2020 Planning Division Summer Intern Research Project Presentation: "**How Will COVID-19 Change the Way People Travel – State of Transportation Report**", Matthew Coletta, Intern

B. OSPAC

1. NCPC OSPAC File # 6-2020

Public Hearing (Public Comment Period Open)

Grant Easement to Port Washington Water District
Christopher Morley Park, 500 Searingtown Road, Incorporated
Village of North Hills (Roslyn Zip Code)
Section: 7, Block: E, Lot(s): P/O 903 & 965

- | | |
|-----------------------------|--|
| 2. NCPC OSPAC File # 7-2020 | Long Term Lease to NY Youth Sports Network Inc.
Mitchell Field Navy Gym, Uniondale (Garden City Zip Code),
Town of Hempstead
Section: 44, Block: F, Lot(s): P/O 382 & 417 |
| 3. NCPC OSPAC File # 8-2020 | Sale of Property
East of 2379 and 2385 Gale Avenue, Baldwin, Town of
Hempstead
Section: 54, Block: 103, Lot(s): 107 & 417 |

C. Amend Motion of Application to Acknowledge Contract Vendee and Adjust Bond Amounts for Major Subdivision Application Final Map Application (Public Comment Period Closed)

- | | |
|---------------------------|---|
| 1. NCPC File No. 1989-F-1 | Map of "Treasure Island Marina"
2880 Ocean Avenue
Seaford, Town of Hempstead
Section: 63, Block: 67, Lot(s): 1 |
|---------------------------|---|

D. Minor Subdivision Application – Confirm Adjournment Date

- | | |
|---------------------------------|--|
| 1. NCPC Minor Sub. File 28-2020 | Property at: Wantagh, Town of Hempstead
3171 Elm Place, Wantagh, NY 11793
Section: 56, Block: 209, Lot(s): 114 |
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E. Minor Subdivision Applications and SEQRA Determination of Significance (Public Comment Period Open)

- | | |
|---------------------------------|---|
| 1. NCPC Minor Sub. File 29-2020 | Property at: East Atlantic Beach, Town of Hempstead
44 Brookline Avenue, East Atlantic Beach, NY 11561
Section: 58, Block: 132, Lot(s): 31 & 32 |
| 2. NCPC Minor Sub. File 30-2020 | Property at: South Farmingdale, Town of Oyster Bay
463 Staples Street, South Farmingdale, NY 11735
Section: 49, Block: 147, Lot(s): 1 |

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

Nassau County Planning Commission

Zoning Agenda



Sept. 10, 2020

AGENDA ITEM	MAJ./MIN. SUBDIV(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE_NO	CHANGE
01		8/20/2020	820120	High Point Engineering	Mineola	9	451	244 - 247	SP	18-335	Proposed convenience store requires the demolition of existing gas station kiosk new dispensing islands, underground fuel storage tanks, canopy and additional site work
02		8/25/2020	825120	Northcoast Civil	TOB Plainview	13	88	51	SPR	SP 23-19	Proposed 3-story automobile sales and service center with integrated parking on the 2nd and 3rd floors. Also, upgraded parking drainage and parking lot with associated site improvements, including enhanced landscaping
03		8/26/2020	826120	Alessandro Antonacci, P.C.	Mineola	9	456	44	SU		Proposed 3-story 12-unit multi-family building with two levels of units above ground level parking
04		8/26/2020	826220	Board of Trustees	Rockville Centre				Mor.	RVC 2020F	Six-month moratorium with respect to installation of new or altered awnings and signage in non-residential areas in the Village to provide opportunity to review and amend its zoning code
05	*(minor)	9/1/2020	91120	Jabez Home Equities Inc.	TH West Hempstead	35	458	734, 735	V	662, 663	Proposed two-lot substandard subdivision with insufficient lot area and lot width in Res. B zone
06		9/1/2020	91220	Bellmore 201, LLC (d.b.a. Starbucks)	TH Bellmore	56	327	112, 308, 416, 420	SE/V	664 - 672	Proposed Starbucks with drive-thru and outdoor dining (Special Exception required); insufficient parking; non-conforming signage

AGENDA ITEM	MAJ./MIN. SUBDIV(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE_NO	CHANGE
07	*(minor)	9/1/2020	91320	RNK Properties, LLC	TH Nr. East Rockaway	42	92	8-15, p/o 10 & 11	V	673 - 676	Proposed 3-lot subdivision Maintain 2 dwellings on one lot and create two substandard residential lots. Located in Res. B zone
08	*(minor)	9/1/2020	91420	Marti Homes, LLC	TH Roosevelt	55	308	1285, 1286	V	625, 626	Proposed two-lot subdivision each with insufficient lot area and lot width in the Res. B zone
09		9/2/2020	92120	Titan Tam, LLC/Segme Tam, LLC	Brookville	16	C	386A, 386D, 386E, 359	Subdiv.		Proposed subdivision of 151-acre Tam O'Shanter Golf Club into 27 residential lots under the Village's lot averaging provision located in the R-5 zone
10		9/2/2020	92220	Yoseph Shemtov	Great Neck	1	1	5, 11, 106, 115, 212	V		Proposed 4-story 60-unit multi-family building requires height, density, parking and use variance with portion of site in Res. C zone. Previously before the Planning Commission on 10/17/19 for a smaller project (25 units)
11	*(minor)	9/3/2020	93120	Engel Burman at Bethpage, LLC	TOB Bethpage	46	G	76	SU	P-7-20	Proposed three-story assisted living facility with 152 units with memory care wing consisting of 40 units. Zoning and parking compliant. Part of a larger property occupied by an office building. Upon approval of SP, property will be subdivided to create assisted living parcel (3.9 acres)

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

G. Adjournment

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