

# Nassau County Planning Commission



## Zoning Agenda Nov. 17, 2016

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/19/2016	1019116	356 Hempstead Realty, LLC	Malverne	38	280	66	V/SU	20160750	Change use of first floor and basement to fitness center - insufficient parking
02		10/21/2016	1021116	Jesus Joel Sanches	Freeport	55	481	23		17-2016	New restaurant with no parking spaces provided
03		10/19/2016	1019216	Northwell Health	North Hills	3	E	185	V	09268.0841	Expand parking lot for existing office building - decreases required minimum open space; insufficient parking stall size, insufficient internal circulation
04		10/25/2016	1025216	7-Eleven, Inc.	TOB Massapequa	52	288	3708, 3746	V	98697	Extend parking lot for convenience store into Residential zoning district
05		10/25/2016	1025116	Farnum	Brookville	18	D	88	Sub./V		Proposed 3-lot apportionment-lots with no frontage on a public street
06		10/26/2016	1026116	David Sokol & PEP Assets, LLC	TH Woodmere	39	223	1045 - 1047	SE/V	959, 960	Conversion of commercial building to office space and utilization of presently vacant mezzanine space-insufficient parking and special exception to park in residential district
07		10/28/2016	1028116	McQuillan Realty, LLC	Rockville Centre	36	368	3, 553, 554	V/SP	40-2016	Expand existing real estate office with additional parking in a residential zone (not permitted). Also, parking with insufficient back-up space
08		10/31/2016	519116	Brifil Development	Freeport	55	536	436	V	06-2016	Convert vacant 2-story building to 7 apartments and one office/retail unit. Residential use not permitted and insufficient parking before Planning Commission on 6/16/16. Requested Parking Analysis
09		10/31/2016	68116	Landfall, LLC	Freeport	55	536	119, 120, 421	V	9-2016	Expand existing self-storage facility 3-story addition - insufficient parking. Before Planning Commission on 6/16/16. Requesting Parking Analysis

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10		11/2/2016	112116	Board of Trustees	Thomaston				AZO	T2-16	Incentive Zoning provision in the OB District. Incentive use in OB district is to permit sale of new/used autos and relaxation of zoning requirements. Provision of public amenities required to be acceptable to BOT or payment in lieu of
11		10/31/2016	103116	Genesis KC Devt., LLC	Rockville Centre	38	336	140	V	42-2016	Convert 2-story commercial building to medical office (dialysis in-home training facility). No off-street parking proposed
12		11/3/2016	113116	Roman Catholic Diocese of RVC	Old Westbury	10	348	17, 19 29-31	Modify Site Plan		Modify previously approved site plan for proposed cemetery that results in amendment Special Exception Permit and Variances
13		11/3/2016	113216	Long Island Jewish Medical Center	Lake Success	8	J	425-427	V		Expansion of Northwell Health Hearing and Speech Center (add 2nd floor) - insufficient parking; parking is front yard setback
14		11/4/16	114116	1416 Wantagh Ave., LLC	TH Wantagh	56	H	910-912	SE/V	1416	Construct 2-story commercial kennel with insufficient parking
15		11/4/16	114216	Baldwin Center, LLC	TH Baldwin	54	32	836, 837	SE/V	1037, 1038	Proposed strip shopping center requires a Special Exception for laundromat. Also, non-conforming signage
16	*minor	11/4/16	114316	Charles Weintraub	TH Wantagh	57	113	823, 824	V	1027, 1028	Substandard 2-lot subdivision – insufficient lot area and lot frontage
17	*minor	11/4/16	114416	NY Land Devt. II, Corp.	TH East Meadow	50	564	22	V	1004, 1005	Substandard 2-lot subdivision – insufficient lot area
18		11/4/16	114516	LSC Devt.	TH Hewlett	39	121	140	SE/V	1000- 1003	Expand self-storage facility (add second and third floors) – exceeds required maximum FAR (floor area ratio); non-compliant parking (parking in front yard setback on two street fronts); signage
19		11/4/16	114616	Park East, LLC.	TH Nr. Westbury	44	14	56,61- 64,619, 621	SE/V	998	Construct one-story building with 7 retail units – insufficient parking.
20		10/3/16	103216	Sukhdey Singh Atwal	TOB Hicksville	11	441	43, 44	V	98685, 98686	Substandard 2-lot subdivision. Two proposed lots with no frontage on public road. Previously, before Planning Commission on 10/20/16
21		11/14/16	727216	Bolla Operating LI Corp.	Rockville Centre	38	338	59	V	39-2026	New convenience store in conjunction with gas station and other site improvements. Vacant gas station on site. Before Planning Commission on 8/18 and 10/20 Received Traffic Analysis and revised Analysis

Variance; REZ– Rezone; SE-Special Exception; CU-Conditional Use; SU-Special Use; SP-Special Permit; Mor.–Moratorium; 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