

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, December 17, 2020 - 9:00 A.M.
Online Webinar Format

Due to the Coronavirus (COVID-19) Emergency and State & 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 December 17, 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 "December 17, 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 Department website.

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<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections B, C, D, E & F at the December 17, 2020 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B, C, D & E of the December 10, 2020 NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments was 4:00 P.M. on Tuesday, December 15, 2020. Late comments received after Tuesday, December 15, 2020 at 4:00 P.M. were neither accepted nor considered. The NCPC will be making a final decision on Agenda items contained in Sections B, C, D & E after reviewing and considering the public comments.

A. General Items

1. Roll Call

B. Void Major Final Subdivision Approval and Direct County Clerk to Un-File Map (Public Comment Period Closed)

1. NCPC File 1988-F-3
Map of "Delcos Estates"
Property at: Baldwin, Town of Hempstead
460 Seaman Avenue, Baldwin, NY 11510
Section: 54, Block: D, Lot(s): 12

C. Extension of Time to File Resolution for Major Subdivision (Public Comment Period Closed)

1. NCPC File 1971-F-5
(2nd Extension of Time)
Map of "G.A.D. Developers Property Subdivision"
Property at: Incorporated Village of East Hills
14 Mimosa Drive, Roslyn, NY 11576
Section: 7, Block: 299, Lot(s): 41-43 & 104-106

D. Minor Subdivision Applications & SEQRA Determination of Significance
(Public Comment Period Closed)

- | | |
|---------------------------------|--|
| 1. NCPC Minor Sub. File 45-2020 | Property at: Roosevelt, Town of Hempstead
72 Monroe Avenue, Roosevelt, NY 11575
Section: 55, Block: 308, Lot(s): 1285-1288 |
|---------------------------------|--|

E. Extension of Time to File Deeds for Minor Subdivision
(Public Comment Period Closed)

- | | |
|--|--|
| 1. NCPC Minor Sub. File 29-2019
(2 nd Extension of Time) | Property at: East Garden City, Town of Hempstead
Mitchel Field (E/O Charles Lindbergh Blvd.), Garden City, NY 11530
Section: 44, Block: F, Lot(s): 400 & 417 |
| 2. NCPC Minor Sub. File 58-2019 | Property at: Bellmore, Town of Hempstead
2720 West Alder Road, Bellmore, NY 11710
Section: 63, Block: 217, Lot(s): 13-17 |

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

Nassau County Planning Commission

Zoning Agenda



December 17, 2020

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		11/18/2020	1118120	Lions Group NYC	Great Neck	1	106-3	216, 317, 318	SPR		Proposed 3-story multi-family building with 38 units with enclosed surface and below-grade parking. Zoning and parking compliant
02		12/10/2020	1210120	Board of Trustees	East Hills				Mor.		Local Law establishing a moratorium on the issuance of a demolition or building permit to allow demolition, modification or alteration of any portion of a structure, or the entire structure, where any portion of the overall structure is in excess of 75 years old. This will be in effect until Nov. 30, 2021.

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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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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Gregory Hoesl
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