

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, December 10, 2020 - 10:00 A.M.  
Online Webinar Format  
Work Session - 8:45 A.M.

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*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 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 "December 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 Department website.*

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Final decisions will be made on Agenda items contained in Section A & F at the December 10, 2020 NCPC Meeting.

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A second meeting will take place after public comments are received, reviewed, and considered by the NCPC for each item contained in Agenda Sections B, C, D & E on Thursday, December 17, 2020 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B, C, D & E. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department website.

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### **A. General Items**

1. Roll Call
2. Acknowledge Receipt of Transcripts from **November 12, November 17, & November 19, 2020** NCPC Hearing

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

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 Open)*

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

**D. Minor Subdivision Applications & SEQRA Determination of Significance**

*(Public Comment Period Open)*

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

**E. Extension of Time to File Deeds for Minor Subdivision**

*(Public Comment Period Open)*

- |  |   |
|--|---|
| 1. NCPC Minor Sub. File 29-2019<br><i>(2<sup>nd</sup> Extension of Time)</i> | Property at: East Garden City, Town of Hempstead<br>Mitchel Field ( <i>E/O Charles Lindbergh Blvd.</i> ), Garden City, NY 11530<br>Section: 44, Block: F, Lot(s): 400 & 417 |
| 2. NCPC Minor Sub. File 58-2019  | Property at: Bellmore, Town of Hempstead<br>2720 West Alder Road, Bellmore, NY 11710<br>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 10, 2020**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		11/6/2020	116120	115 Glen St. Property Owner, LLC	Glen Cove	23	11	6-12, 134	V		Proposed mixed-use residential -commercial building with 16 apartment units, retail (1,500 sf), office (800 sf). Variances required for disturbance of steep slope; density, excessive # of efficiency and 1-bedroom units; no loading spaces
02		11/9/2020	119120	Coby Gohari	Hempstead	34	392	1	V	2035	Proposed 3-story apartment building with 27 units with insufficient parking, insufficient lot area and excessive density
03		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
04		11/20/2020	1120120	Beechwood Plainview Golden Age, LLC	TOB Plainview	47	E	753A, 753B	V	11023	Construction of 90 Golden Age units in nine buildings with recreation center. Several variances requested for minimum distance between buildings
05		11/20/2020	1120220	SDL Bellmore, LLC	TH Bellmore	56	223	64	REZ		Change of zone from Res. B (single-family) to CA (multi-family) to construct 3-story 28-unit apartment building. Currently occupied by a house of worship (synagogue)
06		11/24/2020	1124120	Board of Trustees	Freeport				Mor.		Proposed local law to implement a 6-month moratorium on subdivision approvals in Res. A & Res. AA districts with two 6-month extension options

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
07	*(Major)	11/24/2020	1124220	80 Jericho Tpke, LLC	TOB Syosset	15	157 38	74 14-17, 20, 23	REZ, SU	Z-1-20	Change of zone (LI to RSC-25) to build 61 senior condo units, Special Use for rental units (44) over retail. Previously before NCPC on 2/13/20. Current plan amends site plan to provide additional screening along easterly property line of condo project and install fence along perimeter of condo project
08		11/16/2020	98120	Legend Resource Group	Roslyn	6	53	947	V	1696	Convert 2-story office building to six apartment units and attached warehouse to office space. Requires area and parking variances. Previously before NCPC on 10/1/20. Deemed incomplete and requested Parking Study
09		11/20/2020	1120320	Board of Trustees	Matinecock				AZO	L.L. B-2020	Local Law restricting short-term rentals. Homeowner may rent dwelling to another family or individual for no less than 30 consecutive days and no more than two times during a 365-day period when unoccupied by the owner
10		11/27/2020	1127120	Syosset Park Development, LLC	TOB Syosset	15	H	251, 252	SPR	SP 09-20	Site Plan Review for one-story warehouse/distribution center (204,169 sf). Zoning and parking compliant in the Light Industrial (LI) zoning district
11		11/30/2020	1130120	Board of Trustees	Great Neck Plaza				Mor. Ext.	L.L. 5-2020	Proposed 2nd four-month extension of moratorium for development projects that contain 3 or more dwelling units. First extension was four months. Initial moratorium was for nine months.
12		12/2/2020	122120	145 Landing Rd., LLC	Glen Cove	31	2	491	V	13-2020	Conversion of 2-family dwelling with several SRO units to dwelling with six units (all 2-bedrooms). Requires use variance in R-4 zone

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, *1<sup>st</sup> Vice Chair*  
Leonard Shapiro, *2<sup>nd</sup> Vice Chair*  
Neal Lewis, *3<sup>rd</sup> Vice Chair*  
Jerome Blue  
Ronald Ellerbe  
Rick Shaper  
Lisa Warren

### **Department of Public Works, Division of Planning**

Gregory Hoesl  
Martin Katz  
John Perrakis

Kenneth Arnold, PE, *Commissioner*  
Sean Sallie, AICP, *Deputy Commissioner*