

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, January 7, 2021 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



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 January 7, 2021 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 "January 7, 2021 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.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. Access and instructions for ZOOM are available on the Nassau County Planning Department website:

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

Final decisions will be made on Agenda items contained in Section A & D at the January 7, 2021 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the January 7, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections B & C before making a final decision on the matter. The public will have until 4:00 P.M., Monday, January 11, 2021 to email their comments for Agenda items contained in Sections B & C to the email address specified above. *Late comments received after Monday, January 11, 2021 at 4:00 P.M. will not be accepted nor considered.*

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 on Thursday, January 14, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B & C. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department website.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **December 10 & December 17, 2020** NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 46-2020
Property at: Syosset, Town of Oyster Bay
50 Roosevelt Avenue, Syosset, NY 11791
Section: 15, Block: 6, Lot(s): 91

C. Extension of Time to File Deeds for Minor Subdivision Application

(Public Comment Period Open)

1. NCPC Minor Sub. File 27-2019
(2nd Extension of Time)

Property at: East Meadow, Town of Hempstead
2526 Falcon Street, East Meadow, NY 11554
Section: 51, Block: 50, Lot(s): 46 & 47

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

Nassau County Planning Commission

Zoning Agenda



January 7, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		12/17/2020	1210220	Board of Trustees	East Hills				Mor.		Proposed local law establishing 6-month moratorium on issuing demolition permits of older building (prior to June 24, 1931) with potential historic or architectural significance
02		12/4/2020	124120	NBD Holdings, Inc.	Freeport	62	177	339, 520, 540, 541, 542	SPR	SP-3434	Site Plan Review for 3-story 100 room hotel with on-site bar (100 occupant load) and public assembly space (300 occupant load). Previously before NCPC on 6/4/20 and 7/16/20 for variances
03		12/4/2020	124220	Zapgrande, LLC	TOB Syosset	15	36	65, 73	REZ	Z-5-20	Change of zone from R1-10 to NB Neighborhood Business to build two-story medical office building (4,782 sf)
04		12/7/2020	127120	Mandalay Holding, Inc.	Farmingdale	48	447	273, 283	V		Proposed 4-story, 138 bed assisted living facility. Variances include lot coverage and building height number of stories
05		12/8/2020	128120	734 & 742 W. Broadway, LLC	TH Woodmere	39	195	1-3, 52, 53	SE/V	28, 29, 30	Proposed 2-story synagogue requires Special Exception and variances (lot coverage, front yard setback, height, parking)
06		12/8/2020	128220	2501 Hempstead Tpke. Realty LLC	TH East Meadow	45	J	136	SE/V	27, 32	Proposed gym (25,300 sf) as part of commercial building requires Special Exception and parking variance

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07	*(Minor)	12/15/2020	1215120	Mr. Property Builders, LLC	TH Merrick	50	291	264, 265, 266	V	54, 55	Proposed substandard two-lot subdivision each with insufficient lot width and lot area. Existing auto body shop will be demolished
08		12/18/2020	1218120	Board of Trustees	Rockville Centre				AZO	RVC 2020-1	Proposed local law to amend zoning to prohibit subdivisions in Res. A Zoning District unless each lot has at least 80 feet of street frontage and at least 10,000 sf of lot area
09		12/18/2020	1218220	Monster Crab Cajun Seafood & Bar	TNH Carle Place	9	663	37	CU/V		Proposed restaurant in shopping center requires Conditional Use and parking variances

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 w/ 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

E. 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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