

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, February 25, 2021 - 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 February 25, 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 "February 25, 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.*

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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, F & G on Thursday, March 4, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B, C, D, F & G. 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 **January 28 & February 4, 2021** NCPC Hearing

### **B. OSPAC**

1. NCPC OSPAC File 1-2021

### **Public Hearing (Public Comment Period Open)**

*Convey Easement to Hicksville Water District*  
Property at: Hicksville, Town of Oyster Bay  
Old Country Road/Plainview Road  
Section: 12, Block: 275, Lot(s): 48



## **G. Extension of Time to File Deeds for Minor Subdivision Application**

*(Public Comment Period Open)*

- |  |  |
|--|--|
| 1. NCPC Minor Sub. File 57-2019<br><i>(1<sup>st</sup> Extension of Time)</i> | Property at: Incorporated Village of East Rockaway<br>61 Franklin Street, East Rockaway, NY 11518<br>Section: 42, Block: 13, Lot(s): 110 & 410 - 412 |
| 2. NCPC Minor Sub. File 73-2019<br><i>(1<sup>st</sup> Extension of Time)</i> | Property at: Glenwood Landing, Town of Oyster Bay<br>114 Glenwood Road, Glenwood Landing, NY 11547<br>Section: 21, Block: P, Lot(s): 434             |

## **H. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M**

# Nassau County Planning Commission

## Zoning Agenda



**February 25, 2021**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/26/2021	126121	Hofstra University	TH Uniondale	34	B	202, 204	SPR	20180 4885	Site Plan Review for 4-story Science and Innovation Center building (School of Engineering and Applied Science as part of Hofstra University (South Campus))
02		1/27/2021	127121	Claudio & Giuseppa laboni	Williston Park	9	314	51, 52	V		Proposed two-story apartment building with 12 units (all one-bedroom). 2nd floor over enclosed parking. First floor includes office and storage space and one apartment. Insufficient parking and excessive density
03	*(minor)	2/4/2021	24121	Danielle Riggio	TOB Syosset	15	89	56	V	11132	Substandard two-lot subdivision (front to back). Proposed Lot B with insufficient frontage on public road
04	*(minor)	2/4/2021	24221	St. Pius X Roman Catholic Church	TOB Plainview	13	108	35	V	11111, 11112, 11113	Three-lot subdivision with two new residential lots (one with insufficient frontage) and maintain church on lesser lot (resulting in some zoning nonconformities)

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		2/4/2021	24321	281-301 Warner Ave., LLC	Roslyn	7	F	636	SP		Proposed 4-story mixed-use building with 54 apt. units and 6,600 sf of ground floor retail space in new Transit Mixed-Use (TMU) district. Development Incentive Bonus application with 20% affordable housing set-aside
06	*(minor)	1/25/2021	125121	Broward Ave., LLC	TH Oceanside	54	263	11, 40, 41, 74, 99, 100, 321, 327	Sub./REZ		Proposed subdivision of lot now occupied by Synagogue. Synagogue will remain on lesser lot. Change of zone from Res. B to Bus. X required for proposed southerly lot to build assisted living facility
07	*(minor)	2/3/2021	23121	Marti Homes	TH South Hempstead	36	184	161, 162, 163, 164		118, 119	Proposed two-lot substandard subdivision, each lot having insufficient frontage and insufficient lot area
08		1/26/2021	126221	Centerpoint Inwood, LLC	TH Inwood	40	A	1196	SPR	20-15667	Proposed warehouse/distribution/office building (143,211 sf). Zoning and parking compliant
09		1/5/2021	15121	Westbury 474, LLC	TH Nr. Westbury	45	34	52, 53, 54, 55	SE/V	71 - 76	Proposed restaurant with drive-thru and outside seating - insufficient parking; insufficient front yard setback on Old Country Rd.; signage non-conformities. Previously before NCPC on 1/28/21
10		2/16/2021	216121	Larry Regen	Freeport	62	114	18, 19, 20	V	2021-4	Proposed two-story apartment building with 31 units. Insufficient front yard setback
11		2/16/2021	216221	Board of Trustees	Rockville Centre				AZO	RVC 2021D	Local law establishing the Transit-Oriented Development (TOD) Overlay District near the RVC LIRR Station

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

## **I. 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*