## Nassau County Planning Commission

### Zoning Agenda

**September 6, 2018**

<table>
<thead>
<tr>
<th>AGENDA ITEM</th>
<th>DATE REC.</th>
<th>NCPC NO.</th>
<th>APPLICANT</th>
<th>AREA</th>
<th>SECTION</th>
<th>BLOCK</th>
<th>LOT</th>
<th>TYPE</th>
<th>CASE_NO</th>
<th>CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>01 LDL</td>
<td>8/8/2018</td>
<td>88118</td>
<td>Board of Trustees</td>
<td>Westbury</td>
<td>37</td>
<td>336-1</td>
<td>9</td>
<td>REZ</td>
<td></td>
<td>Proposed rezoning of properties located within &quot;transitional zones&quot; between commercial and residential zones</td>
</tr>
<tr>
<td>03 MI</td>
<td>8/10/2018</td>
<td>810118</td>
<td>Starfish Realty, LLC</td>
<td>TH Elmont</td>
<td>32</td>
<td>371</td>
<td>16, 17</td>
<td>SE/V</td>
<td>894, 895</td>
<td>Alteration of building for religious use-waive off-street parking, front and rear yard setbacks, exceeds FAR</td>
</tr>
<tr>
<td>04 LDL</td>
<td>8/10/2018</td>
<td>810218</td>
<td>Mequity Acquisitions, LLC</td>
<td>Lynbrook</td>
<td>38</td>
<td>96</td>
<td>121</td>
<td>V</td>
<td>947</td>
<td>Proposed 3-story self-storage facility. Exceeds maximum required height. Also, insufficient parking and non-conforming signage</td>
</tr>
<tr>
<td>05 LDL</td>
<td>7/31/2018</td>
<td>731118</td>
<td>Blue Island Devt., LLC</td>
<td>TH Island Park</td>
<td>43</td>
<td>381</td>
<td>35,36,102,314,328</td>
<td>SPR</td>
<td>201811319</td>
<td>Site Plan Review for 172-unit rental devt. Previously before Planning Commission for zone change to CA</td>
</tr>
<tr>
<td>06 LDL</td>
<td>8/20/2018</td>
<td>820118</td>
<td>105 Franklin Realty, LLC</td>
<td>Valley Stream</td>
<td>35</td>
<td>238</td>
<td>40, 44</td>
<td>SPR/V</td>
<td>3807, 3808</td>
<td>Proposed convenience store at existing gas station and other site improvements. Insufficient parking, front yard setback, ingress/egress, excessive height</td>
</tr>
<tr>
<td>07 LDL</td>
<td>8/9/2018</td>
<td>629218</td>
<td>Brixmore SPE 2, TH Inwood LLC</td>
<td>40</td>
<td>183</td>
<td>34, 100, 301-303</td>
<td>SE/V</td>
<td>764</td>
<td>Proposed gym (Planet Fitness) in shopping center - insufficient parking. Previously heard by Planning Commission on 7/19/18</td>
<td></td>
</tr>
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<td>AGENDA ITEM</td>
<td>DATE REC.</td>
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<tr>
<td>08 M</td>
<td>8/20/2018</td>
<td>623118</td>
<td>Little Tulip Day Care Center, Inc.</td>
<td>Williston Park</td>
<td>9</td>
<td>144</td>
<td>31, 32, 124-131</td>
<td>V</td>
<td>Proposed child daycare center in former retail space with insufficient parking. Also, use variance. Previously heard by Planning Commission on 7/19/18</td>
<td></td>
</tr>
<tr>
<td>09 M</td>
<td>8/7/2018</td>
<td>66218</td>
<td>360-370 Atlantic Ave., LLC</td>
<td>Freeport</td>
<td>62</td>
<td>36</td>
<td>1, 2, 29, 150-152</td>
<td>V</td>
<td>14-2018</td>
<td>Rehab of existing vacant commercial building with proposed daycare center and retail with addition - Use variance and parking variance. Previously heard by Planning Commission on 6/28/18</td>
</tr>
<tr>
<td>10 LD</td>
<td>8/21/2018</td>
<td>821118</td>
<td>LEG Acquisitions, LLC</td>
<td>TOB Hicksville</td>
<td>11</td>
<td>327</td>
<td>423</td>
<td>SPR</td>
<td>SP-05-18</td>
<td>Proposed warehouse on former recycling site requires site plan approval. Will require parking and setback variances</td>
</tr>
<tr>
<td>11 MI</td>
<td>8/22/2018</td>
<td>822118</td>
<td>Terwilliger &amp; Bartone Properties, LLC</td>
<td>Lynbrook</td>
<td>38</td>
<td>90</td>
<td>1,2,6,10</td>
<td>SPR</td>
<td>Proposed 200-unit multi-family building in Arts and Cultural Overlay District</td>
<td></td>
</tr>
<tr>
<td>12 D</td>
<td><em>(minor).</em></td>
<td>8/24/2018</td>
<td>NY Land Devt. II Corp.</td>
<td>TH W. Hempstead</td>
<td>35</td>
<td>447</td>
<td>182-185</td>
<td>V</td>
<td>925, 926</td>
<td>Proposed substandard 2-lot subdivision with insufficient lot frontage and lot area</td>
</tr>
<tr>
<td>13 LDL</td>
<td>8/27/2018</td>
<td>827118</td>
<td>Amato Law Group, PLLC</td>
<td>Freeport</td>
<td>62</td>
<td>114</td>
<td>1</td>
<td>SPR</td>
<td>SP-3275</td>
<td>Proposed fast food restaurant (Taco Bell) requires Site Plan Approval. Previously before NCPC on 9/29/16 for use variance</td>
</tr>
<tr>
<td>14 MI</td>
<td>8/28/2018</td>
<td>828118</td>
<td>Zambrano Architectural Design</td>
<td>Mineola</td>
<td>9</td>
<td>426</td>
<td>2, 3</td>
<td>SU</td>
<td>Proposed 4-story mixed-use building with ground floor restaurant and upper floor apartment units (11)</td>
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</tr>
</tbody>
</table>

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; Incl. GSS - Inclusion in TH GSS district; M - Modification; MI - More Information