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A. General Items
   1. Roll Call
   2. Acknowledge Receipt of Transcript from March 12, 2020 NCPC Hearing

B. Application for Reduction of Surety Bond
   (Public Comment Period Open)
   1. NCPC File # 1987
       Map of Country Pointe at Plainview
       Old Bethpage, Town of Oyster Bay
       Condominium V and Condominium VI
       (Sec. 47; Block E; Lots 755A, 755B, 755C)

C. Minor Subdivision Applications and SEQRA Determination of Significance
   (Public Comment Period Open)
   1. NCPC Minor Sub. File 14-2020
       Property at: West Hempstead, Town of Hempstead
       Maple Street, Vacant Land (345 feet East of Kent Pl),
2. NCPC Minor Sub. File 15-2020  Property at: Merrick, Town of Hempstead
9 Caroll Ave, Merrick, NY 11566
Section: 55, Block: 91, Lot(s): 206-209

3. NCPC Minor Sub. File 16-2020  Property at: Wantagh, Town of Hempstead
1708 Wantagh Ave, Wantagh, NY 11793
Section: 56, Block: H, Lot(s): 81

935 Bowers Point Branch, Woodsburgh, NY 11598
900 Barberry Lane, Woodsburgh, NY 11598
1000 Barberry Lane, Woodsburgh, NY 11598
Section: 41, Block: 61, Lot(s): 1, 2, 5

D. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M
(see next page)
<table>
<thead>
<tr>
<th>AGENDA ITEM</th>
<th>MAJ./MIN. SUBDIV(*)</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</td>
<td></td>
<td>3/9/2020</td>
<td>39120</td>
<td>Arcadia One, LLC</td>
<td>Lynbrook</td>
<td>37</td>
<td>315</td>
<td>8, 109, 112</td>
<td>V/SU</td>
<td>Interior alteration of storefront for proposed restaurant with arcade/live music and entertainment</td>
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<tr>
<td>02</td>
<td></td>
<td>3/9/2020</td>
<td>39220</td>
<td>Amenity Development Holding, LLC</td>
<td>Valley Stream</td>
<td>39</td>
<td>560</td>
<td>68</td>
<td>V/SPR 3951/3952</td>
<td>Proposed self-storage facility not allowed C-2 Commercial District with insufficient parking and loading area</td>
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<tr>
<td>03</td>
<td></td>
<td>3/11/2020</td>
<td>311120</td>
<td>McDonald's USA, LLC</td>
<td>Valley Stream</td>
<td>39</td>
<td>385</td>
<td>108</td>
<td>V/SU/SPR 3953 - 3961</td>
<td>Reconstruction of McDonald’s restaurant and reconfiguration of parking layout and drive-thru requires Special Use with insufficient side yard (canopy), insufficient maneuvering area, parking in front yard setback, non-conforming façade, various sign non-conformities</td>
<td></td>
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<tr>
<td>04</td>
<td></td>
<td>3/11/2020</td>
<td>311220</td>
<td>North Shore Land Alliance</td>
<td>Mill Neck</td>
<td>29</td>
<td>R-3</td>
<td>292, 303, 309</td>
<td>SU Z-2020-03</td>
<td>Special Permit for conditional use to implement changes to two adjacent properties both operated by N.S. Land Alliance. The Land Alliance would like to utilize building on one property (13.14 acres) for its headquarters and establish walking trails linking that property with other adjacent County preserves, including Shu Swamp Preserve, and Japanese Stroll Garden (6.91 acres)</td>
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</tr>
<tr>
<td>ITEM</td>
<td>DATE</td>
<td>NCPC NO.</td>
<td>APPLICANT</td>
<td>AREA</td>
<td>SECTION</td>
<td>BLOCK</td>
<td>LOT</td>
<td>TYPE</td>
<td>CASE NO.</td>
<td>CHANGE</td>
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<tr>
<td>05</td>
<td>3/4/2020</td>
<td>34120</td>
<td>Salisbury Partners, LLC</td>
<td>TH East Meadow</td>
<td>50</td>
<td>C</td>
<td>9, 13</td>
<td>SPR</td>
<td>201818389</td>
<td>Site Plan Approval for Car Max facility. Previously before NCPC on 5/30/19 for a Special Exception</td>
<td></td>
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<tr>
<td>06</td>
<td>3/17/2020</td>
<td>317120</td>
<td>Peter Gelzinis</td>
<td>Glen Cove</td>
<td>23</td>
<td>11</td>
<td>6-12, 134</td>
<td>SU/SPR</td>
<td></td>
<td>Proposed 3-story residential mixed-use building with 16 apartment units and 3,000 sf of retail</td>
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<tr>
<td>07</td>
<td>3/13/2020</td>
<td>1231119</td>
<td>Café Gelato</td>
<td>Williston Park</td>
<td>9</td>
<td>166</td>
<td>150-154</td>
<td>V</td>
<td></td>
<td>Construct one-story commercial building for eating establishment (ice cream store) - insufficient parking. Previously before NCPC on 1/30/20 and requested Parking Analysis</td>
<td></td>
</tr>
<tr>
<td>08</td>
<td>3/27/2020</td>
<td>327120</td>
<td>Roosevelt Children's Academy Charter School</td>
<td>TH Roosevelt</td>
<td>55</td>
<td>334</td>
<td>601,602,607,615,616</td>
<td>SE/V</td>
<td>392, 393, 394</td>
<td>Proposed 3-story building w/basement as part of existing Academy that exceed maximum permitted FAR with insufficient parking</td>
<td></td>
</tr>
<tr>
<td>09</td>
<td>4/7/2020</td>
<td>47120</td>
<td>Friends Academy</td>
<td>City of Glen Cove</td>
<td>23</td>
<td>F</td>
<td>204, 709, 1737, 1739</td>
<td>SPR</td>
<td></td>
<td>Enhancement of existing athletic field with artificial turf (as part of Friends Academy) that also includes enlargement of bleachers, new fencing, drainage facilities and perimeter landscaping</td>
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</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; GSS – Gasoline Service Station Overlay District (TH); V/GSS – Variance from GSS Overlay District Regs.; Incl. GSS – Inclusion in GSS Overlay District
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Jeffrey Greenfield, 1st Vice Chair
Leonard Shapiro, 2nd Vice Chair
Neal Lewis, 3rd Vice Chair
Jerome Blue
Ronald Ellerbe
Rick Shaper
Lisa Warren

Department of Public Works, Division of Planning:
Martin Katz
Jazline Paz
John Perrakis
Kenneth Arnold, PE, Commissioner
Sean Sallie, AICP, Deputy Commissioner