Nassau County Planning Commission
Municipal Zoning Referral Process
Referral Turnaround

Municipality refers zoning/planning application to NCPC Staff

Staff reviews application and schedules on next available NCPC meeting

Staff presents referral to NCPC.

NCPC recommendation:

LOCAL DETERMINATION

MODIFICATION

DENIAL

Staff prepares resolution and forwards to municipality [within 2 days of NCPC Hearing]
## Typical Zoning Referral Calendar

### Nassau County Planning

#### Zoning Agenda
September 12, 2013

<table>
<thead>
<tr>
<th>AGENDA ITEM</th>
<th>MAJ./MIN. SUB. (*)</th>
<th>DATE REC.</th>
<th>NCPC NO.</th>
<th>APPLICANT</th>
<th>AREA</th>
<th>SECTION</th>
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<tr>
<td>01</td>
<td></td>
<td>8/7/2013</td>
<td>87113</td>
<td>VDI Land Group</td>
<td>TH Nr. Westbury</td>
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<td>02</td>
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<td>8/7/2013</td>
<td>87213</td>
<td>Beechwood Atlantic Ave., LLC</td>
<td>TH Nr. East Rockaway/Village of East Rockaway</td>
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<td>03</td>
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<td>8/23/2013</td>
<td>823113</td>
<td>BK at Seafood, LLC</td>
<td>TH Seafood</td>
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<td>04</td>
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<td>8/23/2013</td>
<td>823213</td>
<td>Stop and Shop</td>
<td>TH Merrick</td>
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<td>05</td>
<td>* (major)</td>
<td>8/23/2013</td>
<td>8234113</td>
<td>Country Developers, LLC</td>
<td>TOB Glen Head</td>
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<td>06</td>
<td>*</td>
<td>8/23/2013</td>
<td>823513</td>
<td>Kondobolu</td>
<td>TOB Hicksville</td>
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<td>07</td>
<td>*</td>
<td>8/23/2013</td>
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<td>GVG Deut., LLC</td>
<td>TOB Massapequa</td>
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<td>Roslyn</td>
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<td>Town Board</td>
<td>Town of Hempstead</td>
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<td>NIB Properties</td>
<td>TH Baldwin</td>
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<td>11</td>
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<td>8/29/2013</td>
<td>829113</td>
<td>Bolla Operating/LI Haddington Comp.</td>
<td>TH Westbury</td>
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<td>9/4/2013</td>
<td>94113</td>
<td>We’re Associates</td>
<td>Lake Success</td>
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</table>

Variance; REZ – Rezone; SE – Special Exception; CU – Conditional Use; SU – Special Use; SP – Special Permit; Ordinance; Sub. – Subdivision; * - major or minor subdivision w/NCPC jurisdiction; Mod. – Modification.
ZONING REFERRAL FORM
NASSAU COUNTY PLANNING COMMISSION

Date Forwarded: August 28, 2013
Application or Case No. Bolla Operating L.I. Haddington Company, LLC Corp. d/b/a Kings Jericho Station

Date of hearing: September 16, 2013
Forwarded By: Kenneth Callahan

Lessee: Bolla Operating L.I. Corp. d/b/a Kings Jericho Station Bolla Operating L.I. Haddington Company, LLC Corp. d/b/a Kings Jericho Station 3 Jericho Turnpike Old Westbury, NY, 11568

Street Address of Property: Same
Within Jurisdiction: X Not Within Jurisdiction: ☐

County Land and Tax Map: Section 9 Block 601 Lot 25
This is a request to:

Change of Zone ☐
Amend Building Zone Ordinance ☐
Grant a Variance ☐
Grant Special Exception/Special Permit ☒
Site Plan Review ☒

1. Application of Bolla Operating L.I. Haddington Company, LLC Corp. d/b/a Kings Jericho Station - Request for Special Exception Use Permit, Sign Permit and Site Plan Approval. The premises are shown on the Land and Tax Map of the County of Nassau as Section 9, Block 601 Lot 25 also known as 3 Jericho Turnpike.

The Following Items Are Required:
- Site Plan
- Area Map
N/A - Chain of Title Where Parking Variance Requested
N/A - Environmental Assessment Form N/A Type II Action under SEQRA
N/A - Draft Environmental Impact Statement
N/A - Environmental Impact Statement
N/A - Resolution Completing S.E.Q.R. Process in the case of unlisted actions and Type I Actions
Disclosure of Affidavit

Nassau County Planning Commission Comments:

__________________________
__________________________
__________________________
__________________________
*** County may be involved Agency under SEQRA and has commented as part of the coordinated review process.

SEQRA Documentation
Sample Referral

ZONING/BULK DATA

ZONE: BUSINESS "A"

Allowed:

- 20% or 4,864 SF
- 9.3% (2,280 SF) (Bldg. w/ Canopy)
- 19.9% (4,864 SF) (Bldg. + Canopy)

Proposed:

- 43,600 SF/1 Acre
- 24,439 SF
- 10.5% (2,584 SF) (Bldg. w/ Canopy)
- 9.3% (2,280 SF) (Canopy)

25' GLEN COVE ROAD 130' (Bldg.) 40' (Canopy)
25' 6.4' (Bldg.) 96.5' (Canopy)
25' 10.1' (Bldg.) 20' (Canopy)

1.5 Stories/20' N/A 3,519 SF (14.4%) 1

MKT:

11 (2,100 SF x 1/200)
2 (Employee Stalls)
12 (Fueling Station)

Total Stalls:
28 Stalls (Incl. 1 ADA and 3 Handicapped Stalls)

**Includes Occupancy

Site Plan

PROPOSED BOLLA MARKET W/ MOBIL GAS STATION
3 JERICHO TURNPIKE
(A.K.A. 300 JERICHO TPKE.)
VILLAGE OF OLD WESTBURY,
NASSAU COUNTY, NY

SECTION: 9 BLOCK: 601
LOT: 25 S.D.: 2

SCALE: 1"=10'

DATE: 1/6/12

FILE # SNG11-08

SP-1

Sheet No.

REVISION 6 OF 6
Sample Referral

Grading & Drainage Plan / Utility Plan
Sample Referral

PROPOSED BOLLA MARKET W/ MOBIL GAS STATION
3 JERICHO TURNPIKE,
VILLAGE OF OLD WESTBURY,
NASSAU COUNTY, NY

SECTION: 9  BLOCK: 601
LOT: 25    S.D.: 2

SCALE: 1"=10'  REF #: SING11-06
DATE: 1/6/12  Dwg #: SING11-06_SP_60

LIGHTING PLAN

BE UTILIZED FOR PROPOSES ONLY

SP-4

REV. 6 OF 6
Streamlining Zoning Referrals

Nassau County Planning Commission Website:

http://www.nassaucountyny.gov/agencies/Planning/index.html

Guidelines for Streamlining Zoning Referrals
• Certain Zoning Code Revisions – fee schedule, enforcement
• Minor non-residential renovations of less than 1,500sf
• Site Plans for residential lots
• Exterior Renovations
• Fence variances
• Sign variances
• Telecommunication antennas mounted on buildings and water towers

Agreement to Streamline Certain Zoning Referrals to Nassau County
• Sign and return to Martin Katz, Nassau County Planning Commission via email: mkatz@nassaucountyny.gov
Streamlining Zoning Referrals

**Executed Streamlining Agreements** (22)

- Baxter Estates
- Bayville
- East Hills
- Great Neck
- Great Neck Estates
- Great Neck Plaza
- Hewlett Bay Park
- Kensington
- Kings Point
- Lawrence
- Lynbrook
- North Hills
- Plandome Heights
- Port Washington North
- Rockville Centre
- Roslyn Estates
- Roslyn Harbor
- Saddle Rock
- Sea Cliff
- Thomaston
- Williston Park
- Woodsburgh