

Nassau County Planning Commission



Zoning Agenda July 7, 2016

AGENDA ITEM	MAJ./MIN. SUB.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		6/9/2016	69116	Classic Realty Corp.	Valley Stream	37	473	299	V	3670, 3671	Change of use from auto sales to warehouse (not permitted in C-2 zone). Access on residential road (not permitted). Insufficient parking & loading; no front yard setback
02		6/20/2016	620116	North Hempstead Housing Authority	TNH New Cassel	11	503	47	V	20222	Proposed senior housing development (75 rental units). Previously heard by NCPC on 1/28/16 for change of zone to R-S. Insufficient perimeter buffer; insufficient indoor and outdoor common areas; insufficient access for senior citizens; insufficient parking
03		6/20/2016	620216	McDonald's USA, LLC	TNH Carle Place	10	349	9	CU/V	20221	Demolish existing McDonald's restaurant and construct new McDonald's with modified parking and access plan. Requires Conditional Use. Insufficient parking; insufficient parking stall dimension size
04	*(min.)	6/21/2016	621116	James & Kathleen Teeple	TOB Hicksville	12	85	146-149	V	98550, 98551	Substandard 2-lot subdivision. Insufficient frontage and lot area for each proposed lot
05		6/23/2016	623116	Questus 264 Sunrise, LLC	Rockville Centre	38	320	101	V	24-2016	Renovate and expand structure for ground floor commercial and 2nd and 3rd floor apartments (4 units) with no parking. Previously before NCPC on 1/7/16 for 10 units. Requested Parking Analysis
06		6/24/2016	624116	Georgica Green Ventures, LLC	Freeport	55	H	57	V	10-2016	Construction of 101 unit multi-family apartment building. Insufficient parking and excessive height. Heard by NCPC on 3/17/16 for change of zone from Manufacturing to Bus. AA
07		6/20/2016	620316	Rallye Roslyn Holding, LLC	Roslyn	7	106	1135	V	7296	Expansion of existing car dealership. Insufficient parking; excessive FAR. Initially by Planning Commission on 4/7/16. Additional information requested

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08		5/23/2016	523216	Biti, LLC	Roslyn	20	A	577	Sub.		Proposed 78 unit condo development. Applicant seeks waiver of subdivision to create three lots - one HOA lot and two lots for the condo sections. Initially before Planning Commission on 6/16/16. Additional information requested
09		6/27/2016	529516	Grace	Oyster Bay Cove	27	G	1739, 1740	Sub.		Proposed 5-lot subdivision. Zoning compliant lots. Includes conservation easement. Significant sloped areas netted out of area for each lot. Initially heard by Planning Commission on 6/16/16. SEQRA classification questioned
10		6/29/2016	629116	Board of Trustees	Garden City				AZO.		Proposed local law in connection with the establishment and regulation of an Affordable Housing Density Bonus
11		6/24/2016	624216	North Shore Land Alliance	Mill Neck	29	S	2,5,6,306	Sub.		Subdivision of property into two lots. Parcel A (11.63 acres) will be maintained as a lesser lot with dwelling. Parcel B (7.13-acres) will be purchased by North Shore Land Alliance for conservation purposes
12		7/1/2016	71116	Questus 610 Sunrise LLC	TH Baldwin	54	105	31, 131, 140, 417, 418	V/SE	660-667	Proposed Starbucks with drive-thru and outdoor dining. Both require Special Exception. Insufficient parking. Use variance drive-thru partly in Res. district
13		7/1/2016	71216	Cooper & Stein Realty Corp.	TH Wantagh	56	502	44	V/SE	656-659	Construct new strip of stores (4 storefronts) – Waive off-street parking. Park in front yard setback and in Res. A district (Special Exception)
14		7/1/2016	71316	William Recking	TH Seaford	51	395	p/o 19, 32	V	655	Substandard 2-lot subdivision on filed Levitt map with only one dwelling permitted. Insufficient front width on Lot B. Each oversized.

V-Variance; REZ– Rezone; SE-Special Exception; CU-Conditional Use; SU-Special Use; SP-Special Permit; Mor.–Moratorium; 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