

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, March 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 March 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 "March 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 C & E on Thursday, April 1, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections C & E. 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 **February 25 & March 4, 2021** NCPC Hearing

### **B. OSPAC**

1. NCPC OSPAC File 1-2020
2. NCPC OSPAC File 1-2021

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

#### *Release Property*

Property at: Incorporated Village of Hempstead  
203 & 205 Main Street, Hempstead, NY 11550  
Section: 34, Block: 193, Lot(s): 6, 116 & 117

#### *Convey Easement to Hicksville Water District*

Property at: Hicksville, Town of Oyster Bay  
Old Country Road/Plainview Road, Hicksville, NY 11801  
Section: 12, Block: 275, Lot(s): 48

**C. Preliminary Major Subdivision Application & SEQRA Determination of Significance**  
(Public Comment Period Open)

1. NCPC File 2001-P-1                      Map of "Country Pointe Golden Age at Plainview"  
Property at: Old Bethpage, Town of Oyster Bay  
Southwest Corner of Country Pointe Drive & Old Country  
Road, Plainview, NY 11803  
Section: 47, Block: E, Lot(s): 753

**D. Minor Subdivision Applications & SEQRA Determination of Significance**  
(Public Comment Period Closed)

1. NCPC Minor Sub. File 11-2021              Property at: Oceanside, Town of Hempstead  
237 Mott Street, Oceanside, NY 11752  
Section: 54, Block: 322, Lot(s): 35 & P/O 36

**E. Minor Subdivision Applications & SEQRA Determination of Significance**  
(Public Comment Period Open)

1. NCPC Minor Sub. File 12-2021              Property at: Plainview, Town of Oyster Bay  
4 Fern Place, Plainview, NY 11803  
Section: 12, Block: 35, Lot(s): 41
2. NCPC Minor Sub. File 13-2021              Property at: Massapequa, Town of Oyster Bay  
16 & 20 Lagoon Boulevard, Massapequa, NY 11758  
Section: 65, Block: 130, Lot(s): 150 & 151
3. NCPC Minor Sub. File 14-2021              Property at: Plainview, Town of Oyster Bay  
6 Evelyn Road & 778 Old Country Road, Plainview, NY 11803  
Section: 12, Block: 401, Lot(s): 3
4. NCPC Minor Sub. File 15-2021              Property at: Bethpage, Town of Oyster Bay  
209 Evergreen Avenue, Bethpage, NY 11714  
Section: 46, Block: 160, Lot(s): 206
5. NCPC Minor Sub. File 16-2021              Property at: North Merrick, Town of Hempstead  
1670 Walnut Avenue, North Merrick, NY 11566  
Section: 56, Block: 46, Lot(s): 143
6. NCPC Minor Sub. File 17-2021              Property at: West Hempstead, Town of Hempstead  
42 Scaneateles Avenue, West Hempstead, NY 11552  
Section: 35, Block: 458, Lot(s): 734 - 738

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

# Nassau County Planning Commission

## Zoning Agenda



**March 25, 2021**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/13/2020	113120	Bolla EM Realty, LLC	Freeport	62	108	23	SPR	SP-3427	Renovate existing gas station with new convenience store. Previously before NCPC on 11/12/20. Requested traffic/parking analysis
02		2/22/2021	222121	Larry Regan	Freeport	62	114	18, 19, 20	SPR	SP-3445	Proposed two-story, 31- unit multi-family building. Previously before NCPC on 2/25/21 for area variance (insufficient front yard depth.)
03		2/25/2021	225321	Roosevelt Children's Academy Charter School	TH Roosevelt	55	334	601, 602, 607, 615, 616	SPR	20181 7737	Proposed 3-story building w/basement as part of the existing Academy. Previously before NCPC On 4/23/20 for area and parking variances
04		2/25/2021	225221	RXR Glen Isle Partners, LLC	Glen Cove	21	259	19, 20, 21, 22, 23	Amend P.U.D.		Amend Garvies Point PUD that reconfigures residential development on Block A, reconfigure development layout for Block J, revisions of approved residential development plan for Blocks E&F, relocation of workforce housing

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		2/25/2021	225121	RXR Glen Isle Partners, LLC	Glen Cove	21	259	19, 20, 21, 22, 23	SPR		Site Plan Review for construction of a 6-story building (4 stories above a 2-story garage) spanning Blocks E and F of the Garvies Point PUD consisting of 172 residential units, a 2,000 sf spa and restaurant (5,059 sf). Amends 2015 PUD plan
06		3/1/2021	31121	Board of Trustees	Rockville Centre				AZO	RVC 2021C	Proposed local law to add Transient Dwelling Unit as prohibited use in all districts within the Village
07	*(minor)	3/1/2021	31221	Evergreen Land Group, LLC	Rockville Centre	36	428	100, 101, 102, 103, 104, 105	V		Proposed two-lot substandard subdivision each lot with insufficient area
08		3/2/2021	32121	Yeshiva & Mesivta Toras Chaim of Greater NY at South Shore	TH Hewlett	39	536	77, 80, 145, 146	SE/V	166, 167, 168	Expansion of religious institution with insufficient front yard setback, excessive lot coverage, insufficient parking
09		2/19/2021	219121	Galena Assoc., LLC & Roaring Brook, LLC	TOB Hicksville	11	286	812	SU	P-2-21	Proposed expedited auto oil change/lube service. Demolish existing auto repair use
10		3/5/2021	35121	Raghbar Singh	TNH Floral Park	8	77	75	V	21034	Change of use of existing building for use as library, reading room, museum to be affiliated with adjacent religious institution. Insufficient parking
11		3/5/2021	35221	D & F Development XXVII, LLC	Farmingdale	149	166	19,39,40, 43,61, 62,63	SU/V		70-unit Workforce Housing project with excessive density, insufficient front and rear yard setbacks, insufficient landscaped buffer, insufficient unit size

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
12		3/8/2021	38221	Hebrew Academy of Long Beach	Hewlett Bay Park	42	L	1	SP/V		Construct new gym at the Stella Abrams Girl's High School. Insufficient lot size, excessive lot coverage, excessive height, insufficient setback, insufficient parking, athletic field to close to property line.
13		3/9/2021	39121	Town Board	Town of North Hempstead				AZO		Local law to add other types of signs to the list of signs that are prohibited within the Town
14		3/11/2021	311121	Port Washington Center, LLC	TNH Port Washington	5	J	17,434,1028,1029,1099	REZ		Change of zone from Parking District to Bus. A to expand supermarket (Uncle Giuseppe's)
15	*(minor)	3/12/2021	312121	Estate of Robert Schwanemann, Sr.	TH Baldwin	54	D	718	V	189.190	Substandard 2-lot subdivision – one lot with insufficient frontage
16		3/12/2021	312221	2750 & 2754 N. Jerusalem Rd., LLC	TH Bellmore	51	34	181	SE/V	181 - 185	Expand restaurant with insufficient parking
17		3/12/2021	312321	JMP 1015, LLC	TH Woodmere	39	216	204	V	180	Proposed 2-story office building with insufficient parking

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

## **G. 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*