

Nassau County Planning Commission



Zoning Agenda May 5, 2016

AGENDA ITEM	MAJ./MIN. SUBDIV.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		4/8/2016	48116	Federation of Organizations	Freeport	55	325	7, 8	V		Proposed 5-story apartment building-excessive height, insufficient unit floor area, insufficient lot area, insufficient parking. Non-compliant within Golden Age zone requirements
02		4/8/2016	48216	7-Eleven, Inc.	TNH Albertson	9	70	1360	CU	20151	Conditional use required to convert vacant restaurant to 7-Eleven Convenience Store
03		4/9/2016	49116	571 East Meadow Ave., LLC	TH East Meadow	50	320	333	V	360, 361	Add second floor apartments to one-story vacant office building - not permitted in Bus. district; insufficient parking
04		4/9/2016	49216	Engal Burman at Garden City, LLC	TH Nr. Garden City/Uniondale	44	73	54	SE/V	1406, 1407	Proposed assisted living facility - exceeds maximum permitted FAR (floor area ratio); insufficient parking
05		4/9/2016	49316	Saint Demetrios Church	TH Merrick	56	180	1-4, 15,17,18,110, 112,115,120, 121	SE,V	376-378	Proposed 2-story cultural center to be used in conjunction with adjacent church in res. district-waive off-street parking, park in front yard setback, park in Res. B district, install dumpster in residential district
06		4/9/2016	49416	963 Hempstead Tpke., LLC	TH Franklin Square	35	103	413, 416	V	363	Convert vacant storefront to a Denny's restaurant - waive off street parking
07		4/11/2016	411116	Family Realty Corp.	TNH Westbury	10	61	127,134,138, 3078-3033, 3054,5073,5076	V/CU	20172	Construct addition to recycling facility - insufficient and non-compliant parking; maintain pre-existing zoning non-conformities
08		4/13/2016	413116	George Condos	Westbury	10	187	881	V		Proposed 2-story mixed-use addition to an existing 2.5 story mixed-use building that fronts on Post Ave. in Westbury's

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											business district
09		4/13/2016	413216	Riverstone Devt., LLC	Valley Stream	37	242	6-10	V	3654, 3655	Proposed 3-story, 9-unit multi-family development-insufficient lot size, insufficient front and side yard setback, no outdoor required recreation area provided, insufficient parking
10		4/13/2016	413316	Riverstone Devt., LLC	Valley Stream	37	242	14-17	V	3656-3659	Substandard two-lot subdivision - insufficient frontage and lot area (companion application to Item 9)
11		4/5/2016	45116	Bohler Engineer (TD Bank)	TNH Manhasset	3	53	440,640,840, 940,946	SPR/SU		Site plan review for new bank with remote drive-thru. Previously heard by NCPC for variance on 10/22/15
12		4/18/2016	418116	Beechwood Atlantic Ave., LLC	East Rockaway	43	55	162-170,325, 352,353A&B, 398	V	01-16	Variance from the height requirements for two buildings as part of the proposed 84-unit Marina Pointe condo development that exceeds maximum required height with Village
13		4/8/2016	48316	BOT	New Hyde Park				AZO		Local Law that defines Hookah Bar and Vape Shop and classifies such uses as Adult Uses and that restrict their location to Industrial Zones upon issuance of Special Use permit
14		4/21/2016	421116	BOT	Freeport	55	190	63	REZ		Village intends to rezone the subject property currently occupied by public housing complex (Moxey A Rigby) from Manufacturing to Bus. AA. Housing complex will be demolished and relocated across the street (previously heard by the NCPC)

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