

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, April 1, 2021 - 9:00 A.M.
Online Webinar Format

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 April 1, 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 "April 1, 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.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. Access and instructions for ZOOM are available on the Nassau County Planning Department website:

<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections B, C & E at the April 1, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B & C of the March 25, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments was 4:00 P.M. on Monday, March 29, 2021. Late comments received after Monday, March 29, 2021 at 4:00 P.M. were neither accepted nor considered. The NCPC will be making a final decision on Agenda items contained in Sections B & C after reviewing and considering the public comments.

The Nassau County Planning Commission will be accepting public comments for the public portion of the April 1, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Section D before making a final decision on the matter. The public will have until 4:00 P.M., Monday, April 5, 2021 to email their comments for Agenda items contained in Section D to the email address specified above. *Late comments received after Monday, April 5, 2021 at 4:00 P.M. will not be accepted nor considered.*

A second meeting will take place after public comments are received, reviewed, and considered by the NCPC for each item contained in Agenda Section D on Thursday, April 15, 2021 at 10:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Section D. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department website.

A. General Items

1. Roll Call

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

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

C. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Closed)

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
1662 & 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
442 Scaneateles Avenue, West Hempstead, NY 11552
Section: 35, Block: 458, Lot(s): 734 – 738

D. Minor Subdivision Applications & SEQRA Determination of Significance

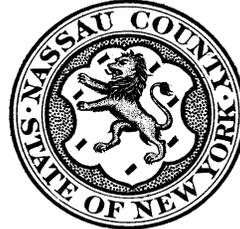
(Public Comment Period Open)

1. NCPC Minor Sub. File 18-2021 Property at: New Cassel, Town of Hempstead
(Westbury Postal Code)
970 Brush Hollow Road, Westbury, NY 11590
Section: 11, Block: 504, Lot(s): 7

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

Nassau County Planning Commission

Zoning Agenda



April 1, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		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
02		3/8/2021	38121	115 Glen St. Property Owner, LLC	Glen Cove	23	11	6-12, 134	V		Proposed 30-unit multi-family residential building requires several variances. Previously heard by Planning Commission on 12/10/20 as a mixed-use commercial/residential building. Commercial component has been eliminated and the number of residential units has increased. Also, parking for nearby senior center (located across the street) has been included in revised plan

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

F. Adjournment

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Nassau County Planning Commission

Marty Glennon, *Chair*
Jeffrey Greenfield, *1st Vice Chair*
Leonard Shapiro, *2nd Vice Chair*
Neal Lewis, *3rd Vice Chair*
Jerome Blue
Ronald Ellerbe
Rick Shaper
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Gregory Hoel
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