

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, November 4, 2021 - 9:00 A.M.  
Online Webinar Format

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*The November 4, 2021 Nassau County Planning Commission (the “NCPC”) Meeting will be held electronically via a web-based virtual meeting program and may be viewed by the public via livestream (video/phone conference application) as described below (the “November 4, 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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<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on Agenda items contained in Sections B, C & D at the November 4, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B & C of the October 28, 2021 NCPC Meeting by email to [NCPC@nassaucountyny.gov](mailto:NCPC@nassaucountyny.gov). The deadline to submit comments was 4:00 P.M. on Monday, November 1, 2021. Late comments received after Monday, November 1, 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.

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### **A. General Items**

1. Roll Call

### **B. Application for Release of Surety Bond & Cash Escrow**

*(Public Comment Period Closed)*

1. NCPC File 1935-F-5  
Map of “Toretta Estates”  
Property at: Incorporated Village of Farmingdale & Bethpage, Town of Oyster Bay  
Section: 49, Block: 285, Lot(s): 16

### **C. Minor Subdivision Applications & SEQRA Determination of Significance**

*(Public Comment Period Closed)*

1. NCPC Minor Sub. File 55-2021  
Property at: Baldwin, Town of Hempstead  
504 Foxhurst Road, Baldwin, NY 11510  
Section: 54, Block: 227, Lot(s): 33 & 34
2. NCPC Minor Sub. File 56-2021  
Property at: Roosevelt, Town of Hempstead  
160 E. Fulton Avenue, Roosevelt, NY 11575  
Section: 55, Block: 315, Lot(s): 131 – 134

3. NCPC Minor Sub. File 57-2021      Property at: Woodbury, Town of Oyster Bay  
16 Irving Drive, Woodbury, NY 11797  
Section: 14, Block: 3, Lot(s): 146
4. NCPC Minor Sub. File 58-2021      Property at: Incorporated Village of Valley Stream  
20 White Street, Valley Stream, NY 11580  
Section: 37, Block: 197, Lot(s): 21 – 25
5. NCPC Minor Sub. File 59-2021      Property at: Salisbury, Town of Hempstead  
1960 Stratford Drive, Westbury, NY 11590  
Section: 45, Block: 517, Lot(s): 12
6. NCPC Minor Sub. File 60-2021      Property at: Franklin Square, Town of Hempstead  
31 Caroline Avenue, Franklin Square, NY 11010  
Section: 33, Block: 597, Lot(s): 114 – 120

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

# Nassau County Planning Commission

## Zoning Agenda



**November 4, 2021**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/8/2021	108321	Mesivta Shaarei Chaim	TH Inwood	40	104	100	SE/V	683	Proposed religious school with Special Exceptions required to exceed max. FAR, for having no outdoor activity area, for exceeding number of allowable students, Also, insufficient parking, lot area, setbacks, front width, ingress/egress

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

## **E. 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*