

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, March 31, 2022 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The March 31, 2022 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 “March 31, 2022 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 this 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 the web-based virtual meeting program 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 A & C at the March 31, 2022 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the March 31, 2022 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Section B before making a final decision on the matter. The public will have until 4:00 P.M., Monday, April 4, 2022 to email their comments for Agenda items contained in Section B to the email address specified above. *Late comments received after Monday, April 4, 2022 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 B on Thursday, April 7, 2022 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Section B. 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
2. Acknowledge Receipt of Transcripts from **March 10 & March 18, 2022** NCPC Hearing

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

1. NCPC Minor Sub. File 4-2020 Property at: Incorporated Village of Lattingtown
117 Ryefield Road, Locust Valley, NY 11560 &
20 Horse Hollow Road, Locust Valley, NY 11560
Section: 30, Block: F, Lot(s): 3, 340, 354, 355, 359 & 365
2. NCPC Minor Sub. File 18-2022 Property at: Elmont, Town of Hempstead
35 Roquette Avenue, Elmont, NY 11003 &
12 Arcade Place, Elmont, NY 11003
Section: 32, Block: 363, Lot(s): 185 & 196

3. NCPC Minor Sub. File 19-2022 Property at: Massapequa, Town of Oyster Bay
129 Beach Road, Massapequa, NY 11758
Section: 65, Block: 173, Lot(s): 633 - 639
4. NCPC Minor Sub. File 20-2022 Property at: Hicksville, Town of Oyster Bay
45 Charles Street, Hicksville, NY 11801
Section: 12, Block: 132, Lot(s): 44, 45, 46 & 242
5. NCPC Minor Sub. File 21-2022 Property at: Roslyn Heights, Town of North Hempstead
30 & 42 Parkway Drive, Roslyn Heights, NY 11577
Section: 7, Block: 173, Lot(s): 1 & 2

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

Nassau County Planning Commission

Zoning Agenda



March 31, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		3/8/2022	38122	New York Land Development II Corp.	TH Elmont	32	433	160, 161, 162, 163, 164, 165	V	298, 299	Substandard 2-lot subdivision each with insufficient lot frontage and lot area
02		3/8/2022	38222	West Park Fitness Corp.	TH Franklin Square	35	B	243, 1087, 1090	SE/V	302	Proposed 3-story self-storage facility. Split-zoned property requires use variance. Also, excessive lot coverage. Insufficient side and rear yard setbacks. Special Exception to park in Res. B and Res. C districts
03		3/8/2022	38322	Hillcrest of Floral Park LLC	Floral Park	32	270	163, 164, 165, 166, 167, 168	V		Proposed mixed-use building with ground floor retail (6,166 sq. ft.) and 10 apartment units. Insufficient parking and excessive density
04		3/10/2022	310122	BG Conklin LLC	Farmingdale	49	298	100	V		Proposed 2-story multi-family building with 14 units. Insufficient lot size and excessive density. Previously before NCPC for a change of zone
05		3/11/2022	311222	Valley Stream Green Acres LLC	Valley Stream	39	552	47	SPR/V	4091/4092	One-story addition to car dealership with insufficient parking and insufficient stall size.

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
06		3/16/2022	316122	Mattone Group Raceway LLC / JMM Raceway LLC / Gart Roosevelt Assoc. LLC	TH Westbury	44	78	83, 84, 85, 111, 112	Amend Roosevelt Field PUD		Amend Roosevelt Field PUD to convert vacant retail building in shopping center to auto-related use (Tesla vehicle showroom and service facility)
07		3/18/2022	318122	PEBB Soundview, LLC / Soundview PW, LLC	Port Washington North	4	129	1, 10, 12, 14B, 14C	SPR		Modify existing shopping center that includes a new building pad (Starbucks and retail space), the demolition of a vacant building and modification and upgrade of parking lot and landscaping
08		3/22/2022	322122	Lawrence O'Brien, P.E.	Farmingdale	49	289	93, 94	SU/V		Proposed convenience store and gasoline station to replace existing convenience store/gas station and other site improvements
09		3/17/2022	317122	Board of Trustees	Freeport	55 55 55	H 190 190	372 63 51-55	REZ		Change of zone for three Village owned parcels from Res. AA, Bus. AA and Manufacturing to Industrial B

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; Devt. Inc. Bon. - Development Incentive Bonus

Version 2

D. 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
Lisa Warren

Department of Public Works, Division of Planning

Gregory Hoesl
Martin Katz
John Perrakis

Kenneth Arnold, PE, *Commissioner*
Sean Sallie, AICP, *Deputy Commissioner*