

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, May 19, 2022 - 10:00 A.M.  
Online Webinar Format  
Work Session - 8:45 A.M.

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*The May 19, 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 “May 19, 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.*

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Final decisions will be made on Agenda items contained in Sections A & H at the May 19, 2022 NCPC Meeting.

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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 B, C, D, E, F & G on Thursday, May 26, 2022 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B, C, D, E, F & G. 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 **April 28 & May 5, 2022** NCPC Hearing

### B. OSPAC

1. OSPAC 1-2022

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

Section: 49, Block: 13, Lot(s): 35  
Property at: Plainedge, Town of Oyster Bay (*Farmingdale Zip Code*)  
Penn Street, Farmingdale, NY 11735  
\*\*\*Property Release\*\*\*

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

1. NCPC File No. 2008-P-1  
Map of “Final Subdivision Map of Property Situated in the Incorporated Village of Oyster Bay Cove”  
313 McCouns Lane, Incorporated Village of Oyster Bay Cove  
Section: 27, Block: H, Lot(s): 309, 318 and 388

## **D. Major Subdivision Application Final Map Application** *(Public Comment Period Open)*

- |                                                                     |                                                                                                                         |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1. NCPC File No. 1994-F-2<br><i>(Adjourned from April 28, 2022)</i> | Map of "Heron Lane Subdivision"<br>Heron Lane<br>Levittown, Town of Hempstead<br>Section: 45, Block: 257, Lot(s): 34-36 |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|

## **E. Miscellaneous Application – Permission to Allow Department of Assessment to Create Tax Lots Prior to Major Subdivision Final Map Approval** *(Public Comment Period Open)*

- |                           |                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1. NCPC File No. 1994-F-2 | Map of "Heron Lane Subdivision"<br>Heron Lane<br>Levittown, Town of Hempstead<br>Section: 45, Block: 257, Lot(s): 34-36 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------|

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

- |                                 |                                                                                                                                              |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 1. NCPC Minor Sub. File 26-2022 | Property at: Woodmere, Town of Hempstead<br>302 Eastwood Road, Woodmere, NY 11598<br>Section: 39, Block: 534, Lot(s): 101                    |
| 2. NCPC Minor Sub. File 29-2022 | Property at: Roosevelt, Town of Hempstead<br>299 E. Clinton Avenue, Roosevelt, NY 11575<br>Section: 55, Block: 499, Lot(s): 1-5              |
| 3. NCPC Minor Sub. File 30-2022 | Property at: Incorporated Village of Cedarhurst<br>606 Broadway, Cedarhurst, NY 11516<br>Section: 39, Block: 259, Lot(s): 14 & 229           |
| 4. NCPC Minor Sub. File 31-2022 | Property at: Seaford, Town of Hempstead<br>3900 Atlantic View Avenue, Seaford, NY 11783<br>Section: 65, Block: 50, Lot(s): 46, 47, 241 & 242 |

## **G. Extension of Time to File Deeds for Minor Subdivision Application** *(Public Comment Period Open)*

- |                                                                              |                                                                                                                                                                                          |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. NCPC Minor Sub. File 23-2021<br><i>(1<sup>st</sup> Extension of Time)</i> | Property at: Oceanside, Town of Hempstead<br>493 Gifford Avenue, Oceanside, NY 11572 &<br>3175 Benjamin Road, Oceanside, NY 11572<br>Section: 54, Block: 518, Lot(s): 68, 209, 210 & 211 |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

# Nassau County Planning Commission

## Zoning Agenda



**May 19, 2022**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		4/8/2022	48122	Fiore Architecture	TNH Port Washington	4	36	175	V	21230	Proposed warehouse with insufficient parking, no loading zone, not permitted use in B-A district, insufficient aisle width
02		4/25/2022	425122	Bull and Bear Associates	Valley Stream	37	121	101	SPR/V	4103, 4104	Convert vacant bank building to medical offices with the addition of 2nd floor with insufficient parking
03		4/28/2022	428122	The Lost Farmer Brewing Company	Malverne	35	280	69	SU/Pkg. Waiver		Alteration of storefronts to establish a brewery/restaurant. Requesting waiver of parking requirements. Also, Special Use required for restaurant use
04		4/28/2022	428222	Centennial Holdings, LLC	Floral Park	32	54	15-22	V		Proposed apartment building with 27 units with insufficient parking, insufficient habitable floor area for 24 units, excessive height

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		4/29/2022	429222	MCRT Investments, LLC	TH West Hempstead	35	386	231	SE/V	435	Proposed 4-story multi-family building (150 units). Excessive height, exceeds max. permitted lot coverage, exceeds max. permitted density, insufficient parking. Parking in front yard setbacks. Previously before NCPC 11.14.19 for change of zone to CA-S
06		5/2/2022	52122	Cherval, Inc.	TNH Roslyn Heights	7	H	426	V	21230	Conversion of general building to medical office building with insufficient parking
07		5/5/2022	55122	BOT	Floral Park				AZO	L.L. 2-2022	Proposed local law relating to transient rentals
08		5/6/2022	56122	Sunrise Development Inc.	TH Oceanside	38	400	465, 476	SPR	21-4367	Site Plan Review for 3-story assisted living facility (85 units). Previously before NCPC for a change of zone from Res. B to Bus. X
09	*(minor)	4/29/2022	429122	Nassau Suffolk, LLC	TH Nr. Rockville Centre	38	130	3 - 6	V	438, 439	Substandard 2-lot subdivision. Maintain existing dwelling and build new house. Each proposed parcel has insufficient lot frontage and lot area
10		5/13/2022	513122	Safeguard Properties II, Inc.	TH Levittown	45	M	70, 75	SE/V	460, 461	Maintain existing medical office building on lesser lot (proposed Lot 1) and construct 3-story self-storage facility on proposed Lot 2. Structure has excessive height with insufficient aisle and access driveway width. Also, waive off-street parking for self-storage facility

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

## **I. 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*  
Ronald Ellerbe  
Murray Forman  
Khandan Kalaty  
Reid Sakowich  
Lisa Warren

### **Department of Public Works, Division of Planning**

Gregory Hoesl  
Martin Katz  
John Perrakis

Kenneth Arnold, P.E., *Commissioner*