

Nassau County Planning Commission



Zoning Agenda June 16, 2016

AGENDA ITEM	MAJ./MIN. SUBDIV.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		5/18/2016	518116	Salam Abdelrahman	Hempstead	34	358	133	V	1917	Proposed mixed use apartment/commercial building. Not permitted in Bus. B district
02		5/19/2016	519116	Brifil Devt.	Freeport	55	536	436	V	6-2016	Renovation of two-story building with eight apartment units and one commercial tenant space. Residential use not permitted in manufacturing zone. Also, no parking provided (13 spaces required)
03		5/23/2016	523116	BITI, LLC	Roslyn	20	A	577	Sub.		Proposed 78 unit condominium development. Applicant is seeking a waiver of subdivision to create three lots - one for the HOA and two lots for the condominiums
04		5/29/2016	529516	Grace	Oyster Bay Cove	27	G	1739, 1740	Sub.		Proposed five-lot subdivision. Lots are zoning compliant (two-acre minimum). Also, 8-acre conservation easement that runs with the land. Portions of property with slopes in excess of 15 percent are netted out of the area of each lot
05		5/29/2016	529416	My Two Sons Real Estate Corp.	TH Elmont	32	568	125	V	573-575	Convert first floor to two apartments (not permitted in Res. District). Waive off-street parking.
06		5/29/2016	529116	Lou Hal Properties, Inc.	Freeport	55	259	120, 121	SPR	SP-3068	Proposed gas station and convenience store
07		5/29/2016	529316	Elizabeth Abrams	TNH Manhasset	3	79	230	V	20204	Two vacant storefronts to be used for proposed dental office. Insufficient parking with an increase in pre-existing parking non-conformity

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08		5/29/2016	529216	New York American Water	TH Roosevelt	55	K	60, 382, 383	SE/V	576	Construct holding tank, filtration building, well building and generator for iron removal. Insufficient parking; park in residential zone
09		6/1/2016	61116	New York American Water	TH Roosevelt	55	K	60, 382, 383	SPR	2015192012	Construct holding tank, filtration building well building, diesel generator and access roadway
10		5/10/2016	510116	Mark Devt., Inc.	Mineola	9	366	1-15, 70-75, 92	Sub.		Create two parcels: Parcel A-Walgreens (under construction); Parcel B-proposed Go Health Urgent Care. Companion case to Item 11 on Zoning Agenda. Previously before NCPC on 5/26/16
11		5/6/2016	56516	Mark Devt., Inc.	Mineola	9	366	1-15, 70-75, 92	SU		Proposed Go Health Urgent Care facility. Companion case to Item 11 on Zoning Agenda. Previously, before NCPC on 5/26/16
12		6/7/2016	67116	BOT	Manorhaven				Mor.	Local Law A	Proposed six-month moratorium on all land use actions for property located along the Village's waterfront
13		6/6/2016	66116	Engel Burman of Garden City, LLC	TH Uniondale	44	73	54	SPR.	201604050	Proposed six-story assisted living facility. Previously before Planning Commission 5/5/16 for insufficient parking and excessive Floor Area Ratio (FAR)
14		6/8/2016	68116	Landfall, LLC	Freeport	55	536	119,120,421	V.	9-2016	Construct 3-story self-storage facility in parking lot utilized by existing self-storage facility that will remain. Insufficient parking

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; COU-Change of Use