

Nassau County Planning Commission



Zoning Agenda Oct. 20, 2016

AGENDA ITEM	MAJ./MIN. SUBDIV(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		9/23/2016	923116	Spanish Evangelical Church	Freeport	55	67	596	V	14-2016	Expand existing church-insufficient parking; insufficient buffer with adjacent Res. district; insufficient side yard setback
02	*(minor)	9/30/2016	930116	The Vincent Smith School	Flower Hill	5	156	24	Sub.		Subdivision of private school to create school parcel and residential parcel that maintains school and existing dwelling (with insufficient frontage)
03		9/26/2016	926116	Board of Trustees	Great Neck				AZO	Local Law 4-2016	Amend zoning code to address habitable attic space, street frontage for residential properties, clarification of calculating permissible height in residential district; new restrictions on lot coverage in residential districts
04		9/26/2016	926216	Board of Trustees	Great Neck				AZO	Local Law 3-2016	Amend Village Code to reduce storm water retention requirements for residential and commercial properties
05		10/3/2016	103116	Nassau Expeditors, Inc.	TNH Carle Place	9	663	37	CU/V	20264	Convert retail space to eating establishment - insufficient parking and increase in parking deficiency for shopping center
06		10/5/2016	105116	Napoleon Prime Properties, LLC	TNH Roslyn Heights	7	G	221-228, 535, 941	REZ		Spilt-zoned property requires change of zone from Res. C to Bus. B to construct small shopping center (5-units)
07		10/12/2016	1012116	RDUU Washington St., LLC	Hempstead	34	192	11, 16, 17, 18, 109, 110	SPR		"Block 42" - Construct 3-story office building and 4-level parking garage. Involves the relocation of existing bus operation (Dell Bus) to the property
08		10/12/2016	1012216	Renaissance Downtown UrbanAmerica (RDUU)	Hempstead	34	190	1-4, 6-8	SPR		"Block 39" - Construct 7-story mixed-use building that includes 7,000 ground floor retail and 255 apartment units.
09		10/12/2016	1012316	Renaissance Downtown UrbanAmerica (RDUU)	Hempstead	34	195	8-10, 111, 116, 129-132, 135, 138	SPR		"Block 38" - Construct two 5-story mixed use buildings containing 6,600 sf of retail, 6600 sf of medical office, 9,400 sf of restaurant and 228 apartment units.
10		10/12/2016	1012416	Renaissance Downtown	Hempstead	34	522	5, 327	SPR		"Block 37" - Construct 5-story building that includes three ground floor restaurant (totaling 5,500 sf) and

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				UrbanAmerica (RDUA)							96 apartment units
11		10/12/2016	1012616	Hebrew Academy of Long Beach	Long Beach	59	79	14-35, 37, 113	V	2773	Construct 12-story 130 unit apartment building - exceeds maximum required height; exceeds maximum required lot coverage; does not provide minimum required unobstructed view, exceeds density requirements
12		10/14/2016	916215	666 OCR TT, LLC	TH Garden City/Uniondale	44	77	63	SE/V	863-865	Construct restaurant with insufficient parking. Exceeds maximum required Floor Area Ratio (FAR). Also, non-compliant signage. Before Planning Commission on 9/29. Requested Traffic/Parking Study. Report was submitted
13	*(minor)	10/3/2016	103216	Sukhdev Singh Atwal	TOB Hicksville	11	441	43	V	98686, 98685	Substandard 2-lot subdivision. Creation of flag lot subdivision with no frontage on public road
14		10/14/2016	727216	Bolla Operating LI Corp.	Rockville Centre	38	338	59	V	29-2016	New convenience store in conjunction with gas station and other site improvements. Vacant gas station on site. Before Planning Commission on 8/18. Requested Traffic impact Study. Report was submitted

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