

Nassau County Planning Commission



Zoning Agenda June 28, 2018

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01 LDL		6/5/2018	65118	Bolla EM Realty	TH Franklin Square	35	1	504	REZ/Incl. in GSS Overlay		Rezone part of property from Res. C to Bus. and include site in GSS Overlay district to redevelop existing gasoline station and develop a convenience store and other site improvements
02 LDL		6/6/2018	66118	360-370 Atlantic Ave., LLC	Freeport	62	36	153-155	V	13-2018	Proposed fast food restaurant with insufficient front yard setback, insufficient rear yard buffer (abutting res. district) and insufficient parking
03 MI		6/6/2018	66218	360-370 Atlantic Ave., LLC	Freeport	62	36	1, 2, 29 150 -152	V	14-2018	Rehab existing building (retail/day-care) and construct addition. Use variance required for day-care use; insufficient parking
04 LD		6/7/2018	67118	North Hempstead Housing Authority	TNH New Cassel	11	503	52, 53	SPR		Former school property to be redeveloped for senior housing (77 units). Previously before NCPC for Change of Zone from R-C to R-S (senior housing)
05 LD	* (minor)	6/8/2018	68118	Oscar Chavez	TH Inwood	40	164	13	V	654, 655	Substandard two-lot subdivision - insufficient lot area and lot frontage
06 D		6/12/2018	612118	Frank Suppa	Westbury	10	98	33-38, 165	REZ		Rezone (Res. C to Bus. B-1) to build 12-unit multi-family building. Variances will be required. Previously before the NCPC for change of zone on 6/1/17 with Denial issued. Project layout has been modified
07 LD		6/12/2018	612218	Charles Panetta	Plandome	3	18	127, 128, 412	Sub.		Proposed 4-lot subdivision on proposed private cul-de-sac. Previously, before NCPC on 9/11/14 for 4 lots with each lot fronting on Plandome Rd. NCPC had concerns with 4 curbs-cuts on Plandome Rd.
08 LDL		6/13/2018	53218	666 OCR TT, LLC	TH East Garden City	44	77	63	SE/V	863 - 865	Proposed restaurant in parking lot serving 666 Old Country Rd. Excessive FAR and insufficient parking. Heard by NCPC on previous occasions. NCPC requested updated traffic & parking data from initial study

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09 LD		6/15/2018	615118	Bellmore Royal, LLC	TH Bellmore	56	344	71-79	SE/V	697-700	Proposed day-care center - waive off-street parking (all non-compliant), parking in res. district and insufficient front yard setback
10 LD		6/15/2018	615218	Jewish Heritage Center of Queens & L.I.	TH East Meadow	50	149	895	SE/V	702-704	Convert dwelling to synagogue with insufficient parking requires Special Exception. Special exception to park in Res. B district. Also, dumpster in residential district
11 LD		6/15/2018	615318	Centro Biblico Casa Restauracion, Inc.	TH Baldwin	54	U	138,236,238,33	SE/V	705-707	Proposed church in vacant restaurant building with insufficient parking. Special exception to in Res. B zone and to park in front yard setback
12 MI		6/15/2018	615418	Merrick Jewish Center, Inc.	TH Merrick	63	119	17-68	SE/V	701	Maintain 1.5 story addition to synagogue for use as bingo hall converted to banquet hall. Requires Special Exception. Also, insufficient parking
13 LD		6/5/2018	65218	North Shore Millbrook, LLC	Great Neck	2	354	138	SPR/V		Modify existing 119-unit apartment complex to remove 24 units and add 101 units for a total of 186 units. Project will increase parking ratio. Requires demolition of some existing buildings and new buildings
14 MI		6/19/2018	619118	Town Board	Town of Hempstead			AZO			Creation of new zoning district – Golf Course Coastal Residence District (GC) – that impacts the development of three private golf courses (Inwood Country Club, the Woodmere Club and the Golf Club at Middle Bay) by providing regulations that ensure the environmental integrity of the three properties and surrounding area and protects the character of abutting neighborhoods

V-Variance; REZ– Rezone; SE-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 with a letter; D – Denial; M –
 Modification; MI – More Information