

Nassau County Planning Commission



Zoning Agenda Sept. 5, 2019

AGENDA ITEM	MAJ./MIN. SUBDIV.(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		8/5/2019	85119	Jaclyn Peranteau	TNH Carle Place	10	46	130, 137, 42, 43	V	20804	Proposed bank with two drive-thru ATMs. Insufficient landscaped buffer and trash enclosure encroachment
02		8/5/2019	85219	JDB Pub Holding LLC	TNH Manhasset	3	71	102	CU/V	20423	Expansion of restaurant/pub into adjacent storefront with no parking
03		8/13/2019	813119	Westwood Hill, LLC	TH Woodmere	39	127	2	REZ		Change of zone from Res. A & Res. B to CA multi-family to build 33 units
04		8/13/2019	813219	Meridian Lights Inc.	Freeport	55	205	127	V	2019-14	Proposed mixed-use building with 1st floor retail and eight 2nd and 3rd floor apartments. Insufficient parking. Use variance required for apartment units. Insufficient open space/recreational space
05		8/14/2019	814119	Silver Lake Realty LLC	Great Neck	1	53	9-12	Devt. Incentive Bonus		Proposed three story mixed-use building with 1st floor retail and 2nd and 3rd floor apartments that requires Development Incentive approval
06		8/16/2019	816119	1415 ONB LLC	Roslyn	20	A	130	V	1907	Convert commercial space into an apartment and convert existing garage into three apartment units (accessory structure). First floor apartments not permitted and accessory building used for habitable space not permitted. Historic District Bd. approval required
07		8/16/2019	816219	45 Lumber Rd. LLC	Roslyn	6	53	1031	V	1906	Construct 12-story apartment building (27 units) with below grade parking. Excessive density; excessive height; excessive FAR

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08		8/16/2019	816319	Kimco Jericho MI LLC	TOB Jericho	12	A	851, 861, 952, 953, 956, et al	V	10413	Proposed three-story 93 room hotel requires height and parking variances. Previously before the Planning Commission on 3/28/19 for Special Use approval
09		8/19/2019	819119	Andy Dorant	Valley Stream	37	218	51	SU/V	3894, 3895	Convert vacant storefront to restaurant use. No parking
10		8/8/2019	88119	Yoseph Shemtov	Great Neck	1	1	5, 106	Dev. Incentive Bonus		Proposed four-story mixed-use building with ground floor commercial and upper floor residential (25 units) with below grade parking
11	*(minor)	8/23/2019	823119	Nicholas Melillo	TOB Massapequa	65	F	6	V	10419 - 10421	Three lot flag-lot subdivision without frontage on a public road
12	*(minor)	8/26/2019	826119	Edmond Majovrian	Manorhaven Sands Point	4 4	40 E	70 70	Sub.	PB 7-2019	Substandard two lot subdivision that is in both Manorhaven and Sands Point. Proposal to build two 2-family homes
13		8/20/2019	820119	Manhasset Bay Group Inc.	North Hills	3	162	822	Sub.	19-03F	Extend duration of Preliminary Subdivision Approval and application for Final Subdivision for 46 lot subdivision. Previously heard by Planning Commission on 8/9/18 for Preliminary Subdivision Approval
14	*(minor)	8/16/2019	816419	Twin Oaks FML Holdings	TH W. Hempstead	35	647	24	V	820, 821	Substandard two lot flag-lot subdivision each with insufficient lot frontage
15		8/30/2019	816419	Acadia Landing LLC	Glen Cove	31	F	1079, 1080	SPR		Amend approved site plan (72 units in seven buildings) to include club house and modify footprint of some building Construction of two building underway. Previously heard by NCPC on 7/11/19. Requested current site plan for adjacent synagogue to be maintained

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 with 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