

# Nassau County Planning Commission



## Zoning Agenda Oct. 17, 2019

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/1/2019	88119	Yoseph Shemtov	Great Neck	1	1	5, 106	V		4-story mixed-use 24-unit building. Request development incentive bonuses in Development Incentive Overlay District. Previously heard by the Planning Commission on 9/5/19
02		10/1/2019	101119	H & L Equity, LLC	TH Inwood	40	165	37	V/SE	997-999	Addition to existing office building with insufficient parking; park in front yard setback and within residential zone (requiring Special Exception)
03		10/2/2019	101219	Terwilliger & Bartone Properties	Lynbrook	42	142	51-68	SU/SPR/V	7548	Proposed 4-story 80-unit multi-family residential building. Excessive height/number of stories; insufficient parking; excessive density; excessive lot coverage; insufficient setback
04		10/3/2019	103119	KRE Broadway Owner, LLC	TOB Hicksville	11	D	1237, 1352, 1372, 1374, 1391	SU	P-7-19	Special Use required to expand by 5,200 sf existing Round 1 Entertainment tenancy that is currently 49,774 sf within Broadway Mall
05		10/3/2019	103219	KRE Broadway Owner, LLC	TOB Hicksville	11	D	1237, 1352, 1372, 1374, 1391	SU	P-8-19	Special Use required to allow fitness center (Orange Theory) consisting of 3,200 sf with Broadway Mall
06		10/3/2019	103319	KRE Broadway Owner, LLC	TOB Hicksville	11	D	1237, 1352, 1372, 1374, 1391	SU	P-6-19	Special Use required for Avis car rental facility (1,091 sf) within Broadway Mall) and the storage of rental vehicles in required parking spaces

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07		10/7/2019	107119	Napoleon Prime Properties, LLC	TNH Roslyn Heights	7	G	221	V	20844	Proposed commercial building with insufficient side yard setback and landscaped buffer (adjoining residence district). Previously before Planning Commission to subdivide property into commercial portion and residential portion (3 residential lots)
08	*minor	10/7/2019	107219	Russell Gardens Association, Inc.	Russell Gardens	2	355	53, 54	Lot Line Adjustment		Lot line adjustment for 3.6-acre parcel to gift 1.1 acres from Russel Gardens Association to Village of Russell Gardens to maintain as a nature preserve
09	*minor	10/7/2019	107319	Hooshang Nejatham	TNH Albertson	7	197	55	V	20810	Substandard two-lot subdivision each with substandard lot frontage
10		10/8/2019	67119	Center for Jewish Life of Hewlett, Inc.	TH Hewlett	39	78	608, 609	SE/V	634, 635	Expansion of synagogue requires height, lot coverage, setback and parking variances. Previously heard by Planning Commission on 6/20/19. That requested that plan be scaled down.
11		9/1/2019	91119	38 W. Sunrise Highway, LLC	Valley Stream	39	385	1	SU/V/SPR	3906, 3907	Proposed self-service gas station with canopy. Insufficient size of property, excessive height of canopy, insufficient parking. Previously before NCPC on 9/26/19
12		10/10/2019	1011119	BDG Jane Street, LLC	TNH Roslyn Heights	7	65	15-43	SPR		Site plan approval requested for a proposed 4-story self-storage facility on the site of a vacant warehouse. Previously before the Planning Commission on two prior occasions (4/16/19 and 5/30/19) for variances
13		10/10/2019	1011219	Board of Trustees	Baxter Estates				AZO	Bill 5-2019	Local Law concerning as-of-right extension or alteration to buildings that reduce non-conformities

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