

Nassau County Planning Commission



Zoning Agenda Nov. 14, 2019

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		8/14/2019	814119	Silver Lake Realty Group, LLC	Great Neck	1	53	9-13	SP/V		Mixed use development (10 units) for inclusion in Incentive Development Overlay District. Previously heard on 9/5/19
02		10/18/2019	1018119	Board of Trustees	Westbury				AZO		Adoption of Amendments to Village Zoning Code establishing the Post Ave Rezoning Area and Maple/Union Triangle Rezoning Area
03		10/15/2019	1015119	Neil Court Realty	TH Oceanside	60	89	19, 20	REZ		Change of Zone request from Res. B to Ind. Y to utilize premises for bus storage
04		10/15/2019	1015219	PMG Northeast, LLC	Valley Stream	37	192	14	V	3896, 3897, 3898	Expand gas station/convenience store - excessive canopy height and insufficient setback for canopy. Also, building façade nonconformities
05		10/21/2019	1021119	Eastend Developers, LLC	TNH Albertson	9	72	8,1417, 1418	V	20855	Construct 2-story commercial building with front yard encroachments, insufficient stall size and insufficient landscaped buffer abutting residential district
06		10/21/2019	1021219	Floral Park Depository 1929 Realty Partners, LLC	Floral Park	32	272	25	V		Convert vacant bank to restaurant with outdoor seating - insufficient parking for outdoor dining
07	*(minor)	10/22/2019	1022119	192 N. Queens Ave., LLC	TOB N. Massapequa	48	70	448-453	V	10505, 10506	Substandard two lot subdivision with each lot having insufficient area and width

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08	*(minor)	10/25/2019	1025119	Five Towns Properties & Management, Inc.	TH Elmont	32	408	824, 825, 826	V	1075, 1076	Substandard two-lot subdivision. Maintain dwelling on conforming. Construct dwelling on substandard lot with insufficient width and area
09		10/25/2019	1025219	Shady Point, LLC	TH Franklin Square	35	106	11, 234	V	1083	Construct addition to two-story commercial building with excessive lot coverage, insufficient parking and setbacks. Previously heard by NCPC on 12/13/18
10		10/25/2019	1025319	Chick-Fil-A, Inc.	TH East Meadow	45	J	138	SE/V	1077 - 1082	Construct fast food restaurant (Chick-Fil-A) with drive-thru (special exception required) and outdoor seating (special exception required). Also, non-conforming signage
11		10/31/2019	1031119	MCRT Investments, LLC	TH W. Hempstead	35	386	231	REZ		Change of zone from Bus. X to CA-S Residence District to construct 4-story residential building with 150 units. The CA-S zone is the Town's Transit Oriented Development (TOD) residential zoning district
12		11/5/2019	115119	Board of Trustees	Sea Cliff				AZO	Bill VSC 1909	Site plan review required for any modification/enlargement of roof area or building footprint to any accessory structure for property abutting Hempstead Harbor
13		11/13/19	1113119	Beechwood PV Retail LLC	TOB Old Bethpage	47	E	759	SU	P.11.19	Special use permit to operate a 1,846 sq. ft. fitness center where 1,500 sq. ft. is required

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