

Nassau County Planning Commission



Zoning Agenda March 12, 2020

AGENDA ITEM	MAJ./MIN. SUB. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		2/24/2020	117120	Sunrise Development, Inc.	TH Oceanside	38	400	465, 476	Rez		Change of zone from Res. B to Business to develop assisted living facility with excessive height and insufficient parking. Previously, before the NCPC on 1/30/20. Additional information requested
02	*(minor)	2/10/2020	210120	Bianco Homes, Inc.	TH Oceanside	54	240	p/o 247	V	270, 271	Substandard two-lot subdivision each lot with insufficient lot area and insufficient lot frontage
03		3/13/2020	313120	United Full Gospel Church of God	Valley Stream	37	S	1	SP/V	3946, 3947	Convert vacant commercial building to a church. Special permit required. Also, no parking spaces are provided. Previously before NCPC on 4/16/19
04	*(minor)	2/14/2020	214120	HMSG, LLC	TH Inwood	40	47	257	V	319, 320	Substandard two-lot subdivision each with insufficient lot frontage and lot area
05	*(minor)	2/14/2020	214220	Nassau Blvd., LLC	TH Nr. Garden City	33	479	p/o 569	V	311 - 314	Four lot substandard subdivision to construct four 2-family homes. Each lot with insufficient lot area
06	*(minor)	2/14/2020	214320	Ricky Valenti	TH Seaford	63	43	446-449, p/o 448	V	295, 296	Substandard two-lot subdivision each with insufficient lot area
07		2/14/2020	214420	Four Bits Realty	East Rockaway	42	81	215, 237	SE/V	01-2020	Proposed 5 attached condominium units each with three bedrooms whereas a maximum of two-bedroom units is permitted. Also, minor rear yard variance requested
08		2/18/2020	218120	Board of Trustees	Manorhaven				Mor. Ext.	Local Law 3-2020	Extension of six-month moratorium involving sale of marijuana or such product or dispensing of medical marijuana. Previously before NCPC on 3/28/19
09		2/18/2020	218120	Frank Suppa	Westbury	10	98	33-38, 165	V		Construct three-story, 12-unit multi-family dwelling with insufficient lot size, insufficient rear, side and front yard setbacks. Also, insufficient parking.
10		2/21/2020	221120	Varun Realty	TOB Jericho	12	37	143	SU/SPR	P-2-20	Special Use permit required to build gas station/convenience store. Site is currently vacant but was previously used as a gas station

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11		2/24/2020	224120	87 Middle Neck Rd., LLC	Great Neck Plaza	2	195	114	CU/V/SPR		Proposed 5-story mixed-use building with ground floor retail space and upper floors consisting of 13 apartments. Several variances required including height, lot coverage, rear yard setback and parking. Two units will be workforce housing
12		2/24/2020	224220	Sanjay Patel	Freeport	62	45	153	Sub./V	2019-13	Create building lot (B) to build catering hall facility with insufficient side yard, no loading zone, excessive height, insufficient bulkhead. Previously heard by the Planning Commission
13		2/24/2020	224320	Sanjay Patel	Freeport	62	45	153	Sub./V	2019-12	Create building lot (A) to maintain existing motel and a new 4-story hotel with excessive height, no rear yard setback, no loading zone, insufficient parking, insufficient bulkhead. Previously heard by the Planning Commission
14		2/24/2020	224420	Board of Trustees	Great Neck Plaza				Mor. Ext.	Local Law 2-2020	Four-month extension of nine-month moratorium on issuance of approvals and permits for developments with three or more residential units. Previously before the NCPC on 5/30/19
15		2/28/2020	228120	Luis Teran	Freeport	55	393	30	V	2020-5	Proposed change of use from office to mixed-use with ground floor warehouse and new second floor for two apartments. Use and parking variances required
16		3/2/2020	32120	North Shore Islamic Center Inc.	TNH Albertson	9	112	118	V	2091	Alteration of building for house of worship (mosque) with excessive lot coverage, insufficient front and rear yard setbacks (all pre-existing) and insufficient parking
17		12/27/2019	1227219	Bolla Oil Corp.	TH Roosevelt	55	430	266	V/GSS		Proposed convenience store in conjunction with existing gas station to be renovated and expanded for inclusion in the GSS Overlay District
18		3/10/2020	129120	South Shore Child Guidance Association, Inc.	Freeport	62	75	16, 17	V	2020-1	Conversion of commercial building to child guidance center with no parking spaces provided. Previously heard by Planning Commission on 2/13/20

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; GSS - Gasoline Service Station Overlay District (TH); V/GSS - Variance from GSS Overlay District Regs.; Incl. GSS - Inclusion in GSS Overlay District