

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, April 23, 2020 - 10:00am
Online Webinar Format
9:00 am Work Session

Due to the Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the April 23, 2020 Nassau County Planning Commission (the "NCPC") Meeting will be held electronically via ZOOM and may be viewed by the public via livestream on ZOOM (Video / phone conference application) as described below (the "April 23, 2020 NCPC Meeting"). The public may send in their comments for the public portion of the meeting via email to the address below. The NCPC will review and consider these public comments prior to making a final decision. A recording of the meeting will be posted on the Nassau County Planning Commission website.

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<https://www.nassaucountyny.gov/2856/Planning-Department>

Final decisions will be made on items contained in Sections A and D at the April 23, 2020 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the April 23, 2020 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections B and C, before making a final decision on the matter. The public will have until 4:00 pm, Monday, April 27, 2020 to email their comments for items contained in Agenda Sections B and C to the email address specified above. *Late comments received after Monday April 27, 2020 at 4:00 pm will not be accepted or considered.*

A second meeting will take place after public comments are received, reviewed, and considered by NCPC for each item contained in Agenda Sections B and C on Thursday, April 30, 2020 at 9:00 am where the NCPC will make a final decision on each item contained in Agenda Sections B and C. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department homepage.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **March 12, 2020** NCPC Hearing

B. Application for Reduction of Surety Bond

(Public Comment Period Open)

1. NCPC File # 1987
Map of Country Pointe at Plainview
Old Bethpage, Town of Oyster Bay
Condominium V and Condominium VI
(Sec. 47; Block E; Lots 755A, 755B, 755C)

C. Minor Subdivision Applications and SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 14-2020
Property at: West Hempstead, Town of Hempstead
Maple Street, Vacant Land (345 feet East of Kent Pl),

West Hempstead, NY 11552
Section: 35, Block: 647, Lot(s): 24-26

2. NCPC Minor Sub. File 15-2020
Property at: Merrick, Town of Hempstead
9 Carroll Ave, Merrick, NY 11566
Section: 55, Block: 91, Lot(s): 206-209
3. NCPC Minor Sub. File 16-2020
Property at: Wantagh, Town of Hempstead
1708 Wantagh Ave, Wantagh, NY 11793
Section: 56, Block: H, Lot(s): 81
4. NCPC Minor Sub. File 17-2020
Property at: Village of Woodsburgh
935 Browsers Point Branch, Woodsburgh, NY 11598
900 Barberry Lane, Woodsburgh, NY 11598
1000 Barberry Lane, Woodsburgh, NY 11598
Section: 41, Block: 61, Lot(s): 1, 2, 5

D. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M
(see next page)

Nassau County Planning Commission

Zoning Agenda

April 23, 2020



AGENDA ITEM	MAJ./MIN. SUBDIV(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		3/9/2020	39120	Arcadia One, LLC	Lynbrook	37	315	8, 109, 112	V/SU		Interior alteration of storefront for proposed restaurant with arcade/live music and entertainment
02		3/9/2020	39220	Amenity Development Holding, LLC	Valley Stream	39	560	68	V/SPR	3951/3952	Proposed self-storage facility not allowed C-2 Commercial District with insufficient parking and loading area
03		3/11/2020	311120	McDonald's USA, LLC	Valley Stream	39	385	108	V/SU/SPR	3953 - 3961	Reconstruction of McDonald's restaurant and reconfiguration of parking layout and drive-thru requires Special Use with insufficient side yard (canopy), insufficient maneuvering area, parking in front yard setback, non-conforming façade, various sign non-conformities
04		3/11/2020	311220	North Shore Land Alliance	Mill Neck	29	R-3	292, 303, 309	SU	Z-2020-03	Special Permit for conditional use to implement changes to two adjacent properties both operated by N.S. Land Alliance. The Land Alliance would like to utilize a building on one of its properties (Humes Preserve) for its headquarters and establish walking trails linking that property with the Humes Japanese Stroll Garden (also N.S. Land Alliance property) and other adjacent open space properties

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05		3/4/2020	34120	Salisbury Partners, LLC	TH East Meadow	50	C	9, 13	SPR	201818389	Site Plan Approval for Car Max facility. Previously before NCPC on 5/30/19 for a Special Exception
06		3/17/2020	317120	Peter Gelzinis	Glen Cove	23	11	6-12, 134	SU/SPR		Proposed 3-story residential mixed-use building with 16 apartment units and 3,000 sf of retail
07		3/13/2020	1231119	Café Gelato	Williston Park	9	166	150 -154	V		Construct one-story commercial building for eating establishment (ice cream store) - insufficient parking. Previously before NCPC on 1/30/20 and requested Parking Analysis
08		3/27/2020	327120	Roosevelt Children's Academy Charter School	TH Roosevelt	55	334	601,602,607,615, 616	SE/V	392, 393, 394	Proposed 3-story building w/basement as part of existing Academy that exceed maximum permitted FAR with insufficient parking
09		4/7/2020	47120	Friends Academy	City of Glen Cove	23	F	204, 709, 1737, 1739	SPR		Enhancement of existing athletic field with artificial turf (as part of Friends Academy) that also includes enlargement of bleachers, new fencing, drainage facilities and perimeter landscaping

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

E. Adjournment

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Nassau County Planning Commission:

Marty Glennon, Chair
Jeffrey Greenfield, 1st Vice Chair
Leonard Shapiro, 2nd Vice Chair
Neal Lewis, 3rd Vice Chair
Jerome Blue
Ronald Ellerbe
Rick Shaper
Lisa Warren

Department of Public Works, Division of Planning:

Martin Katz
Jazline Paz
John Perrakis

Kenneth Arnold, PE, Commissioner
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