

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, April 30, 2020
Online Webinar Format
9:00 am Meeting

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 30, 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 30, 2020 NCPC Meeting"). A recording of the meeting will be posted on the Nassau County Planning Commission website.

Instead of a public meeting open for the public to attend in person, members of the public may listen to or log into the video conference. Access and instructions for ZOOM is available on the Nassau County Planning Department Webpage:

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

Final decisions are being made on items contained in Sections B, C and Section D – Agenda Item #1, as described and explained during the April 23, 2020 NCPC Meeting.

The Nassau County Planning Commission is accepting public comments for cases listed in Section B and C of the April 23, 2020 NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments is 4:00pm on Monday, April 27th, 2020. Late comments received after Monday April 27, 2020 at 4:00 pm will not be accepted or considered. The NCPC will be making a final decision on the Agenda items contained in Sections B, C and Section D – Agenda Item #01 after reviewing and considering the public comments. The public has 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.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **April 23, 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 Caroll 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 Browers 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 30, 2020



AGENDA ITEM	MAJ./MIN. SUBDIV(*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		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

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
Sean Sallie, AICP, Deputy Commissioner

