

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, October 28, 2021 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The October 28, 2021 Nassau County Planning Commission (the “NCPC”) Meeting will be held electronically via a web-based virtual meeting program and may be viewed by the public via livestream (video/phone conference application) as described below (the “October 28, 2021 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 Department 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 the web-based virtual meeting program are available on the Nassau County Planning Department website:

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

Final decisions will be made on Agenda items contained in Sections A, C & E at the October 28, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Section C of the October 14, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The deadline to submit comments was 4:00 P.M. on Monday, October 18, 2021. Late comments received after Monday, October 18, 2021 at 4:00 P.M. were neither accepted nor considered. The NCPC will be making a final decision on Agenda items contained in Section C after reviewing and considering the public comments.

The Nassau County Planning Commission will be accepting public comments for the public portion of the October 28, 2021 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Sections B & D before making a final decision on the matter. The public will have until 4:00 P.M., Monday, November 1, 2021 to email their comments for Agenda items contained in Sections B & D to the email address specified above. *Late comments received after Monday, November 1, 2021 at 4:00 P.M. will not be accepted nor considered.*

A second meeting will take place after public comments are received, reviewed, and considered by the NCPC for each item contained in Agenda Sections B & D on Thursday, November 4, 2021 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Sections B & D. This meeting will also be conducted using a virtual meeting program and access instructions will be provided on the Nassau County Planning Department website.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcripts from **October 7 & October 14, 2021** NCPC Hearing

B. Application for Release of Surety Bond & Cash Escrow

(Public Comment Period Open)

1. NCPC File 1935-F-5
Map of “Toretta Estates”
Property at: Incorporated Village of Farmingdale &
Bethpage, Town of Oyster Bay
Section: 49, Block: 285, Lot(s): 16

C. Minor Subdivision Applications & SEQRA Determination of Significance
(Public Comment Period Closed)

1. NCPC Minor Sub. File 53-2021 Property at: Uniondale, Town of Hempstead
1098 Fayette Street, Uniondale, NY 11553
Section: 50, Block: 346, Lot(s): 1, 2, 21, 22, 23 & 188

D. Minor Subdivision Applications & SEQRA Determination of Significance
(Public Comment Period Open)

1. NCPC Minor Sub. File 55-2021 Property at: Baldwin, Town of Hempstead
504 Foxhurst Road, Baldwin, NY 11510
Section: 54, Block: 227, Lot(s): 33 & 34
2. NCPC Minor Sub. File 56-2021 Property at: Roosevelt, Town of Hempstead
160 E. Fulton Avenue, Roosevelt, NY 11575
Section: 55, Block: 315, Lot(s): 131 – 134
3. NCPC Minor Sub. File 57-2021 Property at: Woodbury, Town of Oyster Bay
16 Irving Drive, Woodbury, NY 11797
Section: 14, Block: 3, Lot(s): 146
4. NCPC Minor Sub. File 58-2021 Property at: Incorporated Village of Valley Stream
20 White Street, Valley Stream, NY 11580
Section: 37, Block: 197, Lot(s): 21 – 25
5. NCPC Minor Sub. File 59-2021 Property at: Salisbury, Town of Hempstead
1960 Stratford Drive, Westbury, NY 11590
Section: 45, Block: 517, Lot(s): 12
6. NCPC Minor Sub. File 60-2021 Property at: Franklin Square, Town of Hempstead
31 Caroline Avenue, Franklin Square, NY 11010
Section: 33, Block: 597, Lot(s): 114 – 120

E. Zoning Referral Review: Pursuant to General Municipal Law Section 239-M

Nassau County Planning Commission

Zoning Agenda



October 28, 2021

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		10/8/2021	108121	Sunrise Development, Inc.	TH Oceanside	38	400	465, 476	SE/V	1368 - 1373	Proposed 3-story assisted living facility with excessive height/no. of stories, insufficient parking, non-compliant signage. Previously before NCPC for Change of Zone on 3/12/20
02		10/8/2021	108221	Shulamith School for Girls	TH Woodmere	39	107	1, 2	SE	657	Convert commercial building to religious school requires. Special Exceptions required for the use, for having no outdoor activity area and for exceeding number of allowable students
03		10/8/2021	108321	Mesivta Shaarei Chaim	TH Inwood	40	104	100	SE/V	683	Proposed religious school with Special Exceptions required to exceed max. FAR, for having no outdoor activity area, for exceeding number of allowable students, Also, insufficient parking, lot area, setbacks, front width, ingress/egress
04		10/8/2021	108421	Congregation Anshei Shalom	TH West Hempstead	35	398	4	SE/V	1366	Expansion of house of worship requires variances for insufficient front yard setback excessive height in Bus. district, insufficient parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
05		10/13/2021	1013121	Anthony Leone	East Rockaway	38	509	5, 6, 147	V	06-2021	Convert existing bank into performing arts theater, event space with bar/tavern. Insufficient parking
06		10/18/2021	1018121	Valley Stream Green Acres LLC/BJ's Wholesale Club Inc.	TH Valley Stream	39	552	50	Inc. in GSS Overlay District		Proposed self-serve gas station as part of BJ's Wholesale Club within Green Acres Mall requires inclusion in Gasoline Service Station Overlay District
07		9/27/2021	927121	Ulises Campos	Freeport	62	198	323	V	2021-24	Add 2 nd floor commercial addition to a partial two-story commercial building. Insufficient parking as "executive suite" for medical cleaning business
08		10/18/2021	1018221	McKinley Rose, LLC	Great Neck Estates	2	6	254	Amend Incentive Zoning Permit		Amend Incentive Zone Permit approval for a 40-unit residential condominium project (the Rose at Great Neck Condominium) to include: a.) provisions for a bond to secure public improvements; b.) permit issuance of a building permit to construct footings, foundation, foundation wall prior to final subdivision approval from the Nassau County Planning Commission
09		10/13/2021	93321	Yeshiva Ketan of Long Island	TH Inwood	40	56	35, 36, 134, 312, 434, 534, 535	SE/V	585	Expansion of religious school with excessive height in Res. B district, excessive # of stories in Bus. district, insufficient parking, insufficient outdoor rec. area, exceeds allowable number of students. Previously before NCPC on 10/7/21

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
10	*(minor)	10/20/2021	1020121	JP Optionee, LLC	TOB Jericho	11	355	31, 32	V	11652	Proposed 4-story hotel with 182 rooms, associated spa, restaurant, conference center. Individual lots will be created for the office portion of property (Jericho Plaza One and Jericho Plaza Two Office campus) and the proposed hotel portion. Several variances required to maintain office buildings on lesser lots and for the proposed hotel on its own lot. Previously before NCPC on 7/22/21 for a change of zone from OB Office Building to GB General Business for the proposed hotel portion of site.

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 w/ 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

F. 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
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