

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, February 4, 2021 - 9:00 A.M.  
Online Webinar Format

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*Due to the Coronavirus (COVID-19) Emergency and State & 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 February 4, 2021 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 "February 4, 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.*

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

Final decisions will be made on Agenda items contained in Sections B, C & D at the February 4, 2021 NCPC Meeting.

The Nassau County Planning Commission was accepting public comments for Agenda items contained in Sections B & C of the January 28, 2021 NCPC Meeting by email to [NCPC@nassaucountyny.gov](mailto:NCPC@nassaucountyny.gov). The deadline to submit comments was 4:00 P.M. on Monday, February 1, 2021. Late comments received after Monday, February 1, 2021 at 4:00 P.M. were neither accepted nor considered. The NCPC will be making a final decision on Agenda items contained in Sections B & C after reviewing and considering the public comments.

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### **A. General Items**

1. Roll Call

### **B. Minor Subdivision Applications & SEQRA Determination of Significance** (Public Comment Period Closed)

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|--------------------------------|---|
| 1. NCPC Minor Sub. File 1-2021 | Property at: Syosset, Town of Oyster Bay<br>8 Queens Street, Syosset, NY 11791<br>Section: 15, Block: 1, Lot(s): 29 & 30                      |
| 2. NCPC Minor Sub. File 2-2021 | Property at: Port Washington, Town of North Hempstead<br>2 Joel Place, Port Washington, NY 11050<br>Section: 5, Block: C, Lot(s): 339         |
| 3. NCPC Minor Sub. File 3-2021 | Property at: Woodmere, Town of Hempstead (Hewlett Postal Code)<br>370 Felter Avenue, Hewlett, NY 11557<br>Section: 39, Block: 608, Lot(s): 63 |
| 4. NCPC Minor Sub. File 4-2021 | Property at: Massapequa, Town of Oyster Bay<br>52 Beach Road, Massapequa, NY 11758<br>Section: 65, Block: 97, Lot(s): 471 - 478               |

5. NCPC Minor Sub. File 5-2021

Property at: Incorporated Village of Lattingtown  
1 Factory Pond Road, Locust Valley, NY 11560 &  
10 Millford Drive, Locust Valley, NY 11560  
Section: 29, Block: 78, Lot(s): 23 & 25

**C. Extension of Time to File Deeds for Minor Subdivision Application**

*(Public Comment Period Closed)*

1. NCPC Minor Sub. File 4-2020  
*(1<sup>st</sup> Extension of Time)*

Property at: Incorporated Village of Lattingtown  
117 Ryefield Road, Locust Valley, NY 11560 &  
20 Horse Hollow Road, Locust Valley, NY 11560  
Section: 30, Block: F, Lot(s): 3, 340, 354, 355, 359 & 365

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

Nassau County Planning Commission  
Zoning Agenda



**February 4, 2021**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		1/27/2021	127121	Town Board	TOB Hicksville				AZO		Amend Town Zoning Ordinance to remove Central Business Zoning District and create <i>Hicksville Downtown Zoning District</i> and subdistricts

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

## **E. Adjournment**

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### **Nassau County Planning Commission**

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

### **Department of Public Works, Division of Planning**

Gregory Hoesl  
Martin Katz  
John Perrakis

Kenneth Arnold, PE, *Commissioner*  
Sean Sallie, AICP, *Deputy Commissioner*