

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, January 6, 2022 - 10:00 A.M.
Online Webinar Format
Work Session - 8:45 A.M.



The January 6, 2022 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 “January 6, 2022 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, B & D at the January 6, 2022 NCPC Meeting.

The Nassau County Planning Commission will be accepting public comments for the public portion of the January 6, 2022 NCPC Meeting by email to NCPC@nassaucountyny.gov. The NCPC will accept public comments via email for Agenda items contained in Section C before making a final decision on the matter. The public will have until 4:00 P.M., Monday, January 10, 2022 to email their comments for Agenda items contained in Section C to the email address specified above. *Late comments received after Monday, January 10, 2022 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 Section C on Thursday, January 13, 2022 at 9:00 A.M., where the NCPC will make a final decision on each item contained in Agenda Section C. 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 **December 16 & December 21, 2021** NCPC Hearing

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

1. NCPC Minor Sub. File 65-2021 Property at: Bellmore, Town of Hempstead
2761 Boundary Road, Bellmore, NY 11710
Section: 63, Block: 224, Lot(s): 70 – 73

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

(Public Comment Period Open)

1. NCPC Minor Sub. File 43-2020
(1st Extension of Time)

Property at: East Meadow, Town of Hempstead
1883 Lincoln Avenue, East Meadow, NY 11554 &
197 East Meadow Avenue, East Meadow, NY 11554
Section: 50, Block: 535, Lot(s): 19, 33, 36, 38 & 55

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

Nassau County Planning Commission

Zoning Agenda



January 6, 2022

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		12/17/2021	1217121	SiteX Group	TNH Westbury	11	E	467	SPR		Redevelop part of lot for warehouse/distribution center ("last mile" delivery station) for on-line retailer. Interior renovation of building & parking lot reconfiguration
02		12/17/2021	1217221	Lakeville AH Realty, LLC	TNH New Hyde Park	8	10	40 - 48	SU		Renovate/reconfigure existing gas station/garage (currently vacant) with addition of small convenience store
03	*(minor)	12/17/2021	1217321	NY Land Development II Corp.	TH Elmont	32	570	64 - 68	V	104, 105	Substandard two-lot subdivision. Each lot has insufficient lot frontage and lot area
04		12/21/2021	1122121	Zakir Naseem	TH Roosevelt	55	438	596	SE/V	767	Proposed 2-story office building with insufficient parking. Previously before NCPC on 12/16/21. Application deemed incomplete with additional information requested
05		12/23/2021	1223121	McDonald's Corporation	TH Uniondale	50	1	30	SE/V	73 - 78	Demolish existing fast-food restaurant (McDonald's) and build new McDonald's with drive-thru. Insufficient parking and non-compliance signage

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06		12/22/2021	1222121	Cold Spring Harbor Laboratory	Laurel Hollow	26	D	16, 17, 20, 27, 29	SU/SPR/V	SUP 2-2021	Amend Special Use to facilitate expansion of Cold Spring Harbor Lab pursuant to CSHL Master Plan approved in 2004 and amended in 2018 and 2021 to include two-level parking garage, lab research building, research office building and conference housing
07		1/3/2022	13122	Board of Trustees	East Hills				AZO		Creation of Senior Residence Overlay District (SRD Overlay) as a floating zone/overlay district for residents 55 years of age or older within the Village's Residence (R) District

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, *1st Vice Chair*
Leonard Shapiro, *2nd Vice Chair*
Neal Lewis, *3rd Vice Chair*
Jerome Blue
Ronald Ellerbe
Rick Shaper
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