

Nassau County Planning Commission



Zoning Agenda April 16, 2015

AGENDA	MAJ./MIN. SUB. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT	TYPE	CASE NO.	CHANGE
01		3/12/2015	312115	Avalon Bay	Rockville Centre	38	155	23 and 26	SPR	03-2015	Proposed 165 unit 4/5 story (50') multi-family rental building. Lower level - parking; 1st level - open parking, garages, apartments, courtyard, terrace; 2nd through 4th level - apartments. Heard by NCPC on 7/10/14 for variances
02		3/13/2015	313115	33 Austin Blvd., LLC	TH Nr. Island Park	43	112	50	V	302, 303	Proposed commercial building as part of shopping center. Two alternatives provided - one for a new restaurant and one for a new retail. Parking deficiency greater for restaurant
03	*(major)	3/18/2015	318115	R&B Acquisitions & Development Inc.	TH Malverne	35	480	1278, 1273	Change of Zone		Change of zone from Res. A to CA to build 12 condo units. Parking and density compliant under CA
04		3/18/2015	318215	LI Mex Grill 1, LLC	Rockville Centre	38	321	96	V	14-2015	Change of use from retail to restaurant- over 50 person occupancy - insufficient parking
05		3/23/2015	323115	TT of Freeport	TH Nr. Garden City	44	74	3	SE/V	1429	Conversion of vacant warehouse property to car dealership requires parking variance. Portion of structure to be demolished. Heard by NCPC for Special Exception on 3/19/15
06		3/23/2015	323215	136 Hempstead Tpke. ,LLC	TH West Hempstead	34	310	310	SE/V	1424-1428	Construct new convenience store (7-Eleven) with insufficient parking, signage, outside sales (ice), outside video rental
07		3/24/2015	324115	Jose Martinez	TH New Cassel	11	89	87	V	19972	Addition and conversion of one-story commercial building to church and interior alterations to attached existing dwelling - insufficient parking
08		3/24/2015	324215	LT Propco	TNH Manhasset	3	145	16, 17	V/SU	19969A&B	Proposed expansion of department store (Lord & Taylor). Expansion of "big box commercial use" not permitted in Bus. A district; parking shortfall; insufficient loading area; sign variances
09		3/27/2015	327115	Clifford Hettinger	TH Bellmore	56	340	3, 4, 14, 17	SE/V	364	Convert 2nd floor of 2-story building for gym use. First floor is currently used as a gym. Insufficient parking
10	*(minor)	3/27/2015	327215	Pristine Homes	TH Bellmore	63	211	28, 29	V	398, 399	Substandard 2-lot subdivision-insufficient frontage and lot area
11	*(minor)	3/27/2015	327315	BHNV Realty	TH Merrick	55	141	213, 214	V	1432, 1433	Substandard 2-lot subdivision-insufficient lot area and lot frontage

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12		1/24/2015	124115	Willis Property Associates	Mineola	9	350	125, 126	V		Proposed 2-story office building-insufficient parking, loading, front yard setback. Heard by NCPC 2/26/15. Received additional information
13		3/27/2015	327415	Mesivta Ateres Yaakov of Greater L.I.	Lawrence	41	97	1,2,5,6,103 28,29	V		Proposed gymnasium as part of religious school exceeds maximum required height with insufficient front and rear yard setbacks and insufficient parking
14		2/27/2015	224115	RFK, LLC	Roslyn	6	53	979	SU/V	7140	Add second floor to existing one-story office building-insufficient parking. Also, requires approval from Historic District Board and BOT. Heard by NCPC 3/19/15. Received additional information
15		4/1/15	41115	Kay Development, LLC	Valley Stream	37	S	27	REZ		Proposed 5-story/36 unit mixed use structure In Village downtown requires Change of Zone from underlying commercial zone for incorporation into CA floating zone
16		4/2/15	42115	BOT	Lynbrook				AZO		Amendment to the Zoning Code to adopt an Arts and Cultural Overlay District which will include the existing UA Theater which will be demolished and rebuilt and repurposed that will be the centerpiece of the Overlay District
17	*(major)	4/2/15	42215	Plainview Properties/ Beechwood POB	TOB Plainview	47	E	747B,747D,747E 148A,148D	SPR		Site Plan Review for proposed 750 unit mixed residential development with 118,450 sq of retail. On 2/26/15, this was before the NCPC for a Change of Zone from OB (Office Building) and R1-1A (single-family) to RMF-16 (multi-family), RSC-25 (multi-family senior residence) and GB (General Office). The current application further scaled down the project from 792 residential units to 750 and increases the overall amount of open space/buffers/pervious areas for the 143-acre site

V-Variance; REZ– Rezone; SE-Special Exception; CU-Conditional Use; SU-Special Use; SP-Special Permit; Mor.–Moratorium; 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