

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, June 18, 2009 6:30pm

Theodore Roosevelt Executive & Legislative Building, 1550 Franklin Avenue, Mineola

5:30pm Work Session

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### A. General Items

1. **Roll Call**
2. **Acknowledgement of Receipt of Transcript for June 4, 2009**

### B. Subdivision Applications

[Public comment period open]

1. APPLICATION TO EXTEND THE TIME TO FILE AN APPROVED FINAL SUBDIVISION MAP:

NCPC FILE No. **1954-F-1**

Map of New Cassel Prospect  
Prospect Avenue, New Cassel  
Town of North Hempstead  
Section 11, Block 104, Lot 223-224

2. APPLICATION TO EXTEND THE TIME TO FILE AN APPROVED FINAL SUBDIVISION MAP:

NCPC FILE No. **1925-F-1**

Map of Nevada Villas Condominium  
Nevada Avenue, Unincorporated Island Park  
Town of Hempstead  
Section 34, Block 70 Lots 485 & 494

3. APPLICATION TO EXTEND THE TIME TO FILE RESOLUTION OF NASSAU COUNTY PLANNING COMMISSION SUBDIVISION APPROVAL:

NCPC FILE No. **1928-F-1**  
(Approved 5/15/08)

Map of Atlantic Manor  
Oceanside, Town of Hempstead  
N/W corner of Atlantic Ave and Terrell Ave.  
Sec 38, Block 400, Lot(s) 465 and 476

4. APPLICATION TO EXTEND THE TIME TO FILE RESOLUTION OF NASSAU COUNTY PLANNING COMMISSION SUBDIVISION APPROVAL:

NCPC File No. **47-2008**  
(Approved 10/2/08)

Carle Place, Town of North Hempstead  
Sec. 9, Block 663, Lot(s) 42  
S/S of Westbury Ave.

5. SEQRA DETERMINATION AND THE CONTINUATION OF AN APPLICATION FOR A WAIVER OF SUBDIVISION FILING REQUIREMENTS and VARIANCE FROM NASSAU COUNTY SUBDIVISION REGULATIONS SECTION III, C.1 and C.3:

NCPC File No. **38-2008**  
(Ref File No. 43-2005)

Merrick, Town of Hempstead  
Sec. 56, Block 56, Lot(s) 621-622 and 694  
E/s Little Whaleneck Rd., 126.1' S/o Decker Ave.  
(Adj. from 8/7/08, 8/21/8, 10/30/08, 12/4/08, 4/23/09 & 5/21/09)

6. SEQRA DETERMINATION AND AN APPLICATION FOR A WAIVER OF SUBDIVISION FILING REQUIREMENTS and VARIANCE FROM NASSAU COUNTY SUBDIVISION REGULATIONS SECTION III, C.1: Lot Line Adjustment

NCPC File No. **18-2009**

Hewlett, Town of Hempstead  
11 Franklin Ave.  
Sec. 41, Block 8, Lot(s) 1 and 26

7. SEQRA DETERMINATION AND AN APPLICATION FOR A WAIVER OF SUBDIVISION FILING REQUIREMENTS and VARIANCE FROM NASSAU COUNTY SUBDIVISION REGULATIONS SECTION III, C.2: Lot Line Adjustment

NCPC File No. **19-2009**

Incorporated Village of Oyster Bay Cove  
198 Cove Rd.  
Sec. 26, Block A, Lot(s) 91 and 750

8. SEQRA DETERMINATION AND AN APPLICATION FOR A WAIVER OF SUBDIVISION FILING REQUIREMENTS:

NCPC File No. **6-2009**

Syosset, Town of Oyster Bay  
Sec. 12, Block A, Lot(s) 1124  
300 Robbins Lane.

## **C. OSPAC**

## **PUBLIC HEARING**

[Public comment period open]

1. N.C.P.C. OSPAC File # 16-2009

Sec. 63 Block 261 p/o Lot 818B  
Cedar Lane  
Seaford  
Driveway

2. N.C.P.C. OSPAC File # 17-2009

Sec. 54 Block 326 Lot 5  
West End Avenue  
Village of Freeport  
1900 Sq. Ft.

3. N.C.P.C. OSPAC File # 19-2009

Sec. 35 Block 279 Lots 31, 46, 27, 14, 10, 7  
Grossman Farm  
Malverne

## D. OSPAC

## DISPOSITION OF PROPERTY & SEQRA DETERMINATION

[Public comment period closed]

1. N.C.P.C. OSPAC File # 13-2009

Sec. 40 Block 201 Lot 40  
Soloff Blvd. Inwood  
105sq. ft.

2. N.C.P.C. OSPAC File # 14-2009

Sec. 43 Block 212 Lot 102  
Columbus Avenue, Oceanside  
297sq. ft.

3. N.C.P.C. OSPAC File # 15-2009

Sec. 20 Block A Lot 204  
1489 Old Northern Blvd., Village of Roslyn  
.22 acres

## E. SEQRA Recommendation

1. NCPC File No. 26-2009

A Lease Agreement between the County of Nassau and DIALYCEN LLC for the lease of 5,789 square feet of office space located at 160 North Franklin Avenue, Hempstead

## F. Zoning Referral Review: Pursuant to General Municipal Law Section 239-m

## G. New Business

## H. Adjournment

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### Nassau County Planning Commission:

Jeffrey Greenfield, Chair  
Michael Bellissimo, First Vice-Chair  
Neal Lewis, Second Vice-Chair  
Philip Como  
Clara Gillens-Eromosele  
Mary A. McCaffery  
Leonard Shapiro

Patricia Bourne - Executive Commissioner  
Robert Piazza - Deputy Commissioner

### *Staff:*

Jon Halfon  
Donald Hohn  
Martin Katz  
Linda King  
Graham Long  
John Perrakis  
Sean Sallie  
Wesley Sternberg