

RESOLUTION NO. 10383-20

WHEREAS, the **Village of Roslyn, Board of Trustees**, has presented to the NASSAU COUNTY PLANNING COMMISSION for its review, pursuant to General Municipal Law, a **Local Law to Amend the Zoning Ordinance to create the TMU Transit-Oriented Mixed-Use District** for property located in **Roslyn**; and

WHEREAS, information regarding the subject application was received on **6/28/20**; and

WHEREAS, environmental documentation and/or the initial determination of environmental significance in accordance with SEQRA was received on **6/28/20**; and

WHEREAS, the Board of Trustees has proposed the creation of the TMU Transit-Oriented Mixed-Use District to be applied to property located on the northwest corner of Warner Ave. and Railroad Ave., across from the Roslyn Railroad Station. The proposed zoning district will encourage development that takes advantage of its proximity to the LIRR Station and will provide for a mix of uses appropriate for its unique location within the Village of Roslyn; and

WHEREAS, the site is currently occupied by a small shopping center that is currently vacant. To the north is the Vienna Kitchen/Social Club; to the east, across Railroad Ave., are LIRR tracks, beyond which is a residential neighborhood; to the south, across Warner Ave., is commuter parking lot and the Roslyn Rail Station and the Roslyn Fire House; to the west is a Verizon building, beyond which is the Sun Harbor Nursing/Rehabilitation facility; and

WHEREAS, the proposed zoning district will allow residential apartments on the upper floors as well as an array of commercial uses on the ground floor (including convenience stores, retail shops, restaurants, service establishments, professional and medical offices) as permitted principal uses; and

WHEREAS, the developer of the property will be offered Incentive Bonuses to allow for adjustments to permissible density, Floor Area Ratio (FAR) and other dimensional requirements in exchange for Community Benefits/Amenities such as open space, parks, infrastructure improvements, streetscape improvements and pedestrian enhancements or cash in lieu of such improvements as authorized by the Board of Trustees; and

NOW, THEREFORE BE IT RESOLVED, that after due deliberation and consideration, the NASSAU COUNTY PLANNING COMMISSION finds that a **MODIFICATION** of the application is required. The Nassau County Planning Commission recommends the following modifications:

- It is unclear as to the specific Incentive Bonuses being offered. For instance, adjustments to parking requirements and height are mentioned in Section D (Development Incentive Bonuses), Subsection 2 (Definitions – Incentive Bonuses) of Proposed Local Law 1-2020 (Page 2) but are not listed in the Schedule of Development Incentive Bonuses with the TMU Transit-Oriented Mixed-Use Zone (Page 3). Also, Maximum Building Coverage and Maximum Lot Coverage are listed in the Schedule of Development Incentive Bonuses. What is the difference between the two?
- The height requirements as described on Page 5 of the Proposed Local Law 1-2020 are unclear and may be subject to misinterpretation. Consideration may be given to rewording this portion of the local law and/or providing a pictorial depiction of height requirements from different vantage points that may provide some clarification regarding permissible height.
- The Nassau County Planning Commission encourages the set-aside of affordable/workforce housing in multi-family residential developments. There is no mention of providing an affordable/workforce house set-aside as a Community Benefit. Such a set-aside may be required pursuant to Village law and/or the Long Island Workforce Housing Act. Also, the Village should be made aware of the Nassau County's Model Inclusionary Zoning Ordinance that addresses affordable housing in multi-family developments (attached to this Resolution).

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the referring, municipality within thirty (30) days after final action, shall file a report with the NASSAU COUNTY PLANNING COMMISSION, and if said action is contrary to this recommendation, set forth the reasons for such contrary action.

The resolution herein was, in accordance with all applicable laws, duly considered moved and adopted by the following vote:

Marty Glennon, Chair aye
Jeffrey Greenfield, 1st Vice Chair – aye
Leonard Shapiro, 2nd Vice Chair- aye
Neal Lewis, 3rd Vice Chair- aye
Jerome Blue- aye
Ronald Ellerbe - aye
Rick Shaper- aye
Lisa Warren- aye

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 7/16/2020**