

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, February 27, 2025 - 10:00 A.M.  
Theodore Roosevelt Executive & Legislative Building  
1550 Franklin Ave., Mineola, N.Y. 11501  
Work Session - 8:45 A.M.

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### A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **January 30, 2025** NCPC Hearing

### B. SEQRA Determination for the Acquisition of Real Property

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 32-2023      Property at: Incorporated Village of New Hyde Park  
115 New Hyde Park Road S, New Hyde Park, NY 11040  
Section: 33, Block: 386; Lot(s): 6 - 34

### C. OSPAC

**Public Hearing** *(Public Comment Period Open)*

1. OSPAC 1-2025      Property at: Old Bethpage, Town of Oyster Bay  
1425 Old Country Road, Old Bethpage, NY 11804  
Section: 47, Block: E; Lot(s): 749D & 749E

### D. Extension of Time to File Resolution for Major Subdivision Application

*(Public Comment Period Open)*

1. NCPC File No. 2001-F-1      Map of "The Enclave at Country Pointe Plainview" (FKA  
*(1<sup>st</sup> Extension of Time)*      Country Pointe Golden Age at Plainview)  
Property at: Old Bethpage, Town of Oyster Bay  
S/W/C Country Pointe Drive & Old Country Road,  
Plainview, NY 11803  
Section: 47, Block: E, Lot(s): 753A & 753B

### E. Minor Subdivision Applications & SEQRA Determination of Significance

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 4-2025      Property at: Baldwin Harbor, Town of Hempstead  
2910 Yale Place, Baldwin, NY 11510  
Section: 54, Block: 274, Lot(s): 33
2. NCPC Minor Sub. File 17-2023      Property at: Uniondale, Town of Hempstead  
354 Bedford Avenue, Uniondale, NY 11553  
Section: 34, Block: 492, Lot(s): 378 - 384

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

# Nassau County Planning Commission

## Zoning Agenda



**February 27, 2025**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		1/30/2025	130125	CVS Albany, LLC	TNH New Hyde Park	9	514	52	CU/V/SPR	21676	Proposed CVS with drive-thru requires conditional use, site plan review and sign variances
02	*(Minor)	1/24/2025	124125	Malverne Gold, LLC	TH Nr. Malverne	35	480	2	V	1302 - 1305	Substandard 4-lot subdivision. Three lots with insufficient access pursuant to Sec. 280A of NYS Town Law
03	*(Minor)	1/24/2025	124225	Diamond Development Properties Corp.	TH Nr. Freeport	55	279	117-120	V	113, 114	Substandard two-lot subdivision, each lot with insufficient lot width and lot area
04	*(Minor)	2/4/2025	24125	Glenwood Enterprise Corp.	TOB Glen Head	21	35	12-15, 521	V	ZBA25-036; ZBA25-037	Substandard two-lot subdivision with one lot having insufficient lot frontage
05		2/4/2025	24225	Shia Ithna'Asheri Jamaat of NY	TOB Hicksville	46	634	2	V	ZBA25-040	Expansion of existing mosque - insufficient parking. Previously before NCPC on 9/5/24 and 10/22/24 for Site Plan Review
06		2/6/2025	26125	Town Board	Town of Hempstead				Mor.		Proposed one-year moratorium on installing Battery Energy Storage Systems (BESS) within the Town of Hempstead

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
07		2/7/2025	27125	Building Power, Inc.	TH N. Bellmore	51	215	34	V	138	Proposed one-story commercial building (2 retail stores) with insufficient parking
08		2/7/2025	27225	Path Land Holdings, LLC	TH Bellmore	56	283	2, 7, 202-205	SE/V	129	Proposed 3-story, 23-unit apartment building. Exceeds height/number of stories and maximum permitted population, insufficient parking, insufficient front yard setbacks. Previously before NCPC on two prior occasions
09		2/10/2025	210125	Board of Trustees	Bayville				AZO	Local Law A-2025	Local Law to amend Ch. 80 - Zoning addressing several provisions including definitions, parent-child residence, height regulations in flood hazard areas, visibility at intersections, BZA powers and duties, etc.
10		1/24/2025	124325	Valley Stream Green Acres, LLC	TH Nr. Valley Stream	39	552	44, 48	SE/V	131, 132	Construct Shop Rite Supermarket and demolish existing building (Sears Automotive) and two-level parking garage. Insufficient parking. Previously before Planning Commission on 11/14/24 for Site Plan Review
11		2/18/2025	218125	Joseph DeFiguroa	Rockville Cetre	38	319	42	V	31-2024	Proposed 3-story mixed-use building with ground floor restaurant and upper floors medical offices. Also, roof utilized as restaurant. No parking provided

V- Variance; REZ - Rezone; SE - 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; Devt. Inc. Bon. - Development Incentive Bonus

**G. Adjournment (Next Hearing Date: March 20, 2025)**

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***Nassau County Planning Commission***

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Jeffrey H. Greenfield, *Vice-Chair*  
Neal Lewis, *3<sup>rd</sup> Vice-Chair*  
Dana Durso  
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Khandan Kalaty  
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***Department of Public Works, Division of Planning***

Gregory J. Hoesl  
Martin Katz  
John Perrakis  
Timothy Wren

Michael Kwaschyn, P.E., *Acting Commissioner*  
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