

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, March 20, 2025 - 10:00 A.M.

Theodore Roosevelt Executive & Legislative Building

1550 Franklin Ave., Mineola, N.Y. 11501

Work Session - 8:45 A.M.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **February 27, 2025** NCPC Hearing

B. SEQRA Recommendation for the Acquisition of Real Property

(Public Comment Period Open)

1. NCPC Minor Sub. File 32-2023
(Adjourned on 2.27.25) 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

Disposition *(Public Comment Period Closed)*

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
Sell Property

D. OSPAC

Public Hearing *(Public Comment Period Open)*

1. OSPAC 2-2025 Property at: New Cassel, Town of North Hempstead
968 Park Avenue, Westbury, NY 11590
Section: 11, Block: 9, Lot(s): 34
Sell Property
2. OSPAC 3-2025 Property at: Baldwin, Town of Hempstead
N/W/C Merrick Rd. & S. Brookside Ave., Baldwin, NY 11510
Section: 54, Block: C, Lot(s): 36
Land Swap

E. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 5-2025 Property at: Hicksville, Town of Oyster Bay
449 W. John Street, Hicksville, NY 11801
Section: 11, Block: 325, Lot(s): 435-436, 452, 454 & 459-462

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

Nassau County Planning Commission

Zoning Agenda



March 20, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		2/27/2025	227125	Escube, LLC	TOB Massapequa	52	125	88-90, 93-95, 97, 98	SP	P-3- 2025	Special Permit required to operate a catering facility in NB Neighborhood Business zoning district. Parking compliant
02		2/27/2025	227225	Board of Trustees	Russell Gardens				AZO		Local law to amend zoning code to provide an updated and more comprehensive definition of "Religious Use". Special Use Permit from the BOT will be required for "Religious Use" for all zoning districts within the Village
03		2/27/2025	227325	Morano Expediting Services	TNH Manhasset	2	210	67	V	21688	Convert vacant tenant space in a multi-tenant one-story commercial building to a personal training facility with insufficient parking, no loading and insufficient stall size/aisle width
04		3/4/2025	34125	DP Builders Inc.	Mineola	9	419	24, 26, 223, 227, 229	SP		Proposed 5-story mixed-use building with ground floor retail and 62 dwelling units on upper floors with at-grade and below-grade parking. Located within the Village's Historic Overlay District

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
05		3/5/2025	35125	Creekview Aquaculture, LLC & Board of Trustees	Bayville	29	G	454, 554	REZ	Local Law B-2025	Proposed change of zone from Res. C to Park District to maintain/improve current marina operation. Also, Village action to amend Zoning Map to reflect change of zone
06		3/11/2025	311125	City Council	Long Beach				Mor.		Local Law to enact one-year moratorium on establishment of Battery Energy Storage Systems (BESS)
07		3/7/2025	37125	Aenos Development Corp.	TH Seaford	57	160	147	SE/V	1307	Re-occupancy and minor expansion of vacant partial two-story office building with 1 st floor retail and 2 nd floor office. Insufficient parking. Partial 2 nd floor will be squared off into a full 2 nd floor
08		2/28/2025	228125	Carman's Plaza 1778, LLC c/o Kimco Realty Corporation	TOB East Massapequa	53	160	40A	SU	P-2-2025	Proposed interior alterations to accommodate an indoor active recreation center in an existing multi-tenant building in the Town's Neighborhood Business ("NB") zone. Traffic & Parking Analysis has been 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: April 10, 2025)

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd Vice-Chair*
Dana Durso
Ronald J. Ellerbe
Murray Forman
Denise Gold
Khandan Kalaty
Reid Sakowich

Department of Public Works, Division of Planning

Gregory J. Hoesl
Martin Katz
John Perrakis
Timothy Wren

Michael Kwaschyn, P.E., *Acting Commissioner*
William Nimmo, *Deputy Commissioner*