

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, April 10, 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 **March 20, 2025** NCPC Hearing

B. Extension of Time to File Resolution for Major Subdivision Application

(Public Comment Period Open)

1. NCPC File No. 1915-F-5
(1st Extension of Time)
Map of "Glen Head Commons"
Property at: Glen Head, Town of Oyster Bay
2 Dumond Place, Glen Head, NY 11545
Section: 21, Block: N-3, Lot(s): 21, 599 & 601

C. OSPAC

Disposition *(Public Comment Period Closed)*

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

D. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 6-2025
Property at: East Meadow, Town of Hempstead
2136 5th Street, East Meadow, NY 11554
Section: 50, Block: 217, Lot(s): 26 - 31
2. NCPC Minor Sub. File 7-2025
Property at: Incorporated Village of Floral Park
155 Beech Street, Floral Park, NY 11001
Section: 32, Block: 210, Lot(s): 240 - 243 & 521
3. NCPC Minor Sub. File 8-2025
Property at: Incorporated Village of Hempstead
815 Front Street, Hempstead, NY 11554

Section: 34, Block: 453, Lot(s): 17 - 20

4. NCPC Minor Sub. File 9-2025

Property at: Inwood, Town of Hempstead
345 Grand Central Place, Inwood, NY 11096
Section: 40, Block: 157, Lot(s): 11 & 21

5. NCPC Minor Sub. File 10-2025

Property at: Hicksville, Town of Oyster Bay
163 Woodbury Road, Hicksville, NY 11801
Section: 12, Block: 232, Lot(s): 36, 105 & 106

6. NCPC Minor Sub. File 11-2025

Property at: Incorporated Village of Brookville
1622 Cedar Swamp Road, Glen Head, NY 11545
Section: 18, Block: D, Lot(s): 2374

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

Nassau County Planning Commission

Zoning Agenda



April 10, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		3/21/2025	1118224	Lighthouse International Christian Gathering, Inc.	Valley Stream	37	407	222	SU/V/SPR	4256; 4257	Change of use for vacant one-story commercial building to house of worship (church). Insufficient parking. Previously before NCPC on 12/12/24.
02		3/11/2025	311125	City Council	Long Beach				Mor.		Local law to enact one-year moratorium on establishing Battery Energy Storage Systems (BESS) within City
03		1/11/2025	111125	1587 Hempstead Realty Corp.	TH Elmont	32	474	6-10	SE		Proposed car wash with adjoining detail center and accessory retail use (convenience store). Previously before NCPC on 1/30/25. Requested additional information
04		3/19/2025	319125	Feil 747 Zeckendorf Blvd., LLC	TH Uniondale	44	67	16	REZ/SE		Proposed change of zone from Y Industrial to Planned Unit Development (PUD) to build 20, 3-story apartment buildings (220 units), clubhouse, pool and related amenities

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
05		3/17/2025	317125	21-23 W. Jamaica LLC	Valley Stream	37	124	107	V/SPR	4269, 4270	Construct full 2 nd and 3 rd floor addition to primarily one-story building (partial 2 nd floor) with interior/exterior changes for change of use to mixed-use with 1 st and 2 nd floors office and 3 rd floor with three residential units. No parking provided. Residential use permitted in C-1 zone
06		3/24/2025	324125	High Point Engineering	TNH North New Hyde Park	8	B02	182A, 182B	V/CU	21696	Renovate/expand existing gas station with relocation of and additional fueling stations proposed. Repair bays to be converted to convenience store (Bolla). Several sign variances required, insufficient canopy setback, no loading area and conditional use for convenience store
07	*(Minor)	3/25/2025	325125	Jose Espinoza	TH Nr. Island Park	43	91	150, 151	V	215, 216	Substandard 2-lot subdivision. Each lot has insufficient lot frontage and insufficient lot area
08	*(Minor)	3/25/2025	325225	Choundhry Developers, Inc.	TH Elmont	32	631	p/o 146	V	217, 218	Proposed 2-lot substandard subdivision. Each lot has insufficient lot frontage
09		3/26/2025	326125	JAEP Properties, LLC	TH Baldwin	54	101	240, 241	SPR		Site Plan review for 4-story, 54-unit mixed-use building with ground floor commercial space (2,344 sf.). Previously before NCPC for Special Use within Baldwin Mixed-Use Overlay District.

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
10		3/31/2025	227225	BOT	Russell Gardens				AZO		Local law to amend zoning code that addresses religious uses within the Village. Special Use Permit from the BOT will be required for a religious use for all zoning districts within the Village
11		4/1/2025	41125	Town Board	Town of Oyster Bay				Mor. Ext.		Proposed 2 nd six-month extension of one- year moratorium on establishing Battery Energy Storage Systems (BESS). Previously before the NCPC for initial moratorium and 1 st six-month extension

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

F. Adjournment (Next Hearing Date: May 1, 2025)

Nassau County Planning Commission

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Jeffrey H. Greenfield, *Vice-Chair*
Neal Lewis, *3rd Vice-Chair*
Dana Durso
Ronald J. Ellerbe
Murray Forman
Denise Gold
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Department of Public Works, Division of Planning

Gregory J. Hoesl
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John Perrakis
Timothy Wren

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