

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, May 1, 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 **April 10, 2025** NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

- | | |
|--|---|
| 1. NCPC Minor Sub. File 9-2025 <i>(Adjourned on 4.10.25)</i> | Property at: Inwood, Town of Hempstead 345 Grand Central Place, Inwood, NY 11096 Section: 40, Block: 157, Lot(s): 11 & 21 |
| 2. NCPC Minor Sub. File 11-2025 <i>(Adjourned on 4.10.25)</i> | Property at: Incorporated Village of Brookville 1622 Cedar Swamp Road, Glen Head, NY 11545 Section: 18, Block: D, Lot(s): 2374 |
| 3. NCPC Minor Sub. File 12-2025 | Property at: Point Lookout, Town of Hempstead 6 Cedarhurst Avenue, Point Lookout, NY 11569 Section: 61, Block: 15, Lot(s): 1 - 3 |
| 4. NCPC Minor Sub. File 13-2025 | Property at: West Hempstead, Town of Hempstead 723 Hempstead Avenue, West Hempstead, NY 11552 Section: 35, Block: J, Lot(s): 347, 348 & 706 |
| 5. NCPC Minor Sub. File 14-2025 | Property at: Uniondale, Town of Hempstead 360 Greengrove Avenue, Uniondale, NY 11553 Section: 34, Block: 507, Lot(s): 323 - 327 |
| 6. NCPC Minor Sub. File 15-2025 | Property at: Hicksville, Town of Oyster Bay 85 West Avenue, Hicksville, NY 11801 Section: 45, Block: 45, Lot(s): 27, 34, 127 & 134 |
| 7. NCPC Minor Sub. File 16-2025 | Property at: Bethpage, Town of Oyster Bay 690 Plainview Road, Bethpage, NY 11714 Section: 46, Block: 587, Lot(s): 96 |
| 8. NCPC Minor Sub. File 17-2025 | Property at: East Massapequa, Town of Oyster Bay 1 Sunrise Mall, Massapequa, NY 11758 Section: 48, Block: 602, Lot(s): 1-5, 10-15, 20-22, 24-28, 34, 36 & 37 |

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

Nassau County Planning Commission

Zoning Agenda



May 1, 2025

| AGENDA ITEM | MAJ./MIN. SUBDIV. (*) | DATE REC. | NCPC NO. | APPLICANT | AREA | SECTION | BLOCK | LOT(S) | TYPE | CASE NO. | CHANGE |
|-------------|-----------------------|-----------|----------|---------------------------|-----------------|---------|-------|--------|--------|----------|--|
| 01 | | 4/10/2025 | 111125 | 1587 Elmont 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 4/10/25. Revised site plan has been submitted after NCPC modification request |
| 02 | | 4/11/2025 | 411125 | 180 Michael Drive, LLC | TOB Syosset | 15 | 157 | 44, 52 | SPR/SU | P-4-25 | Proposed "White Box Special Use Permit" and Site Plan Review for vacant site at multitenant commercial building (potential recreational use). Traffic & Parking Analysis has been provided |
| 03 | | 4/14/2025 | 414125 | Beechwood 725 Merrick LLC | TH Nr. Westbury | 44 | 78 | 86 | SE | 1311 | Proposed new restaurant in existing building (former Houlihan's). Special Exception for proposed outdoor dining and parking in front yard setback |

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|-------------|-----------------------|-----------|----------|--|--------------------|---------|-------|--------|------|----------|---|
| 04 | | 4/16/2025 | 416125 | Centro Biblico Casa de Restauracion Inc. | TH Baldwin | 54 | U | 138 | V/SE | 244 | Special Exception to construct 2-story addition to existing building for classrooms (religious and educational use). Current building is partially in Res. B zoning district. Also, variance for off-street parking |
| 05 | | 4/16/2025 | 416225 | FCFC Realty, LLC | TH Uniondale | 34 | 474 | 58-67 | V/SE | 245 | Proposed construction of new 1-story building with retail space for eight (8) stores (demolish existing building). Variance required for off-street parking, front and rear yard setbacks. Previously before NCPC on 3/30/23 for proposed commercial strip with laundromat. |
| 06 | | 4/16/2025 | 416325 | Jewish Heritage Center of Queens & Long Island | TH East Meadow | 50 | 584 | 25 | V/SE | 247 | Proposed construction of new 2-story building for religious and educational use (demolish existing building). Special Exception to park in Res. B zoning district and in front yard setback; waive off-street parking |
| 07 | | 4/16/2025 | 416425 | 975 Stewart LLC | TH Nr. Garden City | 44 | 74 | 18, 19 | V | 248 | Variance required in off-street parking for the construction of an addition to existing building (proposed veterinary clinic). Insufficient back-up space and stall size |

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|-------------|-----------------------|-----------|----------|-----------------------|-----------|---------|-------|-------------------------|------|-----------|--|
| 08 | | 4/22/2025 | 422125 | Casa Kahlo Restaurant | Westbury | 10 | 217 | 429, 430, 431, 436, 437 | V | | Parking and area variance required for newly proposed outdoor seating at the rear of existing restaurant. 13 parking spaces provided where 39 are required |
| 09 | | 4/24/2025 | 424125 | City Council | Glen Cove | | | | Mor. | LL A-2025 | Local Law to enact a one-year moratorium on Battery Energy Storage Systems (BESS) within the city |

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

D. Adjournment (Next Hearing Date: May 29, 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*