

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, May 29, 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 **May 1, 2025** NCPC Hearing

### B. 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 Road & S. Brookside Avenue, Baldwin, NY  
11510  
Section: 54, Block: C, Lot(s): 36  
\*\*\*Land Swap\*\*\*

### C. OSPAC

#### Public Hearing (Public Comment Period Open)

1. OSPAC 4-2025  
Property at: Incorporated Village of North Hills  
500 Searingtown Road N., Roslyn Heights, NY 11576  
Section: 7, Block: E, Lot(s): 1  
\*\*\* Use & Occupancy Permit\*\*\*

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

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 53-2023  
*(Adjourned on 9.7.23)*  
Property at: Manhasset, Town of North Hempstead  
61 Manor Drive, Great Neck, NY 11020  
Section: 2, Block: 109, Lot(s): 1-4, 5 A&B, & 107 A&B
2. NCPC Minor Sub. File 18-2025  
Property at: Hicksville, Town of Oyster Bay  
256 West Nicholai Street, Hicksville, NY 11801  
Section: 11, Block: 323, Lot(s): 32-33
3. NCPC Minor Sub. File 19-2025  
Property at: Incorporated Village of Manorhaven  
22 Dune Lane, Manorhaven, NY 11050  
Section: 4, Block: 103, Lot(s): 22

4. NCPC Minor Sub. File 20-2025

Property at: Elmont, Town of Hempstead  
440 Eureka Avenue, Elmont, NY 11003  
Section 35, Block: 81, Lot(s): 29-40

5. NCPC Minor Sub. File 21-2025

Property at: Port Washington, Town of North Hempstead  
14 Carlton Avenue, Port Washington, NY 11553  
Section: 5, Block: 51, Lot(s): 133

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

# Nassau County Planning Commission

## Zoning Agenda



May 29, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		4/16/2025	416225	FCFC Realty, LLC	TH Uniondale	34	474	58-67	V/SE	245	Proposed construction of new one-story building with eight (8) stores (demolish existing building). Variance required for off-street parking, front and rear yard setbacks. SE to park in front yard setback Previously before NCPC on 5/1/25 and 3/30/23
02		5/1/2025	51225	Joseph DeFiguroa	Rockville Centre	38	319	42	V/SE	16-2025	Proposed 3-story mixed-use commercial building with ground floor restaurant and 2nd & 3rd floor general office. Previously before NCPC on 2/27/25 with medical offices and ground floor and rooftop restaurant

<b>03</b>		5/1/2025	51125	209 Sunrise LLC	Rockville Centre	38	295	6	V/SE	7-2025	Proposed 3-story mixed use commercial building with 1 <sup>st</sup> floor restaurant and upper floors general office offices. No parking is provided. Other variances include area/dimensional and height
<b>04</b>		5/2/2025	52125	East Meadow Plaza Regency, LLC	TH East Meadow	50	C	21, 105, 106	SPR (305)	24-2268	Site Plan Review of proposed restaurant with drive-thru & outdoor seating and proposed bank/medical office building as part of East Meadow Shopping Plaza. Also, major parking modification and other site improvements. Previously before NCPC on 12/12/24 for special exception and parking variance
<b>05</b>		5/7/2025	57125	Seth Goodstein	TH North Bellmore	56	223	64	SPR (305)	25-2871	Site Plan Review for two, 2.5-story multi-family buildings totaling 28 units. Previously before NCPC on 12/10/20 for change of zone. Initially, project was for one three-story multi-family building with 28 units
<b>06</b>	*(minor)	5/7/2025	57225	Capstone Homes, LLC	TH Franklin Square	33	334	161-164	V	301, 302	Proposed two-lot subdivision, each lot with insufficient frontage
<b>07</b>		5/8/2025	58325	SOS Emergency Homes Services	Hempstead	34	359	34	V		Proposed 4-story, 15-unit multi-family building. Use not permitted in Bus. B zone. Also, there is insufficient lot area, excessive density

08		5/7/2025	57325	440 Old Country, LLC	TNH Carle Place	10	288	48	SPR		Site Plan Review for the redevelopment of commercial property that will include a drive-thru restaurant, retail building and bank. The existing retail building (DSW) on the westerly half will be maintained. The former catering facility (Chateau Briand) on the easterly half has been demolished. Previously before NCPC on 1/9/25 for several variances
09		5/9/2025	59125	Town Board	Town of Hempstead	44	F	326,351,401, 402,411,412, 415	AZO		Amend Zoning Code to create new zoning district - MF-IRD (Mitchel Field Integrated Resort District) for the Coliseum/Marriott properties

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: June 26, 2025)**

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***Nassau County Planning Commission***

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Jeffrey H. Greenfield, *Vice-Chair*  
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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., *Commissioner*  
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