

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, June 26, 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 **May 29, 2025** NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

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

C. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 5-2025
Property at: Woodbury, Town of Oyster Bay
N/W/C 29 Irving Drive, Woodbury, NY 11797
Section: 14, Block: 38, Lot(s): 18
Sell Property

D. Major Subdivision Final Map Application (*Public Comment Period Open*)

1. NCPC File No. 2008-F-1
Map of "Final Subdivision Map of 313 McCouns Lane"
(FKA Final Subdivision Map of Property Situated in the
Incorporated Village of Oyster Bay Cove)
Property at: Incorporated Village of Oyster Bay Cove
313 McCouns Lane, Oyster Bay, NY 11771
Section: 27, Block: H, Lot(s): 309, 318 & 322
2. NCPC File No. 1897-F-2
Map of "Woodbury Hills"
Property at: Woodbury, Town of Oyster Bay
N/W/C Woodbury Road & Syosset-Woodbury Road,
Woodbury, NY 11797
Section: 14, Block: E, Lot(s): 823

E. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 18-2025
(*Adjourned on 5.29.25*)
Property at: Hicksville, Town of Oyster Bay
256 West Nicholai Street, Hicksville, NY 11801
Section: 11, Block: 323, Lot(s): 32 - 33

2. NCPC Minor Sub. File 22-2025 Property at: Hicksville, Town of Oyster Bay
16 Fountain Street, Hicksville, NY 11801
Section: 12, Block: 231, Lot(s): 19, 21, 23, 25, 138 & 140

3. NCPC Minor Sub. File 23-2025 Property at: Roosevelt, Town of Hempstead
123 Frederick Avenue, Roosevelt, NY 11575
Section 55, Block: 313, Lot(s): 312 - 316

4. NCPC Minor Sub. File 24-2025 Property at: Incorporated Village of Saddle Rock
200 Grist Mill Lane, Great Neck, NY 11023
Section: 2, Block: 312, Lot(s): 57

F. Miscellaneous Application – Vary Conditions of Final Subdivision Approval and Substitute Condition with Covenant *(Public Comment Period Open)*

1. NCPC File No. 1915-F-5 Map of “Glen Head Commons”
Property at: Glen Head, Town of Oyster Bay
1 Robert Lane, Glen Head, NY 11545
Section: 21, Block: N-3, Lot(s): 21, 599 & 601

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

Nassau County Planning Commission

Zoning Agenda



June 26, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		5/30/2025	530125	WG Woodmere LLC, LH Barick LLC, SG Barrick LLC	TH Woodmere	41	F	3032	REZ		Proposed change of zone from Coastal Conservation District to CA multi-family to build 160 age-restricted (55+) units in two, 3-story buildings with 426 parking spaces (at-grade and sub-grade). Subject site is the northerly portion of the vacant Woodmere Club (115 acres)
02	*(Minor)	6/2/2025	62125	407 Scaneateles Realty LLC	TH Lakeview	35	415	768-771, 894	V	373, 374	Two-lot substandard subdivision, with each lot having insufficient area. Previously before NCPC on 5/30/24 with a different lot line configuration that the Town denied
03		6/4/2025	64125	Capstone Homes	TH North Bellmore	56	491	49	REZ		Proposed change of zone from Bus. X and Res. B to CA to build 19 multi-family dwelling units in two, 2 ½-story buildings. If approved, will require a parking variance

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04		6/13/2025	613125	KK Marketplace 2468, LLC	TOB Woodbury	14	D	58	SU	P-5-25	Special Use Permit for a fitness center in shopping center (Marketplace). If approved, will require a parking variance
05		6/13/2025	613225	FES / Northman Realty, LLC	TNH Manhasset	3	E	490	V	21717	Interior alterations to an existing commercial building (vacating Staples) for use as child day-care, retail and medical office space. Insufficient parking and queuing (for child day-care)
06		6/13/2025	613325	Stoler Westbury Realty, LLC	TNH Nr. Westbury	11	328	124	V	21722	Demolish existing Toyota Dealership and construct new 3-story Toyota Dealership with new service center and sales center. Insufficient parking and insufficient front yard setback
07	*(Minor)	6/16/2025	616125	NY Land Development II Corp.	TH Roosevelt	50	513	24	V	401, 402	Substandard two-lot subdivision with each lot having insufficient frontage
08		6/17/2025	617125	Town Board	Town of Oyster Bay				Mor. Ext.		Town is seeking six-month extension of moratorium (Nov. 1, 2025 – April 30, 2026) on establishment of Battery Energy Storage System (BESS) within Town of Oyster Bay. Previously before Planning Commission (4/10/25) for initial six-month moratorium

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09	*(Minor)	6/18/2025	618125	581 Hicksville Rd., LLC	TOB Massapequa	52	257	1948-1952	V	ZBA25-241, ZBA25-243	Substandard two-lot subdivision with each lot having insufficient width and insufficient lot area

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

H. Old Business

I. New Business

J. Adjournment (*Next Hearing Date: July 17, 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., *Commissioner*

William Nimmo, *Deputy Commissioner*