

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, July 17, 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 **June 26, 2025** NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

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

C. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 6-2025

Property at: Incorporated Village of Hempstead
N/O 21 Pennsylvania Avenue, Hempstead, NY 11550
Section: 34, Block: 269, Lot(s): 192
Sell Property

D. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 25-2025
Property at: Glenwood Landing, Town of Oyster Bay
32 Waverly Street, Glen Head, NY 11545
Section: 21, Block: 35, Lot(s): 12 - 15 & 521
2. NCPC Minor Sub. File 26-2025
Property at: Bethpage, Town of Oyster Bay
7 Parkview Court, Farmingdale, NY 11735
Section: 47, Block: 147, Lot(s): 4 & 8
3. NCPC Minor Sub. File 27-2025
Property at: Malverne Oaks, Town of Hempstead
496 Hempstead Avenue, Malverne, NY 11565
Section 35, Block: 480, Lot(s): 2
4. NCPC Minor Sub. File 28-2025
Property at: Hewlett, Town of Hempstead
239 Kent Drive, Hewlett, NY 11557
Section: 42, Block: 252, Lot(s): 38 & 51

5. NCPC Minor Sub. File 29-2025

Property at: Uniondale, Town of Hempstead
630 Old Country Road, Garden City, NY 11530
Section: 44, Block: 77, Lot(s): 77

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

Nassau County Planning Commission

Zoning Agenda



July 17, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		5/29/2025	524124	3359 Chicken Corp. (d/b/a Popeye's)	TH Oceanside	43	357	36	SE/V	445, 446	Proposed fast food restaurant (Popeye's) with drive-thru. Insufficient parking. Case previously before NCPC on 6/20/24. Traffic/Parking Study requested. Analysis provided and site plan modified
02		7/1/2025	71125	Board of Trustees	Sands Point				Mor.	L.L. 1-2025	Proposed 6-month moratorium on applications for building permits and construction of pickleball courts and the conversion of existing sports courts to pickleball courts
03		7/7/2025	77125	590 Hempstead, LLC	TH West Hempstead	33	488	50	V	424, 425, 426	Proposed restaurant with insufficient parking, insufficient front yard setback on Nassau Blvd., trash enclosure encroachment on NY-24, parking in clear site triangle on NY-24 and Nassau Blvd. and 6' high fence that may obstruct line of site on roads

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04		7/7/2025	77225	Levittown Mews Associates, LP	TH Levittown	46	394	34, 37, 38	V	433	Construct free-standing restaurant as part of shopping center. Insufficient parking
05		6/26/2025	626125	Walter Sinclair/ Bhupinder Singh	New Hyde Park	33	492	18	SU/V		Renovate existing tenant space (4,156 sq. ft.) in two story mixed-use commercial building for senior daycare center, administrative offices and shuttle bus parking. Requires Special Use. Also, insufficient parking and stall size
06	*(Minor)	7/7/2025	77325	Dunsen Lin	TH North Bellmore	50	592	7, 19, 20	Sub./SE/V	427	Develop parking lot for use by existing sandwich shop that requires owner of adjacent Carvel property to sell portion of lot to owner of sandwich shop. Special Exception required for new parking lot and variance required for insufficient back-up area. May require subdivision (lot line adjustment) approval by Planning Commission

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. Old Business

G. New Business

H. Adjournment (Next Hearing Date: August 14, 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
Cameron Sands
Timothy Wren

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