

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, August 14, 2025 - 10:00 A.M.

Theodore Roosevelt Executive & Legislative Building, Ceremonial Chamber (2<sup>nd</sup> Floor)

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 **July 17, 2025** NCPC Hearing

### B. OSPAC

#### Disposition (*Public Comment Period Closed*)

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\*\*\*

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

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 30-2025  
Property at: Roosevelt, Town of Hempstead  
160-174 Babylon Turnpike, Roosevelt, NY 11575  
Section: 55, Block: 334, Lot(s): 176, 268, 365, 596, 597, 600 & 604
2. NCPC Minor Sub. File 31-2025  
Property at: Merrick, Town of Hempstead  
3135 Wynsum Avenue, Merrick, NY 11566  
Section: 63, Block: 335 & D, Lot(s): 1, 59 & 68
3. NCPC Minor Sub. File 32-2025  
Property at: Elmont, Town of Hempstead  
364 Keller Avenue, Elmont, NY 11003  
Section 32, Block: 535, Lot(s): 49 - 52

### D. Extension of Time to File Deeds for Minor Subdivision Application

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 39-2023  
(*2<sup>nd</sup> Extension of Time*)  
Property at: Oceanside, Town of Hempstead  
3563-3577 Maple Court, Oceanside, NY 11572  
Section: 50, Block: B, Lot(s): 16 & 352

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

# Nassau County Planning Commission

## Zoning Agenda



August 14, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		5/29/2025	529125	3359 Chicken Corp.	TH Oceanside	43	357	36	SE/V	445, 446	Proposed Popeye's fast food with drive-thru. Initially before NCPC on 6/20/24. Requested additional information at that time. Revised site plan and Parking/Traffic Study submitted
02		7/18/2025	718125	Jewish Heritage Center of Queens and L.I.	TH East Meadow	50	584	25	SE/V	247	Proposed 2-story building for religious use requires Special Exception. Waive off-street parking as no spaces conform to Town standards and are not counted (spaces in residential zone and front yard setback). Also, insufficient side yard setback
03		7/7/2025	77125	590 Hempstead, LLC	TH West Hempstead	33	488	50	V	424, 425, 426	Proposed restaurant (Chipotle) attached to commercial building with insufficient parking and insufficient front yard setback on Nassau Blvd. Previously before NCPC on 7/17/25. Requested Parking/Traffic study

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04		7/7/2025	77225	Levittown Mews Associates, LP	TH Levittown	46	394	34, 37, 38	V	433	Proposed free-stranding restaurant as part of shopping center with insufficient parking. Previously before NCPC on 7/17/25. Requested Parking/Traffic study
05		7/11/2025	711125	Sunrise Mass., LLC	TOB Massapequa	53	E	421	V	ZBA 25-260	Convert bank to Starbucks with drive-thru within shopping center. Insufficient parking
06		7/11/2025	711225	5250 Merrick, LLC	TOB Massapequa	66	2	105	V	ZBA 25-261	Proposed 2-story office building with insufficient parking, insufficient landscaped buffer
07		7/18/2025	718225	139 Irving, LLC	TH Woodmere	39	220	197	V	462	Proposed 3-story office building with insufficient parking, excessive height and insufficient front yard setback
08		7/18/2025	718325	350 Broadway Hicksville, LLC	TOB Hicksville	46	170	37	SP	P-6-25	Proposed 3-story self-service storage facility of 108,000 sq. ft. Project is parking compliant
09		7/23/2025	723125	Stephen Siller Tunnel to Towers Foundation, Inc.	TH Nr. Island Park	43	183	1-10, 32-41	V	1316	Proposed 2-story apartment building (57 units) requires height and population density variances. Parking compliant
10		7/23/2025	723225	Beechwood 737 Merrick, LLC	TH Nr. Westbury	44	78	25, 26	SE/V	1315	Special Exceptions required for a 6-story hotel (120 rooms) and for excessive FAR. Variance for excessive height. Parking compliant

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
11		7/16/2025	716125	C&B Realty #3, LLC	TOB Plainview	12	342	18	SPR	SP24-092	Site Plan Review for proposed 1-story commercial building on pad site within Woodbury Plaza shopping center. Will contain two tenant spaces (future restaurants)
12		8/1/2025	81125	Mineola 199, LLC	Mineola	9	405	79-82, 129-130	SU		Special Use required for 4-story mixed-use building with 30 units and ground floor retail (2,400 sq. ft.). Located within the Village of Mineola's <i>Jericho Tpke. Overlay District</i>

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: September 4, 2025)**

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***Nassau County Planning Commission***

Leonard H. Shapiro, *Chair*  
Jeffrey H. Greenfield, *Vice-Chair*  
Neal Lewis, *3<sup>rd</sup> Vice-Chair*  
Dana Durso  
Ronald J. Ellerbe  
Murray Forman  
Denise Gold  
Khandan Kalaty  
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***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*