

# *Nassau County Planning Commission*

## **Agenda for Regular Meeting**

**Thursday, September 4, 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 **August 14, 2025** NCPC Hearing

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

# Nassau County Planning Commission

## Zoning Agenda



**September 4, 2025**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		6/26/2025	626125	Walter Sinclair & Bhupinder Singh	New Hyde Park	33	492	17, 18, 116	SU/V		Convert tenant space to senior day care center. Parking variance required. Previously before NCPC on 7/17/25. Requested additional information
02		7/16/2025	716125	C&B Realty #3, LLC	TOB Plainview	12	342	18	SPR	SP 24-092	Develop pad site within Woodbury Plaza Shopping Center for two (2) restaurants. Previously before NCPC on 8/14/25. Disapproval issued. Plan resubmitted with Parking/Traffic Study
03		8/8/2025	88125	Mark Stumer	Great Neck Plaza	2	376	4, 5	CU/V		Construct 3-story gym as part of existing synagogue in parking lot. Requires height, side and front yard variance and parking variance

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04	*(Minor)	8/11/2025	811125	LoJo Development, LLC	TH West Hempstead	35	398	7, 25	V	503, 504	Substandard 2-lot subdivision. Insufficient frontage and lot area
05	*(Minor)	8/11/2025	811225	Joseph Jacaruso	TH Wantagh	56	502	25	V	488, 489	Substandard 2-lot subdivision. Each lot has insufficient frontage
06	*(Minor)	8/11/2025	811325	Meacham 190, LLC	TH Elmont	32	560	27 - 30	V	508, 509	Substandard 2-lot subdivision. Each lot has insufficient frontage and lot area
07		8/13/2025	813125	KK Marketplace 2468, LLC	TOB Woodbury	14	D	58	V	ZBA25-293	Proposed gym in shopping center requires parking variance. Previously before NCPC on 6/26/25 for Special Use
08		8/19/2025	819125	Ten Dash Twenty, LLC (Rallye Lexus)	TOB Jericho	11	478	44, 47 - 52	SPR	SP 24-283	Site Plan Review for proposed 2-story Rallye Lexus car dealership and service center (62,337 sq. ft.) with detached accessory car wash. Parking compliant
09		8/25/2025	825125	Board of Trustees	Hempstead				Mor. Ext.	L.L. 2-2025	6-month extension of moratorium on processing, approving and licensing of convenience stores. Initial moratorium before NCPC on 1/30/25

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10		8/25/2025	825225	Board of Trustees	Hempstead				Mor. Ext.	L.L. 1-2025	6-month extension of moratorium on processing and approving any application of subdivision of property into one or more residential lots. Initial moratorium before NCPC on 1/30/25
11		8/26/2025	826125	Lift RF New York, LLC	Valley Stream	37	S	848(B)	SU/V	4299, 4300	Proposed fitness center in existing shopping center (change of use) requires Special Use for place of assembly and parking variance
12		8/27/2025	827125	Royal Edan, LLC	Mineola	9	452	615	SU		Proposed 6-story, 204-unit multi-family residential building located within the Village's Downtown Overlay District. 10% affordable unit set-aside

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

**C. Old Business**

**D. New Business**

**E. Adjournment (Next Hearing Date: September 25, 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  
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*