

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, September 25, 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 **September 4, 2025** NCPC Hearing
3. Adopt **2026 NCPC Meetings & Hearings Calendar**

### B. SEQRA Recommendation for the Sale of Real Property

*(Public Comment Period Open)*

1. OSPAC 23-2011  
Property at: Incorporated Village of Freeport  
18 Bedell Street, Freeport, NY 11520  
Section: 62, Block: 54; Lot(s): 12

### C. Extension of Time to File Resolution for Major Subdivision Application

*(Public Comment Period Open)*

1. NCPC File No. 2001-F-1  
*(2<sup>nd</sup> Extension of Time)*  
Map of "The Enclave at Country Pointe Plainview  
(FKA Country Pointe Golden Age at Plainview)"  
Property at: Old Bethpage, Town of Oyster Bay  
S/W/C Old Country Road & Country Pointe Drive,  
Plainview, NY 11803  
Section: 47, Block: E, Lot(s): 753A & 753B

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

# Nassau County Planning Commission

## Zoning Agenda



September 25, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		8/29/2025	829125	Salisbury Partners, LLC	TH East Meadow	50	C	9, 13	SE/V	528	Modifications to shopping center that include proposed fitness center, proposed fast-food restaurant with drive-thru and expansion of used car dealership (CarMax). Insufficient parking
02		9/2/2025	92125	Board of Trustees	Manorhaven				Mor.	LL 14-2025	Proposed 12-month building moratorium within all zoning districts within Village except for the R-1 and R-2 (one and two-family) zoning districts
03		9/5/2025	95125	120 Voice Rd. Realty, LLC	TNH Carle Place	9	663	14	V/CU	21746	Convert vacant retail space to indoor playground. Conditional use is required to serve food on premises. Also, insufficient parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04		9/15/2025	915125	11 Atlantic Ave., LLC	Lynbrook	37	315	4	V	8909	Convert existing commercial building to a children's entertainment/amusement establishment. Use not permitted in Commercial zoning district. Also, insufficient parking
05		9/16/2025	916125	Cherry Valley Associates, LLC	TH West Hempstead	33	E	90	SE/V	547	Use part of premises for a proposed sports academy (Special Exception required). Insufficient parking
06		9/16/2025	916225	Path Land Holdings, LLC	TH East Meadow	51	45	565	SE/V	548 - 554	Proposed Starbucks with drive-thru (Special Exception required). Non-compliant signage and parking
07		9/16/2025	916325	Bolla EM Realty, LLC	TOB Plainview	13	89	34	SU/SPR/Rev. R.C.	P-8-25	Redevelop existing gas station and convenience store. Special Use and Site Plan approvals required. Also, revocation and replacement of existing Restrictive Covenants on the property
08		9/18/2025	918125	Board of Trustees	Floral Park				AZO	L.L. 3	Amend Zoning Ordinance to add age-restricted (55+) multi-family housing as a Special Use in the B-3 commercial zoning district

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

## **E. Minor Subdivision Applications & SEQRA Determination of Significance**

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 33-2025      Property at: Wantagh, Town of Hempstead  
2021 Pine Street, Wantagh, NY 11793  
Section: 57, Block: 301, Lot(s): 57
  
2. NCPC Minor Sub. File 34-2025      Property at: North Wantagh, Town of Hempstead  
1100 Crestline Place, Seaford, NY 11783  
Section: 52, Block: 524, Lot(s): 16
  
3. NCPC Minor Sub. File 35-2025      Property at: Incorporated Village of Valley Stream  
300 West Sunrise Highway, Valley Stream, NY 11580  
Section 39, Block: 560, Lot(s): 68
  
4. NCPC Minor Sub. File 36-2025      Property at: Seaford, Town of Hempstead  
3978 William Street, Seaford, NY 11783  
Section: 52, Block: 151, Lot(s): 66 - 69
  
5. NCPC Minor Sub. File 37-2025      Property at: Hicksville, Town of Oyster Bay  
20 Jerusalem Avenue, Hicksville, NY 11801  
Section: 11, Block: 179, Lot(s): 5-21, 29-33, 125, 202, 204,  
223, 227 & 323
  
6. NCPC Minor Sub. File 38-2025      Property at: Lakeview, Town of Hempstead  
407 Scaneateles Avenue, West Hempstead, NY 11552  
Section 35, Block: 415, Lot(s): 768 - 771 & 894
  
7. NCPC Minor Sub. File 39-2025      Property at: Roosevelt, Town of Hempstead  
34 Henry Street, Roosevelt, NY 11575  
Section 55, Block: 427, Lot(s): 118 - 121

## **F. Old Business**

## **G. New Business**

## **H. Adjournment (Next Hearing Date: October 23, 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*