

5. NCPC Minor Sub. File 43-2025 Property at: Massapequa, Town of Oyster Bay
215 Boston Avenue, Massapequa, NY 11758
Section: 48, Block: 109, Lot(s): 29 - 35

6. NCPC Minor Sub. File 44-2025 Property at: Roosevelt, Town of Hempstead
345 Park Avenue, Roosevelt, NY 11575
Section 50, Block: 513, Lot(s): 24

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

Nassau County Planning Commission

Zoning Agenda



October 23, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		9/22/2025	922125	Gold Homes Partners, LLC	Valley Stream	37	85	24	V	4305, 4306	Change of use for 2 nd floor office space of building to 12 apartment units. Area/dimensional and parking variances required
02		9/23/2025	923125	SKI Development 8, LLC	Cedarhurst	39	316	4, 103	V	2025-018	Proposed synagogue requires area/dimensional, height and parking variances
03		9/25/2025	925125	Main St. Hempstead Apartments, LLC	Hempstead	34	191	4, 9, 15, 103, 114, 116, 203, 317, 318	SU/SPR	1301	Proposed 7-story, 246-unit mixed-use multi-family residential building within the Village's DO-3 (Downtown Overlay-3 Zoning District). Minimum 10% workforce housing set-aside
04		10/2/2025	102125	Diversified Design Associates	TNH Manhasset	3	145	205	V	21756	Re-occupancy of vacant tenant space (Wellness Center) in multi-tenanted building. Insufficient parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
05		10/2/2025	102225	N2 Design + Architecture P.C.	TNH Manhasset	3	65	142	CU/V	21755	Re-occupancy of vacant tenant space for restaurant in multi-tenanted building. Conditional Use required and insufficient parking
06		10/7/2025	107125	700 Willis Ave. Realty, LLC	Williston Park	9	180	150-160	SE/SPR		Site Plan Review for proposed 18-unit semi-attached rental townhouses in five (5) buildings
07		9/24/2025	924125	Camp-ground Beer Market	Sea Cliff	21	134	2	SU/V	14060	Special Use required to operate as a restaurant. Additionally, outside space to serve food and drink requires parking variance. Food truck also proposed (not permitted in Res. A 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

F. Old Business

G. New Business

H. Adjournment (Next Hearing Date: November 13, 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*