

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, November 13, 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 **October 23, 2025** NCPC Hearing

B. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 7-2025

Property at: Incorporated Village of Hempstead
248 Main Street, Hempstead, NY 11550
Section: 34, Block: 188, Lot(s): 192
****Removal of Deed Restriction****

C. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 45-2025

Property at: Incorporated Village of Roslyn Harbor
65 Bryant Avenue, Roslyn, NY 11576
Section: 20, Block: A, Lot(s): 25

2. NCPC Minor Sub. File 46-2025

Property at: Syosset, Town of Oyster Bay
S/E/C Underhill Blvd. & Jackson Ave., Syosset, NY 11791
Section: 15, Block: B, Lot(s): 9

3. NCPC Minor Sub. File 47-2025

Property at: Wantagh, Town of Hempstead
2256 Brookside Ave. & 2255 Arby Ct., Wantagh, NY 11793
Section: 56, Block: 502, Lot(s): 7 & 25

4. NCPC Minor Sub. File 48-2025

Property at: Roosevelt, Town of Hempstead
300 E. Clinton Avenue, Roosevelt, NY 11575
Section: 55, Block: 548, Lot(s): 90

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

Nassau County Planning Commission

Zoning Agenda



November 13, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		10/23/2025	1023125	Levittown Catering, Inc.	TH Levittown	51	90	244	SE/V	619	Proposed catering facility requires Special Exception. Also, waive off-street parking
02	*(Minor)	10/23/2025	1023225	Prit & Harbana Singh	TH West Hempstead	35	647	9	V	609, 610	Substandard 2-lot flag-type subdivision. Maintain dwelling on compliant Lot A and create Lot B having insufficient lot width at the street line. Previously before NCPC on 10/5/23
03	*(Minor)	10/24/2025	1024125	JLP & Associates, Inc.	TOB Massapequa	48	32	48	V	ZBZ25-400; ZBA25-401	Substandard 2-lot subdivision, each with insufficient frontage and lot area
04	*(Minor)	10/27/2025	1027125	275 Old Shelter Rock Rd., LLC	North Hills	7	319	7	Sub./V		Zoning compliant 3-lot subdivision that requires relief in terms of the proposed cul-de-sac (excessive length, insufficient turning radius, insufficient ROW width, insufficient pavement width)

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05		10/27/2025	1027225	666 Old Country Rd. Plaza, LLC	TH East Garden City	44	77	63	SPR	25-4340	Site Plan Review for commercial building (4,700sf) with 3 tenants (including fast food w/drive-thru) that is part of the 666 Old Country Rd. property outside Roosevelt Field Mall property. Previously before NCPC for restaurant. Variance for parking and excessive FAR initially granted
06		10/31/2025	1031125	Steamboat Homes, LLC	Great Neck	1	128	4-7, 9, 10,108, 308, 548	SP/V		Proposed townhouse development with 43 units in five 3-story buildings. Height variance required. Also, buildings exceed maximum number of units permitted per building and maximum permitted building length. Located in Steamboat Rd. Townhome Development Incentive Overlay District (SR-TRIO)
07		10/17/2025	1017125	Board of Trustee	Sea Cliff				Mor.		Proposed 1-year moratorium on accepting applications for multi-family residential projects (3 or more units) while the Village considers permitting multi-family dwellings within its Bus. A and Bus. B zoning districts

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
08		11/5/2025	115125	2150 Grand LLC	TH Baldwin	54	32	125, 127, 526, 626, 726, 826	SE/SPR		Proposed 5-story mixed-use building with retail space on ground level and 58 units in the upper four levels. Located in the Town's Baldwin Mixed-Use Overlay District (B-MX)
09		11/5/2025	115225	Board of Trustees	Manorhaven				Mor.	LL14-2025	Proposed one-year moratorium on construction of buildings and changes in the use of residential properties within Village except the R-1 and R-2 zoning districts. Previously before NCPC on 9/25/25

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. Old Business

F. New Business

G. Adjournment (Next Hearing Date: December 11, 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*