

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, December 11, 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 **November 13, 2025**, NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

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 49-2025

Property at: Elmont, Town of Hempstead
99 Roquette Avenue, Elmont, NY 11003
Section: 32, Block: 363, Lot(s): 8 - 13

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

Nassau County Planning Commission

Zoning Agenda



December 11, 2025

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		11/10/2025	1110125	Chabad of 5 Towns, Inc.	Cedarhurst	39	259	2, 3, 4, 24, 25, 26, 227	V	2024-014	Expansion of existing synagogue requires several variances including use (catering), parking, height, setbacks. Previously before the Planning Commission on 9/26/24 at which time a Denial was issued
02	*(Major)	11/12/2025	1112125	Baldwin Bay Development Corp.	TH Baldwin	54	590	31, 32	REZ		Change of Zone from MC (Marine Commercial) to Res. B to create 8 residential lots and one unimproved lot (tidal wetland area)
03		11/13/2025	1113125	C&B Realty #3, LLC	TOB Plainview	12	342	18	V	ZBA25-423	Proposed stand-alone commercial building (3,974 sq. ft.) that will have two tenants as part of Woodbury Plaza Shopping center. Insufficient parking and insufficient loading. Previously before NCPC 9/24/25 for Site Plan Review

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04	*(Minor)	11/14/2025	1114125	Michael Cardinale & Edward Laguardia	TH Uniondale	34	476	196, 197, 198, 199, 200	V	640, 641	Proposed 2-lot substandard subdivision. Maintain dwelling on lesser Lot A and construct dwelling on Lot B. Each lot with insufficient frontage and lot area
05		11/14/2025	1114225	3000 Lawson, LLC	TH Oceanside	43	348	157, 158, 164, 169	SE/V	646	Proposed renovation of Building B warehouse and demolish existing warehouse building and build new Building C warehouse. Also, improve parking areas. Excessive FAR and insufficient parking
06		11/20/2025	1120125	FES Northman Realty, LLC	TNH Manhasset	3	E	490	CU/V	21717.A	Interior alteration of portion retail store (Staples) to child day-care (Goddard School of Manhasset) with insufficient parking. Previously before NCPC on 6/26/25 for a change of zone from Parking District to Bus. A
07		11/24/2025	1124125	Town Board	Town of North Hempstead				Mor. Ext.		Enact local law to extend one-year moratorium on BESS facilities for an additional one-year. Previously before the Planning Commission on 8/15/25
08		11/13/2025	1113225	L.I.U Post	Brookville	54	32	125, 127, 526, 626, 726, 826	CU/SPR		Construct two-story building (39,000 sq. ft.) on L.I.U. campus for use as College of Science research building

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09		11/24/2025	1124225	Board of Trustees	Rockville Centre				Mor. Ext.	RVC 2025D	Enact local law to extend moratorium for vape shops and pawn shops for up to two additional 6-month periods. Initial one-year moratorium previously extended for two, 6-month periods. If approved, total duration of moratorium would be up to 3 years for such uses

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: January 8, 2026)

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*