

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, January 8, 2026 – 2:00 P.M.
Theodore Roosevelt Executive & Legislative Building
1550 Franklin Ave., Mineola, N.Y. 11501
Work Session - 12:45 P.M.



A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from **December 11, 2025**, NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

- | | |
|--------------------------------|---|
| 1. NCPC Minor Sub. File 1-2026 | Property at: Greenvale, Town of North Hempstead
11 Elm Street, Greenvale, NY 11548
Section: 20, Block: J06, Lot(s): 108, 109 |
| 2. NCPC Minor Sub. File 2-2026 | Property at: North Bellmore, Town of Hempstead
2771 Wallace Avenue, North Bellmore, NY 11710
Section: 56, Block: 389, Lot(s): 263, 264, 265 |
| 3. NCPC Minor Sub. File 3-2026 | Property at: Hicksville, Town of Oyster Bay
23 Meadow Lane, Hicksville, NY 11801
Section: 46, Block: 125, Lot(s): 126-129 |
| 4. NCPC Minor Sub. File 4-2026 | Property at: Roosevelt, Town of Hempstead
76 Henry Street, Roosevelt, NY 11575
Section: 55, Block: 427, Lot(s): 67-70 |

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

Nassau County Planning Commission

Zoning Agenda



January 8, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		12/8/2025	128235	Thomas Domanico	TH W. Hempstead	35	386	231	SPR	24-4234	Conversion and expansion of vacant one-story commercial building to catering facility. Previously before the NCPC on 12/12/24 for parking variance & special exception
02		12/9/2025	129125	Eric Weinstein	Freeport	62	113	216	V	25-77	Proposed expansion to existing dental office with insufficient parking, insufficient front yard setback, and no landscaped buffer abutting residential district
03	*(Minor)	12/9/2025	129225	JLP & Associates, Inc.	TH Merrick	55	24	239-242	V	24	Proposed 2-lot subdivision each with insufficient lot area and lot frontage
04		12/9/2025	129325	Angeline Paul & Jennisha Cadet	TH S. Hempstead	36	194	509	SE/V	23	Proposed day-care facility in portion of existing commercial building with insufficient parking

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
05		12/11/2025	1211125	Beechwood 737 Merick, LLC	TH Westbury	44	78	25, 26	SPR	25-4402	Site Plan Review for six-story hotel with 120 units. Previously before the NCPC on 8/14/25 for Special Exception.
06		12/12/2025	1212125	LS Oceanside, LLC	TH Oceanside	60	90, F-1	1, 244	SE		Proposed motor vehicle "Make Ready" service center and car wash in connection with new car dealerships located in Lynbrook and Valley Stream
07		12/16/2025	1216125	Walmart Real Estate Business Trust	TH East Meadow	45	K	157	V	27, 28, 29	Expand existing Walmart into former Stop & Shop tenant space to become "Supercenter". Parking and sign variances required
08		12/1/2025	121125	Stella Cerrone, LLC	Floral Park	32 32	59 58	364, 365 426 - 431	SU/V		Two 5-story multi-family residential buildings on two sites are proposed. Lot A will have 119 units and a restaurant. Lot B (senior housing) will have 35 units. Height, parking, size of unit and setback variances required. Project is Transit Oriented Development

- 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

D. Old Business

E. New Business

F. Adjournment (Next Hearing Date: February 5, 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*