

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, February 5, 2026 - 10:00 A.M.

Theodore Roosevelt Executive & Legislative Building

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 **January 8, 2026** NCPC Hearing

### B. Application for Release of Surety Bond & Escrow

*(Public Comment Period Open)*

1. NCPC File No. 1977-F-2                      Map of "*Kensington Estates*"  
Property at: Woodbury, Town of Oyster Bay  
496 W. Jericho Turnpike, Woodbury, NY  
Section: 13, Block: D; Lot(s): 114 & 115

### C. Minor Subdivision Applications & SEQRA Determination of Significance

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 5-2026                      Property at: Massapequa, Town of Oyster Bay  
20 Chicago Avenue, Massapequa, NY 11758  
Section: 52, Block: 244, Lot(s): 1239 - 1245
2. NCPC Minor Sub. File 6-2026                      Property at: Incorporated Village of Valley Stream  
16 High Street, Valley Stream, NY 11581  
Section: 42, Block: 110, Lot(s): 31 - 35
3. NCPC Minor Sub. File 7-2026                      Property at: Point Lookout, Town of Hempstead  
67 Mineola Avenue, Point Lookout, NY 11569  
Section: 61, Block: 59, Lot(s): 67 - 71
4. NCPC Minor Sub. File 10-2026                      Property at: Wantagh, Town of Hempstead  
W/O Old Mill Road, Wantagh, NY 11793  
Section: 56, Block: 258, Lot(s): 18 & 19
5. NCPC Minor Sub. File 19-2024                      Property at: North Massapequa, Town of Oyster Bay  
961 N. Broadway, Massapequa, NY 11758  
Section: 52, Block: 91, Lot(s): 85 - 88

### D. Extension of Time to File Deeds for Minor Subdivision Application

*(Public Comment Period Open)*

1. NCPC Minor Sub. File 56-2024  
*(1<sup>st</sup> Extension of Time)*

Property at: East Massapequa, Town of Oyster Bay  
199 Clocks Boulevard, Massapequa, NY 11758  
Section: 66, Block: 133, Lot(s): 233 & 234

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

# Nassau County Planning Commission

## Zoning Agenda



February 5, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		1/15/2026	129125	Eric Weinstein	Freeport	62	113	216	V	2025-16	Expand dental office (currently vacant) with insufficient parking and insufficient front yard setback. Previously before NCPC on 1/8/26
02		1/8/2026	18126	Board of Trustees	Old Brookville				AZO	L.L. D-2025	Authorize the use of Private Membership Clubs with Special Use permit in Residential Districts in Village
03		1/12/2026	112126	341 Hempstead, LLC	TH West Hempstead	35	351	450	SE/V	105	New building for ambulance facility with insufficient parking and park in front yard setback and within clear sight triangle

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04	*(Major)	1/14/2026	114126	Orthodox Church in America & Bhooma Estates, LLC	Oyster Bay Cove	25	57	27	Sub.		Proposed 5-lot subdivision with private cul-de-sac that is zoning compliant (2-acre minimum). Existing church to be removed. Portions of site are heavily sloped

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: March 5, 2026)**

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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*