

# Nassau County Planning Commission

## Agenda for Regular Meeting

Thursday, March 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 **February 5, 2026** NCPC Hearing

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

*(Public Comment Period Open)*

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|---------------------------------|--|
| 1. NCPC Minor Sub. File 8-2026  | Property at: Woodbury, Town of Oyster Bay<br>11 Whitney Lane, Woodbury, NY 11797<br>Section: 14, Block: E, Lot(s): 112       |
| 2. NCPC Minor Sub. File 11-2026 | Property at: Seaford, Town of Hempstead<br>2596 Ocean Avenue, Seaford, NY 11783<br>Section: 63, Block: 43, Lot(s): 427 - 432 |

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

# Nassau County Planning Commission

## Zoning Agenda



**March 5, 2026**

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01	*(Minor)	2/4/2026	24126	Do the Cliff Inc.	Sea Cliff	21	100	8	SP/V		Subdivide the parcel into two (2) lots, demolish a residential structure, construct a new mixed-use building with two (2) apartment dwelling units and a tradesman workshop
02		2/4/2026	24226	209 Glen Cove Ave., LLC	Sea Cliff	21	96	223	SP/V		Demolish existing one-story building and construct new two-story mixed-use building with retail on the 1 <sup>st</sup> floor and two (2) apartments on 2 <sup>nd</sup> floor
03		2/6/2026	26126	LDG Group LLC, d/b/a Gino's of Seaford	TH Seaford	57	142	231	V	152	Expansion of existing restaurant (Gino's of Seaford) into existing vacant retail space. Parking shortfall

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04	*(Minor)	2/6/2026	26226	SZN Design	TH Inwood	40	31	19	V	153	Proposed 2-lot subdivision with insufficient frontage (maintain dwelling on lesser lot)
05		2/11/2026	211126	GDA 43C, Inc.	TNH Greenvale	20	69	5-13	V/CU		Expansion of existing restaurant (Centro Cucina) requires variance for parking
06		2/19/2026	219126	Walmart Real Estate Business Trust	TH East Meadow	45	K	157	SPR	25-7653	Expansion of existing Walmart into existing retail space (Stop & Shop) with associated site work
07		2/19/2026	219226	East Meadow Plaza Regency LLC	TH East Meadow	50	C	21, 105, 106	SPR	26-702	Demolition of existing office building and construction of two (2) new buildings on site. New buildings will contain restaurants, retail and office space
08		2/19/2026	219326	831 Sunrise LLC	Lynbrook	39	139	31-46, 60	SPR/SU		Special Use permit for conversion of retail building to medical offices (United Healthcare) with 27 exam rooms. Redesignated parking plan for adjacent Starbucks removes the need for a parking variance

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

**D. Old Business**

**E. New Business**

**F. Adjournment (Next Hearing Date: March 26, 2026)**

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***Nassau County Planning Commission***

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Jeffrey H. Greenfield, *Vice-Chair*  
Neal Lewis, *3<sup>rd</sup> Vice-Chair*  
Dana Durso  
Ronald J. Ellerbe  
Murray Forman  
Denise Gold  
Reid Sakowich

***Department of Public Works, Division of Planning***

Gregory J. Hoestl  
Martin Katz  
John Perrakis  
Cameron Sands  
Timothy Wren

Michael Kwaschyn, P.E., *Commissioner*  
William Nimmo, *Deputy Commissioner*