

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, March 26, 2026 - 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 **March 5, 2026** NCPC Hearing

B. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 1-2026
Property at: Wantagh, Town of Hempstead
3006 Burns Avenue, Wantagh, NY 11793
Section: 56, Block: 258, Lot(s): 18
****Removal of Deed Restriction****
2. OSPAC 2-2026
Property at: Town of Riverhead, Suffolk County
3186 Sound Avenue, Riverhead, NY 11901
Dorothy P. Flint 4-H Camp
****Sell Property****
3. OSPAC 3-2026
Property at: Plainedge, Town of Oyster Bay
W/O Hicksville Road, Bethpage, NY 11714
Section: 46, Block: 579, Lot(s): 15A, 15B & 16D
****Department of the Navy Access Agreement****
4. OSPAC 4-2026
Property at: Uniondale, Town of Hempstead
S/O Charles Lindbergh Boulevard, Uniondale, NY 11553
Section: 44, Block: F, Lot(s): 388
****2nd Amendment to U&O Agreement****

C. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 9-2026
Property at: Incorporated Village of Matinecock
95 Piping Rock Road, Locust Valley, NY 11560
Section: 23, Block: H, Lot(s): 12A & 12B
2. NCPC Minor Sub. File 12-2026
Property at: Elmont, Town of Hempstead
190 Meacham Avenue, Elmont, NY 11003
Section: 32, Block: 560, Lot(s): 27 - 30

3. NCPC Minor Sub. File 13-2026 Property at: Barnum Island, Town of Hempstead
4101 & 4125 Austin Boulevard, Island Park, NY 11558
Section: 43, Block: 63, Lot(s): 6 - 59

4. NCPC Minor Sub. File 15-2026 Property at: Uniondale, Town of Hempstead
55 Charles Lindbergh Boulevard, Uniondale, NY 11553
Section: 44, Block: F, Lot(s): 377

5. NCPC Minor Sub. File 16-2026 Property at: Uniondale, Town of Hempstead
800 Nostrand Avenue, Uniondale, NY 11553
Section: 30, Block: 394, Lot(s): 89

6. NCPC Minor Sub. File 17-2026 Property at: Wantagh, Town of Hempstead
2120 Wantagh Avenue, Wantagh, NY 11793
Section: 56, Block: 217, Lot(s): 7 - 12

7. NCPC Minor Sub. File 18-2026 Property at: Roosevelt, Town of Hempstead
112 Woods Avenue, Roosevelt, NY 11575
Section: 55, Block: 421, Lot(s): 51

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

Nassau County Planning Commission

Zoning Agenda



March 26, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		2/27/2026	227126	Manhasset Bay Real Estate LLC	TNH Port Washington	5	C	428, 429, 461, 462, 463, 470	SPR/SU		Proposed mixed-use residential development includes 37 units of housing, retail space, a gym and a restaurant
02	*(Minor)	2/27/2026	227226	259 Beebe LLC	Mineola	9	33	48-51	V	25-BZA-0018; 25-BZA-0019	Substandard two-lot subdivision, each lot with insufficient lot frontage and insufficient lot area
03		3/9/2026	39126	Board of Trustees	Hempstead				Mor. Ext.	LL1-2025	6-month extension of moratorium on processing and approving any application of subdivision of property into one or more residential lots. Initial moratorium before NCPC on 1/30/25. This would be the final 6-month extension, if granted

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04		3/9/2026	39226	Board of Trustees	Hempstead				Mor. Ext.	LL2-2025	6-month extension of moratorium on processing, approving and licensing of convenience stores. Initial moratorium before NCPC on 1/30/25. This would be the final 6-month extension, if granted
05		3/12/2026	312126	GC-1F LLC	TNH New Cassel	11	328	158	V		Alterations to commercial building (former Starbucks) for use as a new coffee shop (Caribou Coffee) with drive-thru. Variances required for parking in front yard, no drive-thru bypass lane and loading zone that is too small
06		3/12/2026	312226	City Council	Long Beach				AZO	34/26	Amendment to zoning code to prohibit Battery Energy Storage System (BESS) installations exceeding 80 kWh in every zoning district within the City of Long Beach. BESS installations less than or equal to 80 kWh must comply with the City of Long Beach Code
07		3/12/2026	312326	Broadway Hicksville Enterprise	TOB Hicksville	11	291	30, 31, 38, 229, 231, 233	SPR	SP23-411	Site Plan Review for the construction of a two (2) building, three (3)-story mixed-use complex with thirty (30) housing units, retail space and restaurant

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08		3/12/2026	312426	149 Eileen Way Realty LLC	TOB Syosset	15	157	35	SPR/SU	P-1-26	Site Plan Review and Special Use Permit required for the conversion of an existing office building into a specialized facility for the storage of classic/luxury automobiles and lounge space for members
09		3/18/2026	318126	Town Board	Town of Oyster Bay				Mor. Ext.	Res. 184-2026	Town is seeking a 12-month extension of moratorium (May 1, 2026 – April 30, 2027) on establishment of Battery Energy Storage Systems (BESS) within the Town. First brought before Planning Commission in February 2024 for initial moratorium
10		3/19/2026	319126	City Council	Long Beach				AZO	44/26	Amendment to City of Long Beach's zoning code to remove decades-old ordinance that limited the number of drinking establishments in the City by not allowing service bars to exceed ten (10) feet in length
11		3/19/2026	319226	UA East Meadow LLC	TH East Meadow	45	J	139	SE	198/26	Special Exception for the construction of child day-care center without on-site maneuvering aisle and pick-up/drop-off area

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12		3/19/2026	319326	UNS Management Associates Ltd.	TH East Meadow	45	J	138	SE	199/26	Special Exception for the construction of 7 Brew Coffee store with drive-thru
13		3/19/2026	319426	Mr. Property Builders, LLC	TH Levittown	46	627	6	V	220/26; 221/26; 222/26	Substandard three-lot subdivision, each lot with insufficient lot frontage and insufficient lot area
14		3/20/2026	320126	Cary Place Realty Corp.	Freeport	54	319	45-56, 93-95, 240-242	REZ		Change of zone from <i>Marine Industrial District</i> to <i>Residence Apartment District</i> to construct twenty (20) unit townhouse apartment development in five (5) separate buildings on the north and south side of Cary Place

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: April 23, 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
Reid Sakowich

Department of Public Works, Division of Planning

Gregory J. Hoesl
John Perrakis
Cameron Sands
Timothy Wren

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