

# Nassau County Planning Commission

## Agenda for Regular Meeting



Thursday, April 23, 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. Call to Order / Pledge of Allegiance / Roll Call
2. Acknowledge Receipt of Transcript from **March 26, 2026** NCPC Hearing

### B. OSPAC

#### **Disposition** (*Public Comment Period Closed*)

1. OSPAC 1-2026  
Property at: Wantagh, Town of Hempstead  
3000 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 4-2026  
Property at: Uniondale, Town of Hempstead  
S/O Charles Lindbergh Boulevard, Uniondale, NY 11553  
Section: 44, Block: F, Lot(s): 388  
\*\*\**2<sup>nd</sup> Amendment to U&O Agreement*\*\*\*

### C. OSPAC

#### **Public Hearing** (*Public Comment Period Open*)

1. OSPAC 5-2026  
Property at: Old Bethpage, Town of Oyster Bay  
182 Bethpage-Sweet Hollow Rd., Old Bethpage, NY 11804  
Section: 47, Block: A, Lot(s): P/O 310  
\*\*\**Release Property*\*\*\*

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

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 14-2026  
Property at: Syosset, Town of Oyster Bay  
100 Haskett Drive, Syosset, NY 11791  
Section: 15, Block: G, Lot(s): 1, 16 & 17  
Section: 15, Block: 44, Lot(s): 31 - 33

2. NCPC Minor Sub. File 19-2026      Property at: North Massapequa, Town of Oyster Bay  
147 N. Hickory Street, Massapequa, NY 11758  
Section: 48, Block: 32, Lot(s): 48 - 53
  
3. NCPC Minor Sub. File 20-2026      Property at: Salisbury, Town of Hempstead  
2101 Valentines Road, Westbury, NY 11590  
Section: 45, Block: 543, Lot(s): 23
  
4. NCPC Minor Sub. File 21-2026      Property at: Levittown, Town of Hempstead  
10 & 14 Loring Road, Levittown, NY 11756  
Section: 45, Block: 123, Lot(s): 18 & 19

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

# Nassau County Planning Commission

## Zoning Agenda



April 23, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01	*(Minor)	3/31/2026	331126	2 Liberty Ave Inc.	TOB Hicksville	46	27	148, 154	Sub./V	ZBA26-103; ZBA26-104	Substandard two-lot subdivision requires variances for lot width and lot area
02	*(Minor)	4/7/2026	47126	Thomas Morash	Lynbrook	38	F	24-31	Sub./V	130	Proposed Lot Line Adjustment and substandard three-lot subdivision requires variances for lot width and lot area
03		4/8/2026	48126	Whaleneck Marina, LLC	TH Merrick	63	148	160-199	SP		Maintain existing marina and re-introduce the sale of petroleum products for boats with the installation of three (3) fueling dispensers and two (2) underground petroleum storage tanks (both 12,000-gallon capacity)

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04		4/9/2026	49126	Port Railroad Property, LLC	TNH Port Washington	5	G	3, 8, 10, 11, 304, 307, 404, 536, 537	V	CBP25-000265	Proposed 4-story, 30-unit apartment building with ground floor retail (5 stores) requires variances for density, number of stories, and size of parking spaces
05		4/14/2026	414126	2020 Partners LLC / MJM Plus Inc.	TOB Hicksville	11	179	5-21, 29-33, 102, 104, 125, 202-204, 223, 227, 323	SPR	SP25-021	Site Plan Review for proposed 4-story, multi-family building with 106 dwelling units and associated retail space

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: May 14, 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

Reid Sakowich

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

Gianni Andriano

Gregory J. Hoesl

John Perrakis

Cameron Sands

Timothy Wren

Michael Kwaschyn, P.E., *Commissioner*

William Nimmo, *Deputy Commissioner*