

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, May 14, 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. Call to Order / Pledge of Allegiance / Roll Call
2. Acknowledge Receipt of Transcript from **April 23, 2026** NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

1. OSPAC 4-2026
(*Adjourned on 4.23.26*)

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. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 5-2026
(*Adjourned on 4.23.26*)

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

2. OSPAC 6-2026

Property at: Inwood, Town of Hempstead
270 Lawrence Avenue, Lawrence, NY 11559
Section: 40, Block: 33, Lot(s): 163 & 164
Enter Into Ground Lease

3. OSPAC 7-2026

Property at: Old Bethpage, Town of Oyster Bay
1425 Old Country Road, Old Bethpage, NY 11804
Section: 47, Block: E, Lot(s): N/W of 750 (*No Lot Number*)
Sell Property

D. Major Subdivision Preliminary Map Applications (*Public Comment Period Open*)

1. NCPC File No. 2010-P-3

Map of "The Savyon"
Property at: Incorporated Village of Cedarhurst
312-318 & 350-362 Pearsall Avenue, Cedarhurst, NY 11801
210 & 218-220 Rockaway Turnpike, Cedarhurst, NY 11801
Section: 39, Block: 424, Lot(s): 12, 14, 21-23, 36, 50, 134,
234, 412 & 711

E. Major Subdivision Final Map Applications *(Public Comment Period Open)*

1. NCPC File No. 1999-F-2 Map of “Pironi Homes”
Property at: East Massapequa, Town of Oyster Bay
772 Clocks Boulevard, Massapequa, NY 11758
Section: 53, Block: 49, Lot(s): 8, 10-20, 22, 24, 26, 28,
30 & 32

F. 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
(Adjourned on 4.23.26) 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
(Adjourned on 4.23.26) 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
(Adjourned on 4.23.26) 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
(Adjourned on 4.23.26) 10 & 14 Loring Road, Levittown, NY 11756
Section: 45, Block: 123, Lot(s): 18 & 19
5. NCPC Minor Sub. File 22-2026 Property at: Hicksville, Town of Oyster Bay
41 Field Avenue, Hicksville, NY 11801
Section: 46, Block: 120, Lot(s): 33 & 42
6. NCPC Minor Sub. File 24-2026 Property at: Woodmere, Town of Hempstead
99 Meadow Drive, Woodmere, NY 11598
Section: 41, Block: F, Lot(s): 3032
7. NCPC Minor Sub. File 25-2026 Property at: North Bellmore, Town of Hempstead
1046 & 1072 Old Britton Road, Bellmore, NY 11710
Section: 51, Block: 491, Lot(s): 69, 70 & 89

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

Nassau County Planning Commission

Zoning Agenda



May 14, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01	*(Major)	4/16/2026	416126	Cherry Links, LLC	TOB Hicksville	11	297	143	SPR	SP25-009	Site Plan Review for proposed development consisting of ten (10) townhomes in two, three-story buildings with associated site improvements
02		4/16/2026	416226	Beach Friends Sensory Club LLC	Long Beach	59	139	23-25	SE/V	3500	Conversion of existing mixed-use occupancy building (one-family residence & day care) into full day care center. Variance required for off-street parking
03	*(Minor)	4/17/2026	417126	31 Remsen LLC	Roslyn	7	106	9, 10	V		Substandard two-lot subdivision requires variances for lot width and lot area

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04	*(Minor)	4/20/2026	420126	108 Friends LLC	TH Roosevelt	55	558	15, 16	V	276, 277	Substandard two-lot subdivision requires variances for lot width. Both proposed lots are zoning compliant for lot area
05		4/20/2026	420226	Creative Play Childcare Center Wantagh, LLC	TH Wantagh	57	133	432	V	278	Proposed day care center in existing building. Waive off-street parking; no on-site maneuvering aisle for pick-up and drop-off provided
06	*(Minor)	4/20/2026	420326	152-80 Rockaway Blvd. Realty Associates, LLC	TOB Hicksville	45	531	29	SPR	MOD25-204	Site Plan Review for proposed addition to existing home and future 2 nd home as part of a minor subdivision in the Town's Residence-Office zone
07		4/20/2026	420426	Winzer Cleaners LLC	Valley Stream	37	95	49	SPR	4345	Site Plan Review for the conversion of an existing beer distributor to dry cleaner
08		4/21/2026	421126	Ultra Palace LLC	Freeport	55	226	392	V		Proposed five-story apartment building (32 units) requires variances for building height, unit density, lot coverage and number of parking spaces
09	*(Minor)	4/27/2026	427126	New York Land Development II Corp.	TH Elmont	32	440	84-88	V	293, 294	Substandard two-lot subdivision requires variances for lot width and lot area

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10		4/27/2026	427226	UA East Meadow LLC	TH East Meadow	45	J	138, 139	SPR		Site Plan Review for the construction of a coffee shop and day care center in existing shopping center
11		5/7/2026	57126	The Peter & Jeri Dejana Family Foundation	Baxter Estates	5	401	24, 101, 102	SPR/V		Site Plan Review for the demolition of an existing, vacant bank building and subsequent construction of a two-story, 10,000 square foot corporate office building. Parking variance also required

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

H. Old Business

I. New Business

J. Adjournment (Next Hearing Date: June 4, 2026)

Nassau County Planning Commission

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Jeffrey H. Greenfield, *Vice Chair*
Neal Lewis, *3rd Vice Chair*
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