

Nassau County Planning Commission

Agenda for Regular Meeting



Thursday, June 4, 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 **May 14, 2026**, NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 23-2026 Property at: Incorporated Village of North Hills
275 Old Shelter Rock Road, Roslyn, NY 11576
Section: 7, Block: 319, Lot(s): 7
2. NCPC Minor Sub. File 26-2026 Property at: North Bellmore, Town of Hempstead
1998 & 2000 Wilson Avenue, Bellmore, NY 11710
Section: 50, Block: 298, Lot(s): 23 & 24
3. NCPC Minor Sub. File 27-2026 Property at: Salisbury, Town of Hempstead
2289 Stewart Avenue, Westbury, NY 11590
Section: 45, Block: 469, Lot(s): 14
4. NCPC Minor Sub. File 28-2026 Property at: Inwood, Town of Hempstead
258 Union Street, Lawrence, NY 11559
Section: 40, Block: 31, Lot(s): 18 & 19
5. NCPC Minor Sub. File 29-2026 Property at: Inwood, Town of Hempstead
31 Garden Lane, Lawrence, NY 11559
Section: 40 Block: 12, Lot(s): 233 & 234
6. NCPC Minor Sub. File 30-2026 Property at: Great Neck, Town of North Hempstead
139 Bayview Avenue, Great Neck, NY 11023
Section: 1, Block: 203, Lot(s): 6
7. NCPC Minor Sub. File 31-2026 Property at: Incorporated Village of Malverne
7 Atlas Court, Malverne, NY 11565
Section: 33, Block: 480, Lot(s): 1218A & 1218B
8. NCPC Minor Sub. File 32-2026 Property at: East Meadow, Town of Hempstead
868-870 Carman Avenue, Westbury, NY 11590
Section: 45, Block: 383, Lot(s): 28

9. NCPC Minor Sub. File 33-2026

Property at: Woodbury, Town of Oyster Bay
863 Woodbury Road, Woodbury, NY 11797
Section: 15, Block: 173, Lot(s): 16

C. Extension of Time to File Deeds for Minor Subdivision Application

(Public Comment Period Open)

1. NCPC Minor Sub. File 11-2025

(1st Extension of Time)

Property at: Incorporated Village of Brookville
1622 Old Cedar Swamp Road, Glen Head, NY 11545
Section: 18, Block: D, Lot(s): 2374

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

Nassau County Planning Commission

Zoning Agenda



June 4, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		5/12/2026	512126	107-109 Broadway LLC	TOB Hicksville	12	266	30	SPR	SP24-564	Site Plan Review for proposed addition to existing retail building with interior alterations to accommodate three (3) dwelling units on the 2 nd floor
02	*(Minor)	5/15/2026	515126	DCC Oakfield Development Corp.	TH Nr. Wantagh	56	359	121	V	319-321	Three-lot subdivision requires variances for insufficient access pursuant to Sec. 280A of Town Law for two of the proposed lots
03		5/15/2026	515226	73 rd Meridian Partners, LLC	Long Beach	59	79	14-35, 37, 113	V		Proposed 106-unit multi-family residential development requires variances for height, building area, front yard/side yard depth and density

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04		5/18/2026	518126	City Council	Long Beach				AZO	17-26	Change to City of Long Beach Code of Ordinances regarding Planning and Zoning (subdivision of land, site plan approval, environmental review, etc.)
05		5/18/2026	518226	VGA LLC	Valley Stream	37	128	441	SPR/V	6-26	Existing one-story commercial building seeking change of use to operate as retail furniture store. Parking variance required
06	*(Minor)	5/22/2026	522126	Benedetto Bianco & Matthew Silberzweig	TH Lakeview	38	100	15-18	V	343, 344	Substandard two-lot subdivision requires variances for lot area and lot width
07		5/22/2026	522226	121 Franklin Partners, LLC	TH Woodmere	39	216	262	SE/V	364	Proposed four-story office building requires variances for height and off-street parking, as well as special exception for place of public assembly
08	*(Minor)	5/22/2026	522326	Verdeland Homes, Inc.	TH West Hempstead	35	346	265-268	V	341, 342	Substandard two-lot subdivision requires variances for lot area and lot width

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
09		5/26/2026	526126	Board of Trustees	Lake Success				AZO	8-2026	Proposed Local Law seeks to revise the definition of "Cannabis Establishment" in the Village Code and allow for such use within the <i>Economic Development-A</i> and <i>Business A</i> zoning districts

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: June 25, 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

Gianni Andriano

Gregory J. Hoest

John Perrakis

Cameron Sands

Timothy Wren

Michael Kwaschyn, P.E., *Commissioner*