

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, June 25, 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 **June 4, 2026**, NCPC Hearing

B. OSPAC

Disposition (*Public Comment Period Closed*)

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

C. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 30-2026
(*Adjourned on 6.4.26*)
Property at: Great Neck, Town of North Hempstead
139 Bayview Avenue, Great Neck, NY 11023
Section: 1, Block: 203, Lot(s): 6
2. NCPC Minor Sub. File 34-2026
Property at: Incorporated Village of Farmingdale
& Old Bethpage, Town of Oyster Bay
368 Melville Road, Farmingdale, NY 11735
Section: 49, Block: 59, Lot(s): 22, 48 & 49

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

Nassau County Planning Commission

Zoning Agenda



June 25, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		6/1/2026	61126	The Saint Lounge & Cocktails	Farmingdale	49	76	36	SU/V		Interior alterations for proposed 48-seat restaurant in Village's Downtown Mixed-Use zoning district. Special Use permit and variances required for parking (20 spaces required; 0 spaces provided)
02	*(Minor)	6/2/2026	62126	WG Woodmere, LLC	Woodsburgh	41	72	1, 3, 4, 5A, 5B, 6, 7, 8, 9, 11, 12 53, 55	Sub. D		Proposed four-lot subdivision at the Woodmere Country Club will create three (3) lots designated as open space and one (1) lot for the existing clubhouse building and related structures
03		6/3/2026	63126	BDC BOSFA Valley Stream LLC	Valley Stream	37	335	409	REZ	LL 3-2026	Proposed change of zone from Public Parking (P) zone to CA Floating Multiple Dwelling District to accommodate proposed five-story, 132-unit multi-family residential building

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04		6/3/2026	63226	Capstone Homes, LLC	TH North Bellmore	56	491	49	REZ		Proposed change of zone from Bus. X and Res. B to CA to build multi-family residential building with 16-units in two, 2 ½-story buildings. Parking variance required. Previously heard by the NCPC on 6/26/25 and deemed incomplete until Traffic & Parking Analysis was submitted
05		6/4/2026	64126	J & K Realty Inc.	Rockville Centre	38	276	186-189	V	17-2026	Proposed construction of retail strip building (former K&K Auto & Tire Center) requires variances for front yard setback, height and number of parking spaces
06		6/4/2026	64226	E.C. Floral Park Realty Corp.	Floral Park	32 32	58 59	425-431 356-370, 372, 374, 376, 378	V		Proposed mixed-use building consisting of 119 units, retail space and a restaurant on Lot "A" and 66-units of Senior Citizen housing on Lot "B". Both buildings will be five-stories tall and will require variances for height and number of off-street parking spaces
07	*(Minor)	6/8/2026	68126	Ozy Group Corp.	Long Beach	59	84	66-70	Sub.	PB 1005	Proposed two-lot subdivision on vacant parcel currently used as parking lot will remove thirty-three (33) municipal parking spaces

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
08		6/10/2026	610126	GTM Realty Three, LLC	Long Beach	59	84	26-28	V	3504	Elimination of thirty-three (33) off-street parking spaces (Zoning Case 7), leaving a total of zero (0) off-street parking spaces for Toast Coffee + Kitchen
09	*(Major)	6/10/2026	610226	Pearsall Rock, LLC	Cedarhurst	39	424	12, 14, 21, 22, 23, 36, 50, 134, 234, 413, 711, 712	Sub.	P2026-002	Proposed major subdivision for 98-unit condominium development known as "The Savyon" (NCPC Major Subdivision File No. 2010)
10		6/18/2026	618126	Town Board	Town of Oyster Bay				AZO	416-2026	Local Law to amend Chapter 246 of the Zoning Code of the Town of Oyster Bay for proposed adjustments and clarifications regarding the Hicksville Downtown Sub-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

1. Reapproval of SEQRA Determination of Significance for Major Subdivision Preliminary Map Application of NCPC File No. 2010-P-3 (Map of “*The Savyon*”)

F. New Business

1. Request to Waive Filing Fees and Public Comment Period Associated with Minor Subdivision Applications Involving Nassau County Land Dedications Along County-Owned Roadways

G. Adjournment (Next Hearing Date: July 16, 2026)

Nassau County Planning Commission

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Michael Kwaschyn, P.E., *Commissioner*