

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, July 16, 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 25, 2026**, NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

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| 1. NCPC Minor Sub. File 30-2026
<i>(Adjourned on 6.25.26)</i> | Property at: Great Neck, Town of North Hempstead
139 Bayview Ave., Great Neck, NY 11023
Section: 1, Block: 203, Lot(s): 6 |
| 2. NCPC Minor Sub. File 35-2026 | Property at: Seaford, Town of Hempstead
3844 Waverly Ave. & 3843 Wesley St., Seaford, NY 11783
Section: 57, Block: 156, Lot(s): 33 & 51 |
| 3. NCPC Minor Sub. File 36-2026 | Property at: Port Washington, Town of North Hempstead
9 Beacon Hill Rd., Port Washington, NY 11530
Section: 55, Block: 28, Lot(s): 11 - 14 |

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

Nassau County Planning Commission

Zoning Agenda



July 16, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		6/19/2026	619126	K/BTF Broadway, LLC	TOB Hicksville	11	D	1237, 1352, 1374, 1380, 1382-1384, 1386, 1388- 1391	SU	P-3-26	Special Use Permit required to accommodate up to six (6) active recreation uses and associated site improvements as part of Broadway Mall redevelopment plan
02		6/19/2026	619226	K/BTF Broadway, LLC	TOB Hicksville	11	D	1237, 1352, 1374, 1380, 1382-1384, 1386, 1388- 1391	SU	P-4-26	Special Use Permit required for motor vehicle fuel sales and service station as part of proposed BJ's Wholesale Club in Broadway Mall redevelopment plan
03		6/23/2026	623126	WG Woodmere, LLC, LH Barick LLC & SG Barick LLC	TH Woodmere	41	F	3032	V	1186/26	Variances required for proposed four-story, age-restricted condominium building with 155 units (2 ½-stories, 35' of height permitted)

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04	*(Minor)	6/25/2026	515126	DCC Oakfield Development Corp.	TH Nr. Wantagh	56	359	121	V	319/26, 320/26, 321/26	Three-lot subdivision requires variances for insufficient access pursuant to Sec. 280A of Town Law for two of the proposed lots. A letter from the North Bellmore First District has been provided
05		6/26/2026	626126	Board of Trustees / Maverick Development LLC	Valley Stream	37	127	3-5, 414, 512, 618	REZ	L.L. 4-2026	Proposed change of zone from C-1 to CA Multi-Family Floating District to construct a mixed-use building with thirty (30) residential dwelling units and two (2) commercial units
06		6/26/2026	626226	Board of Trustees / Blueprint Community Development LLC	Valley Stream	37	121	17-26	REZ	L.L. 5-2026	Proposed change of zone from C-1 to CA Multi-Family Floating District to construct four-story, multi-family residential development with fifty-four (54) units
07	*(Major)	7/1/2026	71126	Orthodox Church in America & Bhooma Estates, LLC	Oyster Bay Cove	25	57	27	Sub.		Proposed 5-lot subdivision with private cul-de-sac that is zoning compliant (2-acre minimum). Existing church to be removed. Portions of site are heavily sloped. Previously before NCPC on 2/5/26. Layout of site has since changed

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
08		7/2/2026	72126	New York SMSA Limited Partnership d/b/a Verizon Wireless	Floral Park	32	A	43	SU		Special Use Permit required to construct, operate and maintain a wireless public utility communications facility on Village-owned property
09	*(Minor)	7/3/2026	73126	Arlington Ave. Realty Group, LLC	TH Bellmore	56	352	46-49	V	441/26	Substandard two-lot subdivision requires variance for lot width
10		7/6/2026	76126	Beechwood 829 Merrick LLC	TH Nr. Westbury	44	78	56	REZ		Proposed change of zone from Bus. X and Ind. Y to PUD for the proposed construction of a four-story, "Condotel" (Condominium/Hotel) development with ninety (90) two-bedroom units and associated amenities (outdoor pool, fitness studio, library, business center, lounge, etc.)
11		7/6/2026	76226	MCBB Restaurant Group Corp.	TH Wantagh	57	219	45-47	SE/V	418/26, 419/26, 420/26, 421/26	Proposed expansion of existing restaurant (The Irish Poet) into adjacent vacant commercial space requires variance for off-street parking. Special Exception required to use part of the premises for outdoor dining

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12		7/6/2026	76326	BX Management, LLC & BX 1833 Sunrise LLC d/b/a South Shore Mitsubishi	TH Merrick	55	145	31-46	SE/V	422/26	Special Exception required to use part of premises for sale and display of automobiles and display/parking of automobiles in the front yard setback (proposed Mitsubishi car dealership). Variance required to waive off-street parking
13	*(Minor)	7/7/2026	77126	Madeline Faraci	Glen Cove	22	8-02	89, 90	Sub./V		Substandard two-lot subdivision requires variance for lot width in the City of Glen Cove's R-4 zoning district (65' required, 50' proposed)

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

D. Old Business

E. New Business

1. Discussion Concerning the Request for Cash Escrow Release for NCPC File No. 2002-F-2
(Map of “Campus Estates”)

F. Adjournment (Next Hearing Date: August 13, 2026)

Nassau County Planning Commission

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Michael Kwaschyn, P.E., *Commissioner*