

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, August 13, 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 **July 16, 2026**, NCPC Hearing

B. OSPAC

Public Hearing (*Public Comment Period Open*)

1. OSPAC 8-2026

Property at: North Wantagh, Town of Hempstead

W/O Seamans Neck Road, Wantagh, NY 11793

Section: 51, Block: 349, Lot(s): 1 & 33 (**SWB 173**)

Section: 51, Block: 408, Lot(s): 11 (**SWB 162**)

Section: 51, Block: 407, Lot(s): 30 (**SWB 282**)

Section: 51, Block: 404, Lot(s): 2 (**SWB 188**)

*****Grant Permanent Easement*****

C. Major Subdivision Preliminary Map Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC File. No. 2012-P-2

Map of "*Fieldstone at Oceanside*"

Property at: Oceanside, Town of Hempstead

2860 Brower Avenue, Oceanside, NY 11572

Section: 54, Block: 263, Lot(s): 11, 40-41, 74, 99-100, 321, 327

D. Extension of Time to File Resolution for Major Subdivision Application

(*Public Comment Period Open*)

1. NCPC File No. 1897-F-2

Map of "*Woodbury Hills*"

Property at: Woodbury, Town of Oyster Bay

N/W/C Woodbury Road & Syosset-Woodbury Road,
Woodbury, NY 11797

Section: 14, Block: E, Lot(s): 823

E. Minor Subdivision Applications & SEQRA Determination of Significance

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 37-2026

Property at: Incorporated Village of Kings Point

22 & 24 Spring Lane, Kings Point, NY 11024

Section: 1, Block: 182, Lot(s): 52 & 53

2. NCPC Minor Sub. File 38-2026

Property at: Merrick, Town of Hempstead

11 & 25 Frankel Boulevard, Merrick, NY 11566

Section: 56, Block: 183, Lot(s): 209, 215 & 216

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| 3. NCPC Minor Sub. File 39-2026 | Property at: Roosevelt, Town of Hempstead
99 Westfield Avenue, Roosevelt, NY 11575
Section: 55, Block: 558, Lot(s): 15 & 16 |
| 4. NCPC Minor Sub. File 40-2026 | Property at: Woodmere, Town of Hempstead
28 & 32 Brower Avenue, Woodmere, NY 11598
Section: 41, Block: 24, Lot(s): 16 & 46 |
| 5. NCPC Minor Sub. File 41-2026 | Property at: Woodmere, Town of Hempstead
648 Diane Pl. & 649 Michelle Pl., Valley Stream, NY 11581
Section: 39, Block: 596, Lot(s): 11 & 17 |

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

Nassau County Planning Commission

Zoning Agenda



August 13, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		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. Application marked <i>Incomplete</i> at 7/16/26 NCPC Hearing
02	*(Minor)	7/13/2026	713126	Mr. Property Builders LLC	Farmingdale	49	38	16	Sub./V		Substandard two-lot subdivision requires variance for lot width. Existing home to remain
03		7/20/2026	720126	Matthew Busch Architect	Valley Stream	37	241	320	SPR/V	4353, 4354	Site Plan Review for proposed 3-unit multi-family building includes the removal of medical office on ground floor and subsequent dwelling unit conversion on 1 st & 2 nd floor

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04		7/21/2026	721126	Dr. Nilesi Soni & T.N. Soni & Associates, LLC	TOB Hicksville	12	225	1, 2, 24, 25, 26	V	ZBA24- 133	Renovate 2 nd and partial 3 rd floor of existing 2 ½-story mixed-use building by eliminating apartments (not permitted) and adding office space. Insufficient parking. A Traffic & Parking Analysis has been provided since the application was marked <i>Incomplete</i> during the 4/11/24 NCPC Hearing
05		7/27/2026	727126	GO Westbury, LLC	Westbury	10	229	33	SPR		Site Plan Review for proposed mixed-use building with 184 residential units and one (1) commercial unit. Located in the MTA LIRR parking lot on Railroad Avenue
06		7/29/2026	729126	BDC BOSFA Valley Stream LLC	Valley Stream	37	335	409	SPR	4352	Site Plan Review for proposed five-story, 132- unit multi-family residential building. Previously before NCPC on 6/25/26 for change of zone
07	*(Minor)	8/3/2026	83126	Incorporated Village of Valley Stream	Valley Stream	37	335	409	Sub.	1-26	Proposed subdivision of Village-owned property as part of <i>The Alder at Valley Stream</i> multi-family residential project

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
08		7/31/2026	731126	New York SMSA Limited Partnership d/b/a Verizon Wireless	TOB Glen Head	21	Q	1869	SU	ZBA26- 238	Proposed telecommunication tower requires Special Use permit from the Town of Oyster Bay pursuant to §242-5(A) of Town Code
09		8/5/2026	85126	Board of Trustees	Atlantic Beach				AZO		Proposed Local Law to amend §250 of the Village Code with respect to properties used for public assembly purposes, including educational and religious uses

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

G. Old Business

H. New Business

I. Adjournment (Next Hearing Date: September 10, 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

Abraham Hamra

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Samantha E. Seter

Department of Public Works, Division of Planning

Gianni Andriano

Gregory J. Hoesl

John Perrakis

Cameron Sands

Timothy Wren

Michael Kwaschyn, P.E., *Commissioner*