Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, September 10th, 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 **August 13th, 2026** NCPC Hearing
3. Adopt **2027 NCPC Meetings & Hearings Calendar**

B. OSPAC — **Public Hearing** *(Public Comment Period Open)*

1. OSPAC 8-2026
   (Adjourned on 8.13.26)

   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****

2. OSPAC 9-2026

   Property at: Port Washington, Town of North Hempstead
   750 West Shore Road, Port Washington, NY 11050
   Section: 6, Block: 53, Lot(s): 1057
   ****Remove Deed Restriction****

C. SEQRA Determination for the Relocation of County Easement

(Public Comment Period Open)

1. NCPC File No. 1-2026

   Property at: Incorporated Village of Hempstead
   332 Clinton Street, Hempstead, NY 11550
   Section: 34, Block: 520, Lot(s): 556

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

(Public Comment Period Open)

1. NCPC File No. 2008-F-1

   Map of *"Final Subdivision Map of 313 McCouns Lane"*
   (F/K/A *"Final Subdivision Map of Property Situated in the Incorporated Village of Oyster Bay Cove"*)
   Property at: Incorporated Village of Oyster Bay Cove
   313 McCouns Lane, Oyster Bay, NY 11771
   Section: 27, Block: H, Lot(s): 309, 318 & 322

E. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1.	NCPC Minor Sub. File 30-2026 *(Adjourned on 6.25.26)*	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 42-2026	Property at: Lido Beach, Town of Hempstead 91 Matlock St. & 80 Nantwick St., Long Beach, NY 11561 Section: 60, Block: 18, Lot(s): 23, 42 - 46, 123 & 142 - 146
3.	NCPC Minor Sub. File 43-2026	Property at: Uniondale, Town of Hempstead 252 Maple Avenue, Uniondale, NY 11553 Section: 34, Block: 476, Lot(s): 196 - 200
4.	NCPC Minor Sub. File 44-2026	Property at: Hicksville, Town of Oyster Bay 2 Liberty Avenue, Hicksville, NY 11801 Section: 46, Block: 27, Lot(s): 148 & 154
5.	NCPC Minor Sub. File 45-2026	Property at: Hewlett, Town of Hempstead 68 Johnson Place, Woodmere, NY 11598 Section: 41, Block: 101, Lot(s): 11 & 211
6.	NCPC Minor Sub. File 46-2026	Property at: Glen Head, Town of Oyster Bay 14 Crossway, Glen Head, NY 11545 Section: 22, Block: F-1, Lot(s): 300

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

Nassau County Planning Commission

Zoning Agenda

September 10th, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		8/10/2026	810126	Rob G 3 LLC	New Hyde Park	33	571	9	V		Parking variance required for proposed one-story (35') storage building. Eight (8) parking spaces provided, forty-eight (48) parking spaces required
02	*(Minor)	8/10/2026	810226	VKM Equities LLC	TH Inwood	40	39	17-21	Sub./V	489, 490, 491	Substandard three-lot subdivision requires variances for lot area and lot width
03		8/13/2026	813126	Board of Trustees	Kings Point				AZO	Bill 13B-2026	Proposed Local Law seeks to regulate pickleball courts and pickleball equipment within the Village
04		8/17/2026	817126	190 Mineola Ave Management LLC	TNH Roslyn Heights	7	G	531, 963	CU/V	21877	Conditional Use permit for proposed child daycare center also requires parking variance for number of spaces and drop-off area

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
05		8/17/2026	817226	Freeport Housing Authority	Freeport	62	46 47 48	243 339 179	V	2026-9, 2026-10, 2026-11	Proposed redevelopment of Freeport Housing Authority site that currently consists of 150 units for senior citizens and people with disabilities. Existing buildings will be demolished and five (5) new buildings with 244 units total will be constructed
06		8/18/2026	818126	Board of Trustees	Manorhaven				Mor. Ext.	L.L. 14-2025	Proposed extension of building moratorium for six (6) additional months to allow the Village to complete Comprehensive Plan
07		8/24/2026	824126	K/BTF Broadway, LLC	TOB Hicksville	11	D	1237, 1352, 1374, 1380, 1382-1384, 1386, 1388-1391	V	ZBA26-285	Variances required as part of redevelopment plan for Broadway Mall: maximum building height, maximum lighting height when abutting residential properties, hours of operation (proposed restaurant), number of parking spaces, and at-grade parking directly below building not permitted (proposed IKEA 2nd level expansion)

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
08		8/26/2026	826126	Board of Trustees	Hewlett Bay Park				AZO	26-01, 26-02, 26-03, 26-04	Proposed Local Law seeks to amend the Village's Zoning Code with respect to signage, municipal uses in residential districts, definitions related to the term "family", and the prohibition of sleeping accommodations in connection with religious uses
09		9/1/2026	91126	150 Sunrise Highway LLC	Rockville Centre	38	314	1-4	SPR	8-2026	Site Plan Review for proposed three-story hotel (Tru Hotel by Hilton) with ground-level parking and 63 hotel rooms on the 2nd & 3rd floors

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: October 1st, 2026)*

Nassau County Planning Commission

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