

Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, October 1st, 2026 - 10:00 A.M.

Theodore Roosevelt Executive & Legislative Building

1550 Franklin Avenue, 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 & September 10th, 2026** NCPC Hearing

B. Application for Release of Surety Bond & Cash Escrow

(Public Comment Period Open)

1. NCPC File No. 1982-F-3 Map of "Woodbury Villas" (Phase II)
Property at: Woodbury, Town of Oyster Bay
884 Jericho Turnpike, Woodbury, NY 11797
Section: 13, Block: 79; Lot(s): 46-72, 77 & 79-128

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

Nassau County Planning Commission

Zoning Agenda



October 1st, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		9/10/2026	910126	United Hebrew Community of NY, Inc.	TH Woodmere	41	23	10, 38	SE/V	545	Proposed synagogue and weekday service building (accessory use) requires Special Exception to park in Res. "A" district and front yard setback. Also, variance required for number of off-street parking spaces
02		9/10/2026	910226	1225 Broad Acquisitions, LLC	TH Hewlett	41	1	29	V	547	Conversion of existing animal hospital to florist shop requires variance for number of off-street parking spaces (12 spaces required, 7 spaces provided)

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
03	*(Minor)	9/11/2026	911126	Rector, Wardens & Vestry of Grace Episcopal Church of Massapequa	TOB Massapequa	65	F	111, 113, 115, 222	SPR/Sub.	SP22-22	Site Plan Review for proposed cemetery and site modifications to Massapequa Grace Episcopal Church. Also, proposed subdivision of residential property located on southern portion of subject parcel
04		9/17/2026	917126	970 Brush Hollow LLC d/b/a/ Road Work Ahead	TNH Nr. Westbury	11	504	10	V	21892	Variance required to legalize commercial business with outdoor storage area (storage of materials and commercial vehicles) in residential zoning district (not permitted in Town of North Hempstead's Res. "C" zoning district)
05		9/17/2026	917226	1748 Holdings LLC	TOB East Massapequa	53	32	1-16, 18, 20, 22, 24, 26, 34, 35	SU	P-5-26	Proposed self-storage facility requires Special Use permit to operate in General Business zone
06	*(Minor)	9/18/2026	918126	Benor Development Corp.	TH Elmont	32	506	15-18	V	571, 572	Proposed substandard two- lot subdivision requires variances for lot width and lot area in the Town of Hempstead's Res. "C" zoning district

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
07		9/24/2026	924126	Tringali Realty, INC	TOB North Massapequa	48	56	63	V	26-309	Proposed expansion of existing automotive repair shop. Variance required for front-yard setback, loading space, parking setback
08	*(Minor)	9/24/2026	924226	121 Piquets LLC	TOB Woodbury	15	D	526 & 527	V	26-329, 330	Proposed substandard two- lot subdivision requires variance for lot width in the Town of Oyster Bay's "R1- 20" zoning district
09		9/24/2026	924326	Saverio Potente (The Foundry Restaurant)	TOB Hicksville	12	177	55	V	26-333	Maintain existing restaurant; Variance required for off-street parking & building setback

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. Confirmation of *Continued Learning Credits* Training Workshop on December 17th, 2026

F. Adjournment (Next Hearing Date: October 22nd, 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

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Samantha E. Seter

Department of Public Works, Division of Planning

Gianni Andriano

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John Perrakis

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Timothy Wren

Michael Kwaschyn, P.E., *Commissioner*

Douglas Tuman, P.E., Esq., *Deputy Commissioner*