Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, October 22nd, 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 **October 1st, 2026** NCPC Hearing

B. OSPAC

Disposition *(Public Comment Period Closed)*

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****

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. Major Subdivision Final Map Application *(Public Comment Period Open)*

1. NCPC File. No. 2012-F-1

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. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 47-2026

Property at: Hicksville, Town of Oyster Bay
321 Newbridge Road, Hicksville, NY 11801
Section: 45, Block: 531, Lot(s): 29

2. NCPC Minor Sub. File 48-2026

Property at: North Bellmore, Town of Hempstead
2356 Logue Street, Bellmore, NY 11710
Section: 56, Block: 116, Lot(s): 105 & 204

3. NCPC Minor Sub. File 49-2026

Property at: East Meadow, Town Hempstead
1547 & 1553 Prospect Avenue, East Meadow, NY 11554
Section: 50, Block: 550, Lot(s): 14

4. NCPC Minor Sub. File 50-2026 Property at: Elmont, Town Hempstead
196 Belmont Avenue, Elmont, NY 11003
Section: 32, Block: 419, Lot(s): 193-199

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

Nassau County Planning Commission

Zoning Agenda

October 22nd, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01		9/30/2026	930126	Merrick Terrace Associates	TH Oceanside	54	593	56, 57	SPR	24-6039	Site Plan Review for proposed 2 ½-story, 12-unit multi-family building as part of existing development. Variances for parking were previously granted
02	*(Major)	10/1/2026	101126	100 Manhasset LLC	North Hills	3	162	799, 802	Sub.		Proposed 17-lot major subdivision located entirely within the Incorporated Village of North Hills. All proposed lots are zoning compliant within the Village's "R-3" zoning district
03		10/1/2026	101226	Province of Meribah Society of Mary Inc.	Mineola	9	1	169-180	V	25-BZA-0016	Proposed expansion of educational institution (Chaminade High School) via addition of 2-story Physical Fitness Center

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04		10/5/2026	105126	668 Central Avenue LLC	Cedarhurst	39	251	515	V	2026-016	Proposed 3-story mixed-use building (religious use/residential) requires variances for height, front/rear yard setback, and permitted use
05		10/6/2026	106126	209 Sunrise LLC	Rockville Centre	38	295	6	V/SP	BZA 25-2026	Proposed mixed-use building (restaurant and office space) requires variances for parking and front yard setback, as well as substantial occupancy permit
06		10/8/2026	108126	Sunrise Mall Holdings LLC	TOB East Massapequa	48	602	2-5, 10-15, 34-37	SPR	SP25-462	Site Plan Review for proposed Amazon Warehouse facility at former Sunrise Mall property
07		10/13/2026	1013126	Board of Trustees	Sea Cliff				AZO	Bill VSC 26-05	Proposed Local Law to prohibit Battery Energy Storage Systems exceeding 80 kWh within the Village
08		10/14/2026	1014126	New York SMSA Limited Partnership d/b/a Verizon Wireless	Long Beach	59	161	11-28	SU	3518	Proposed telecommunication tower requires Special Use permit to operate in the City's Residence "L" zoning district

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
09		10/16/2026	1016126	1640 Hempstead IG, LLC	TH East Meadow	50	B	339, 340	SPR	25-5776	Site Plan Review for proposed self-service car wash with ~5,000 sq. ft. car wash tunnel, two (2) queuing lanes and twenty (20) parking/vacuum stalls
10		10/16/2026	1016226	Cedar Swamp Redevelopers LLC	Glen Cove	21	H	312	SPR		Site Plan Review for proposed mixed-use building (120-units residential/retail) located next to the Glen Street LIRR station. Parking compliant; 75% of the units will be affordable
11		10/20/2026	1020126	1844 Lansdowne Corp.	TH Merrick	55	150	72, 73, 75, 89, 90, 95	SE/V	469, 470	Special Exception required for proposed day-care center and office space in existing building with no on-site maneuvering aisle for pick-up and drop-off of children. Variance required for number of off-street parking spaces (36 spaces required, 18 provided)

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

F. Old Business

G. New Business

H. Adjournment *(Next Hearing Date: November 19th, 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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Gregory J. Hoesl
John Perrakis
Cameron Sands
Timothy Wren

Michael Kwaschyn, P.E., *Commissioner, Director of Planning*