Nassau County Planning Commission

Agenda for Regular Meeting

Thursday, November 19th, 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 22nd, 2026** NCPC Hearing

B. Minor Subdivision Applications & SEQRA Determination of Significance

(Public Comment Period Open)

1. NCPC Minor Sub. File 51-2026	Property at: West Hempstead, Town of Hempstead 71 Walnut Street, West Hempstead, NY 11552 Section: 35, Block: 346, Lot(s): 265-268
2. NCPC Minor Sub. File 52-2026	Property at: Lakeview, Town of Hempstead 18 Beverly Road, West Hempstead, NY 11552 Section: 38, Block: 100, Lot(s): 15-18
3. NCPC Minor Sub. File 53-2026	Property at: North New Hyde Park, Town of North Hempstead 1762 West End Avenue, New Hyde Park, NY 11040 Section: 8, Block: 176, Lot(s): 24-28 & 194

C. Extension of Time to File Deeds for Minor Subdivision Application

(*Public Comment Period Open*)

1. NCPC Minor Sub. File 10-2025 *(1st & 2nd Extension of Time)*	Property at: Hicksville, Town of Oyster Bay 163 Woodbury Road, Hicksville, NY 11801 Section: 12, Block: 232, Lot(s): 36, 105 & 106

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

Nassau County Planning Commission

Zoning Agenda

November 19th, 2026

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
01	*(Minor)	10/23/2026	1023126	Nassau LI, LLC	TH Elmont	32	357	6-9, 93-96	V	637, 638	Proposed substandard two-lot subdivision requires variances for lot area
02		10/23/2026	1023226	Tackapausha Ventures LLC c/o New York Cancer & Blood Specialist	TOB Massapequa	52	210 213	533, 536, 545 1905	V	ZBA26-387	Conversion of existing office building to medical office and accessory parking lot requires variance for insufficient parking and loading spaces
03		10/27/2026	1027126	1056 Northern Blvd. LLC	Roslyn Estates	7	22-1	816, 822, 823	SE/V		Proposed restaurant (“Serafina”) requires demolition of existing nursery. Parking variance for number of spaces and Special Exception to park in residential zoning district also required

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
04		10/28/2026	1028126	Cedar Linden RE LLC	TH Woodmere	39	242	340, 341	SE/V	1196, 1197, 1198	Special Exception for proposed private religious high school that requires variances for insufficient classroom size, lot area and lot width. Special Exception also required for proposed boarding house (accessory use)
05		10/28/2026	1028226	Bolla Operating LI Corp.	New Hyde Park	33	514	247	SU/V	26-009	Special Use required for the proposed elimination of the existing mechanic's bay and expansion of existing Bolla Market convenience store. Variances required for parking stall size, signs, etc.
06	*(Minor)	10/29/2026	1029126	Andrew Martone, Jr.	TOB Hicksville	12	235	19	AZO/ Sub.	P-7-26	Change of zone from General Business (GB) to R1-6 Residence District to subdivide and construct new single-family home
07		10/30/2026	1030126	JP Optionee LLC	TOB Jericho	11	355	32, 36, 37	SU	P-6-26	Modification of Special Use Permit to allow construction of proposed hotel and conference center in the Town of Oyster Bay's Office Building (OB) zoning district

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
08		11/5/2026	115126	WG Woodmere, LLC, LH Barick LLC & SG Barick LLC	TH Woodmere	41	F	3032	SPR	26-1476	Site Plan Review for proposed three-story, age-restricted (55+) condominium complex with 155 units in two buildings
09		11/6/2026	116126	Board of Trustees	Great Neck Plaza	-	-	-	AZO	L.L. 4-2026	Proposed Local Law that specifies places of religious worship are permitted as of right in the Residence A, B, C, D, E & T zoning districts and *"clubs"* are removed as a conditional use in the Business District
10		11/10/2026	1110126	Board of Trustees	Atlantic Beach	-	-	-	AZO		Local Law to authorize the Village to require Special Events Licenses for events held at the beach clubs within the *Marine Recreation* zoning district
11		11/13/2026	1113126	Flagship New York, LLC	TH Levittown	45	M	79, 88	SE/V		Special Exception required to construct an automated car wash facility on a former Rite Aid pharmacy site
12		11/13/2026	1113226	Flagship New York, LLC	TH West Hempstead	33	542	53	SE/V		Special Exception required to construct a one-story automated car wash facility

AGENDA ITEM	MAJ./MIN. SUBDIV. (*)	DATE REC.	NCPC NO.	APPLICANT	AREA	SECTION	BLOCK	LOT(S)	TYPE	CASE NO.	CHANGE
13		11/17/2026	1117126	Board of Trustees	Hewlett Neck	-	-	-	AZO	Bill VHN 26-02A	Proposed Local Law to establish new zoning, site plan review, parking, building, and operational requirements for properties used for the regular assembly or gathering of people

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

E. Old Business

F. New Business

G. Adjournment (Next Hearing Date: December 17th, 2026)

Nassau County Planning Commission

Leonard H. Shapiro, *Chair*
Jeffrey H. Greenfield, *Vice Chair*
Neal Lewis, *3rd Vice Chair*
Dana Durso
Murray Forman
Abraham Hamra
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Michael Kwaschyn, P.E., *Commissioner, Director of Planning*