

1. Public Notice 9-23-24

Documents:

[9-9-24 AND 9-23-24.PDF](#)

2. County Full Leg Meeting Calendar 9-23-24

Documents:

[9-23-24.PDF](#)

3. 9/23 Proposed Ordinances

Documents:

[PROPOSED ORDINANCE NO 46-2024.PDF](#)
[PROPOSED ORDINANCE NO 47-2024.PDF](#)
[PROPOSED ORDINANCE NO 48-2024.PDF](#)
[PROPOSED ORDINANCE NO 36-2024.PDF](#)
[PROPOSED ORDINANCE NO 37-2024.PDF](#)
[PROPOSED ORDINANCE NO 38-2024.PDF](#)
[PROPOSED ORDINANCE NO 39-2024.PDF](#)
[PROPOSED ORDINANCE NO 40-2024.PDF](#)
[PROPOSED ORDINANCE NO 41-2024.PDF](#)
[PROPOSED ORDINANCE NO 42-2024.PDF](#)
[PROPOSED ORDINANCE NO 43-2024.PDF](#)
[PROPOSED ORDINANCE NO 44-2024.PDF](#)
[PROPOSED ORDINANCE NO 45-2024.PDF](#)

PUBLIC NOTICE

PLEASE TAKE NOTICE THAT THE NASSAU COUNTY LEGISLATURE WILL HOLD COMMITTEE MEETINGS OF THE LEGISLATURE ON MONDAY, SEPTEMBER 9, 2024 STARTING AT 1:00 PM AND WILL HOLD A FULL SESSION OF THE LEGISLATURE ON MONDAY, SEPTEMBER 23, 2024 STARTING AT 1:00 PM FOR PRESENTATIONS AND PUBLIC COMMENT, AND AT 2:00 PM FOR THE LEGISLATIVE CALENDAR IN THE PETER J. SCHMITT MEMORIAL LEGISLATIVE CHAMBER, 1st FLOOR, THEODORE ROOSEVELT EXECUTIVE AND LEGISLATIVE BUILDING, 1550 FRANKLIN AVENUE, MINEOLA, NEW YORK 11501.

FULL LEGISLATIVE SESSION.....1:00 PM

COMMITTEES	TIME
RULES	1:00PM
PUBLIC SAFETY	1:00PM
PLANNING, DEVELOPMENT & THE ENVIRONMENT	1:00PM
TOWNS, VILLAGES AND CITIES	1:00PM
ECONOMIC AND COMMUNITY DEVELOPMENT, LABOR AND TRANSPORTATION COMMITTEE	1:00PM
PUBLIC WORKS AND PARKS	1:00PM
HEALTH AND SOCIAL SERVICES	1:00PM
GOVERNMENT SERVICES AND OPERATIONS	1:00PM
MINORITY AFFAIRS	1:00PM
VETERANS	1:00PM
SENIOR AFFAIRS	1:00PM
FINANCE	1:00PM

MICHAEL C. PULITZER
Clerk of the Legislature

Dated: AUGUST 30, 2024
Mineola, NY

As per the Nassau County Fire Marshal’s Office, the Peter J. Schmitt Memorial Legislative Chamber has a maximum occupancy of 200 people. Attendees who would like to address the Legislature must submit a slip to the Clerk’s office staff. Public comment is limited to three minutes per person. At meetings of the full Legislature, public comment will be heard only during the pre-calendar public comment period and during public hearings that are on the calendar. At meetings of the Legislature’s committees, there is no pre-calendar public comment period. Public comment will be heard on agenda items. Public comment on any item may be emailed to the Clerk of the Legislature at LegPublicComment@nassaucountyny.gov and will be made part of the formal record of this Legislative meeting.

The Nassau County Legislature is committed to making its public meetings accessible to individuals with disabilities and every reasonable accommodation will be made so that they can participate. Please contact the Office of the Clerk of the Legislature at 571-4252, or the Nassau County Office for the Physically Challenged at 227-7101 or TDD Telephone No. 227-8989 if any assistance is needed. Every Legislative meeting is streamed live on <http://www.nassaucountyny.gov/agencies/Legis/index.html>

Scan the QR code to submit written public comment,
which will be incorporated into the record of this meeting



LEGISLATIVE CALENDAR

NASSAU COUNTY LEGISLATURE
EIGHTH MEETING
EIGHTH MEETING OF 2024
LEGISLATIVE CALENDAR 2:00PM

MINEOLA, NEW YORK
SEPTEMBER 23, 2024 1:00PM
PRESENTATIONS/PUBLIC COMMENT 1:00PM

As per the Nassau County Fire Marshal's Office, the Peter J. Schmitt Memorial Legislative Chamber has a maximum occupancy of 200 people.

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**Scan the QR code to submit written public comment,
which will be incorporated into the record of this meeting.**



EVERY LEGISLATIVE MEETING IS STREAMED LIVE ON
<http://www.nassaucountyny.gov/agencies/Legis/index.html>

1. **ORDINANCE NO. 36-2024**

AN ORDINANCE TO AMEND ORDINANCE NO. 75-2022, ADOPTING THE CAPITAL BUDGET FOR THE COUNTY OF NASSAU FOR THE FIRST YEAR OF THE FOUR-YEAR CAPITAL PLAN, TO COMMENCE ON JANUARY 1, 2023, PURSUANT TO THE PROVISIONS OF SECTION 310 OF THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY. 208-24(CE)

2. **ORDINANCE NO. 37-2024**

BOND ORDINANCE PROVIDING FOR A CAPITAL EXPENDITURE TO FINANCE THE CAPITAL PROJECTS IDENTIFIED HEREIN WITHIN THE COUNTY OF NASSAU AND

AUTHORIZING \$95,993,000 OF BONDS OF THE COUNTY OF NASSAU TO FINANCE SAID EXPENDITURE PURSUANT TO THE LOCAL FINANCE LAW OF NEW YORK AND THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY. 209-24(PW)

3.

ORDINANCE NO. 38– 2024

BOND ORDINANCE PROVIDING FOR A CAPITAL EXPENDITURE TO FINANCE THE CAPITAL PROJECTS IDENTIFIED HEREIN WITHIN THE COUNTY OF NASSAU AND AUTHORIZING \$23,150,000 OF BONDS OF THE COUNTY OF NASSAU TO FINANCE SAID EXPENDITURE PURSUANT TO THE LOCAL FINANCE LAW OF NEW YORK AND THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY. 210-24(PW)

4.

ORDINANCE NO. 39–2024

BOND ORDINANCE PROVIDING FOR A CAPITAL EXPENDITURE TO FINANCE THE CAPITAL PROJECTS IDENTIFIED HEREIN WITHIN THE COUNTY OF NASSAU AND AUTHORIZING \$12,000,000 OF BONDS OF THE COUNTY OF NASSAU TO FINANCE SAID EXPENDITURE PURSUANT TO THE LOCAL FINANCE LAW OF NEW YORK AND THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY. 211-24(PW)

5.

ORDINANCE NO. 40–2024

AN ORDINANCE MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM 10 DOCK LANE REALTY, LLC AND 10A DOCK LANE REALTY, LLC OF CERTAIN PREMISES LOCATED IN THE VILLAGE OF KINGS POINT, TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK, SAID PROPERTY KNOWN AS SECTION 1, BLOCK 196, LOT 10 ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A CONTRACT OF SALE, DEED AND ALL PERTINENT DOCUMENTS IN CONNECTION THEREWITH TO CONSUMMATE THE SALE. 189-24(PW)

6.

ORDINANCE NO. 41–2024

AN ORDINANCE MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM THE BALDWIN FIRE DISTRICT OF CERTAIN PREMISES LOCATED IN BALDWIN, TOWN OF HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK; SAID PROPERTY KNOWN AS SECTION 54, BLOCK 103, LOTS 107 AND 225 ON THE LAND AND TAX MAP OF THE

COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A DEED, DIRECT SALE LETTER AND ALL PERTINENT DOCUMENTS IN CONNECTION THEREWITH TO CONSUMMATE THE SALE. 190-24(PW)

7. **ORDINANCE NO. 42-2024**

AN ORDINANCE SUPPLEMENTAL TO THE ANNUAL APPROPRIATION ORDINANCE IN CONNECTION WITH THE OFFICE OF THE DISTRICT ATTORNEY. 178-24(OMB)

8. **ORDINANCE NO. 43-2024**

AN ORDINANCE SUPPLEMENTAL TO THE ANNUAL APPROPRIATION ORDINANCE THE HEALTH DEPARTMENT. 191-24(OMB)

9. **ORDINANCE NO. 44-2024**

AN ORDINANCE SUPPLEMENTAL TO THE ANNUAL APPROPRIATION ORDINANCE IN CONNECTION WITH THE DEPARTMENT OF HUMAN SERVICES 192-24(OMB)

10. **ORDINANCE NO. 45-2024**

AN ORDINANCE SUPPLEMENTAL TO THE ANNUAL APPROPRIATION ORDINANCE IN CONNECTION WITH THE OFFICE OF MANAGEMENT AND BUDGET 193-24(OMB)

11. **ORDINANCE NO. 46-2024**

AN ORDINANCE SUPPLEMENTAL TO THE ANNUAL APPROPRIATION ORDINANCE IN CONNECTION WITH THE PROBATION DEPARTMENT 194-24(OMB)

12. **ORDINANCE NO. 47-2024**

AN ORDINANCE SUPPLEMENTAL TO THE ANNUAL APPROPRIATION ORDINANCE IN CONNECTION WITH THE DEPARTMENT OF PARKS, RECREATION & MUSEUMS. 195-24(OMB)

13. **ORDINANCE NO. 48-2024**

AN ORDINANCE TO FIX THE SALARY FOR COMMISSIONER OF THE NASSAU COUNTY BOARD OF ELECTIONS. 218-24(LE)

14. **RESOLUTION NO. 127-2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFF, AS SET FORTH IN THE ACTION ENTITLED *STEEL LOS III, L.P. V. COUNTY OF NASSAU, ET AL.*, INDEX NO. 403753 / 2020

PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 182-24 (AT)

15. **RESOLUTION NO. 128-2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFF, AS SET FORTH IN THE ACTION ENTITLED *250 RHLLC V. COUNTY OF NASSAU, ET. AL.*, INDEX NO.403504/2023 AND 406278/2018 PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 183-24(AT)

16. **RESOLUTION NO. 129-2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFF AS SET FORTH IN THE ACTION ENTITLED *TARGET CORPORATION V. COUNTY OF NASSAU, ET. AL.*, INDEX NO.400188/2022 PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 184-24(AT)

17. **RESOLUTION NO. 130-2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFF, AS SET FORTH IN THE ACTION ENTITLED *TREECO CENTERS LIMITED PARTNERSHIP V. COUNTY OF NASSAU, ET AL.*, INDEX NO. 403720/2021 PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 185-24(AT)

18. **RESOLUTION NO. 131-2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFFS, AS SET FORTH IN THE ACTIONS ENTITLED *92 FHB, LLC V. COUNTY OF NASSAU, ET AL.*, INDEX NOS. 406510/2016, 406509/2016, 406268/2018, 406270/2018, 406271,2018, 406276/2018, 406275/2018, 406277/2018, 406274/2018 AND 406278/2018 PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 186-24(AT)

19. **RESOLUTION NO. 132-2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFFS, AS SET FORTH IN THE ACTIONS ENTITLED *JMDH REAL ESTATE OF GARDEN CITY, LLC V. COUNTY OF NASSAU, ET AL.*, INDEX NOS. 403343/2014, 404869/2019, 404870/2019, 404871/2019, AND 404872/2019 PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 187-24(AT)

20. **RESOLUTION NO. 133–2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFF, AS SET FORTH IN THE ACTION ENTITLED *FULTON COMMONS CO.,L.P. V. COUNTY OF NASSAU, ET AL.*, INDEX NO. 400073/2018 PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 188-24(AT)

21. **RESOLUTION NO. 134–2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFFS, AS SET FORTH IN THE ACTION ENTITLED *CENAIYA DALMIDA V SALVATORE FERRO AND NASSAU COUNTY*, INDEX NO. 604949/2022, PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 196-24(OMB)

22. **RESOLUTION NO. 135–2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFF, AS SET FORTH IN THE ACTION ENTITLED *FRANK DAMPMAN V. COUNTY OF NASSAU AND JAMES VARA*, INDEX NO. 614632/2019 PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 197-24(OMB)

23. **RESOLUTION NO. 136–2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFFS, AS SET FORTH IN THE ACTION ENTITLED *ABRAMOV, ET.AL. V. SULLIVAN, ET. AL.* INDEX NO. 608582/2017, PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 198-24(OMB)

24. **RESOLUTION NO. 137–2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFFS, AS SET FORTH IN THE ACTION ENTITLED *COMUNIELLO V. SULLIVAN, ET. AL.* INDEX NO. 001044/2017, PURSUANT TO THE

COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 199-24(OMB)

25. **RESOLUTION NO. 138-2024**

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PLAINTIFFS, AS SET FORTH IN THE ACTION ENTITLED *ESTATE OF ORLANDO CRUZ PEREZ V. COUNTY OF NASSAU, ET. AL.*, DOCKET NO. 18-CV-05327, PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 200-24(OMB)

26. **RESOLUTION NO. 139-2024**

A RESOLUTION AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE AN INTER-MUNICIPAL AGREEMENT BETWEEN THE COUNTY OF NASSAU, ACTING ON BEHALF OF THE NASSAU COUNTY POLICE DEPARTMENT, AND THE TOWN OF OYSTER BAY. 177-24(PD)

27. **RESOLUTION NO. 140-2024**

A RESOLUTION AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE AN INTER-MUNICIPAL AGREEMENT WITH THE TOWN OF OYSTER BAY IN RELATION TO SERVICES RELATIVE TO THE ADJUDICATION OF TOWN OF OYSTER BAY'S SCHOOL BUS STOP ARM SAFETY PROGRAM. 201-24(TV)

28. **RESOLUTION NO. 141-2024**

A RESOLUTION AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE AN INTER-MUNICIPAL AGREEMENT WITH THE VILLAGE OF FREEPORT IN RELATION TO A PROJECT TO PROVIDE FUNDING FOR THE PURCHASE OF GOODS AND SERVICES. 203-24(CE)

29. **RESOLUTION NO. 142-2024**

A RESOLUTION APPOINTING A REPUBLICAN COMMISSIONER OF ELECTIONS FOR THE COUNTY OF NASSAU. 204-24(LE)

30. **RESOLUTION NO. 143-2024**

A RESOLUTION TO CONFIRM THE COUNTY EXECUTIVE'S APPOINTMENT OF JOSEPH A. ADAMO TO THE POSITION OF COUNTY ASSESSOR. 205-24(CE)

31. **RESOLUTION NO. 144-2024**

A RESOLUTION CONFIRMING THE COUNTY EXECUTIVE’S APPOINTMENT OF JOSE LUIS LOPEZ TO THE POSITION OF COMMISSIONER OF SOCIAL SERVICES PURSUANT TO SECTION 203 OF THE NASSAU COUNTY CHARTER AND SECTION 116 OF THE SOCIAL SERVICES LAW. 206-24(CE)

32. **RESOLUTION NO. 145-2024**

A RESOLUTION TO CONFIRM THE COUNTY EXECUTIVE’S APPOINTMENT OF EMILY AUSTIN TO NASSAU COUNTY BRIDGE AUTHORITY. 207-24(CE)

33. **RESOLUTION NO. 146-2024**

A RESOLUTION TO AUTHORIZE THE RELEASE OF THE SURETY BOND AND ESCROW DEPOSIT COVERING IMPROVEMENTS ON THE “MAP OF COUNTRY POINTE AT PLAINVIEW – CONDOMINIUM III “SITUATED IN PLAINVIEW, TOWN OF OYSTER BAY, COUNTY OF NASSAU, NEW YORK. 180-24 (PW)

34. **RESOLUTION NO. 147-2024**

A RESOLUTION TO AUTHORIZE THE RELEASE OF THE SURETY BOND AND ESCROW DEPOSIT COVERING IMPROVEMENTS ON THE “MAP OF COUNTRY POINTE AT PLAINVIEW – CONDOMINIUM IV” SITUATED IN PLAINVIEW, TOWN OF OYSTER BAY, COUNTY OF NASSAU, NEW YORK. 181-24 (PW)

35. **RESOLUTION NO. 148-2024**

A RESOLUTION TO AUTHORIZE THE TRANSFER OF APPROPRIATIONS HERETOFORE MADE WITHIN THE BUDGET FOR THE YEAR 2024. 179-24 (OMB)

36. **RESOLUTION NO. 149-2024**

A RESOLUTION TO AUTHORIZE THE TRANSFER OF APPROPRIATIONS HERETOFORE MADE WITHIN THE BUDGET FOR THE YEAR 2024. 202-24(OMB)

37. **RESOLUTION NO. 150-2024**

A RESOLUTION PROVIDING FOR THE ISSUANCE OF A WARRANT DIRECTING THE TREASURER OF THE COUNTY OF NASSAU TO PAY TO THE SUPERVISORS OF THE SEVERAL TOWNS AND TO THE TREASURERS OF THE SEVERAL VILLAGES AND CITIES WITHIN THE COUNTY OF NASSAU, THE SUMS AS APPORTIONED BY THE NASSAU COUNTY LEGISLATURE BASED ON A REPORT FILED BY THE COUNTY TREASURER AND THE COUNTY CLERK, SHOWING DEPOSITS FROM MORTGAGE

TAXES FOR THE QUARTER BEGINNING APRIL 1, 2024 THROUGH JUNE 30, 2024; PURSUANT TO THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 174-24(TR)

38. **RESOLUTION NO. 151-2024**

A RESOLUTION TO AUTHORIZE THE COUNTY ASSESSOR AND/OR THE COUNTY TREASURER AND/OR THE RECEIVER OF TAXES OF THE **TOWN OF OYSTER BAY TO PARTIALLY EXEMPT** CERTAIN REAL PROPERTIES SITUATED IN VARIOUS SCHOOL DISTRICTS, ASSESSED TO DESIGNATED OWNERS APPEARING ON THE ASSESSMENT ROLLS FOR THE SPECIFIED SCHOOL AND/ OR COUNTY YEARS PURSUANT TO THIS RESOLUTION; PURSUANT TO THE REAL PROPERTY TAX LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 212-24(AS)

39. **RESOLUTION NO. 152-2024**

A RESOLUTION TO AUTHORIZE THE COUNTY ASSESSOR AND /OR THE COUNTY TREASURER AND/OR THE RECEIVER OF TAXES OF THE **TOWN OF HEMPSTEAD TO WHOLLY EXEMPT** CERTAIN REAL PROPERTIES SITUATED IN VARIOUS SCHOOL DISTRICTS, ASSESSED TO DESIGNATED OWNERS APPEARING ON THE ASSESSMENT ROLLS FOR THE SPECIFIED SCHOOL AND/OR COUNTY YEARS PURSUANT TO THIS RESOLUTION; PURSUANT TO THE REAL PROPERTY TAX LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 213-24(AS)

40. **RESOLUTION NO.153-2024**

A RESOLUTION TO AUTHORIZE THE COUNTY ASSESSOR AND /OR THE COUNTY TREASURER AND/OR THE RECEIVER OF TAXES OF THE **TOWN OF OYSTER BAY TO WHOLLY EXEMPT** CERTAIN REAL PROPERTIES SITUATED IN VARIOUS SCHOOL DISTRICTS, ASSESSED TO DESIGNATED OWNERS APPEARING ON THE ASSESSMENT ROLLS FOR THE SPECIFIED SCHOOL AND/OR COUNTY YEARS PURSUANT TO THIS RESOLUTION; PURSUANT TO THE REAL PROPERTY TAX LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE.214-24(AS)

41. **RESOLUTION NO.154-2024**

A RESOLUTION TO AUTHORIZE THE COUNTY ASSESSOR AND /OR THE COUNTY TREASURER AND/OR THE RECEIVER OF TAXES OF THE **TOWN OF HEMPSTEAD TO WHOLLY EXEMPT** CERTAIN REAL PROPERTIES SITUATED IN VARIOUS

SCHOOL DISTRICTS, ASSESSED TO DESIGNATED OWNERS APPEARING ON THE ASSESSMENT ROLLS FOR THE SPECIFIED SCHOOL AND/OR COUNTY YEARS PURSUANT TO THIS RESOLUTION; PURSUANT TO THE REAL PROPERTY TAX LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 215-24(AS)

42. **RESOLUTION NO.155-2024**

A RESOLUTION TO AUTHORIZE THE COUNTY ASSESSOR AND /OR THE COUNTY TREASURER AND/OR THE RECEIVER OF TAXES OF THE **TOWN OF HEMPSTEAD TO PARTIALLY EXEMPT** CERTAIN REAL PROPERTIES SITUATED IN VARIOUS SCHOOL DISTRICTS, ASSESSED TO DESIGNATED OWNERS APPEARING ON THE ASSESSMENT ROLLS FOR THE SPECIFIED SCHOOL AND/OR COUNTY YEARS PURSUANT TO THIS RESOLUTION; PURSUANT TO THE REAL PROPERTY TAX LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE. 216-24(AS)

43. **RESOLUTION NO.156-2024**

A RESOLUTION TO AUTHORIZE THE COUNTY ASSESSOR AND /OR THE COUNTY TREASURER AND/OR THE RECEIVER OF TAXES OF THE **TOWN OF HEMPSTEAD TO PARTIALLY EXEMPT** CERTAIN REAL PROPERTIES SITUATED IN VARIOUS SCHOOL DISTRICTS, ASSESSED TO DESIGNATED OWNERS APPEARING ON THE ASSESSMENT ROLLS FOR THE SPECIFIED SCHOOL AND/OR COUNTY YEARS PURSUANT TO THIS RESOLUTION; PURSUANT TO THE REAL PROPERTY TAX LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE.217-24(AS)

NOTICE IS HEREBY GIVEN that the Nassau County Executive has executed the following personal service contracts, copies of which are on file with the Office of the Clerk of the Nassau County Legislature. These contracts are listed for informational purposes only.

County of Nassau acting on behalf of Human Services and Selfhelp Community Services, Inc.
RE: OF A SelfHelp EISEP. \$0.01 ID# CLHS24000029.

County of Nassau acting on behalf of Human Services and Doubleday Babcock Senior Center Inc.
RE: OF A Doubleday LECOB FFCRA Amend 5. \$127,000.00
ID# CLHS24000032.

County of Nassau acting on behalf of Housing and Homeless Services and Nassau County Vocational Education & Extension Board. RE: CDBG 49th Year. \$300,000.00 ID# CQHI24000010.

County of Nassau acting on behalf of Housing and Homeless Services and Community Housing Innovations, Inc. RE: ESG 49TH \$ 25,000.00 ID# CQHI24000011

County of Nassau acting on behalf of Housing and Homeless Services and Inc. Village of Lynbrook. RE: CDBG 49TH YR Amend #1. \$195,000.00 ID# CLHI24000011

County of Nassau acting on behalf of Human Services and Catholic Charities of Long Island. RE: OF A CC FFCRA Amend 5. \$ 432,971.78 ID# CLHS24000009

County of Nassau acting on behalf of Human Services and Sid Jacobson Jewish Community Center. RE: OF A Sid Jacobs FFCRA Amend 4. \$77,241.96 ID# CLHS24000041.

County of Nassau acting on behalf of Social Services and The Long Island Advocacy Center. RE: PINS Education. \$126,170.00 ID# CLSS24000004

County of Nassau acting on behalf of Human Services and EAC, Inc. RE: OF A EAC CM EISEP Amend 4. \$ 448,000.00 ID# CLHS24000014.

County of Nassau acting on behalf of Human Services and EAC, Inc. RE: OF A EAC C-1. D Amend 3. \$ 688,000.00 ID# CLHS23000079.

County of Nassau acting on behalf of Human Services and EAC, Inc. RE: OF A EAC B Amend 3. \$ 980,000.00 ID# CLHS23000078.

County of Nassau acting on behalf of Social Services and Hope for Youth Inc. RE: PINS Diversion. \$1,725,445.00 ID# CLSS24000013

County of Nassau acting on behalf of Social Services and National Association on Drug Abuse Problems (NYS), Inc. DBA: NADAP. \$984,852.00 ID# CLSS24000009

County of Nassau acting on behalf of Human Services and The Long Island Alzheimer's and Dementia Center. RE: OF A LIAD FFCRA Amend 4. \$87,500.35
ID# CLHS24000038.

County of Nassau acting on behalf of Human Services and CENTRAL NASSAU GUIDANCE & COUNSELING SERVICES, INC. RE: OMH-Mental Hygiene Court.
\$ 872,746.00 ID # CLHS24000006

County of Nassau acting on behalf of District Attorney and Hispanic Counseling Center Inc. RE: Batterers Intervention Program. \$ 85,000.00 ID# CLDA24000002

County of Nassau acting on behalf of Human Services and Alexander S. Bardey MD PLLC. RE: Forensic Services – AOT \$ 57,120.00 ID# CLHS24000044

County of Nassau acting on behalf of Health and Our Kids Place Country Day Inc. RE: Preschool Special Education. \$ 0.01 ID# CQHE24000009

County of Nassau acting on behalf of Housing and Homeless Services and VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.
\$ 240,000.00 ID# CLHI23000020

County of Nassau acting on behalf of Budget and Nassau County Bar Association Assigned Counsel. RE: Indigent Legal Services – ACDP CAFA # 4.
\$2,700.00 ID# CQBU24000005

County of Nassau acting on behalf of Budget and Nassau County Bar Association Assigned Counsel. RE: INDIGENT LEGAL SERVICES – ACDP D#14
\$188,074.00 ID# CQBU24000007.

County of Nassau acting on behalf of Budget and Nassau County Bar Association Assigned Counsel. RE: Indigent Legal Services – ACDP CAFA # 4
\$5,400.00 ID# CQBU24000005.

County of Nassau acting on behalf of Human Services and Able Health Care Services Inc. RE: OF A Able EISEP. \$0.01 ID# CLHS24000021.

County of Nassau acting on behalf of Human Services and Unlimited Carem, Inc.
RE: OFA Unlimited Care EISEP. \$ 0.01 ID# CLHS24000030

County of Nassau acting on behalf of Human Services and CITY OF GLEN COVE.
RE: OF A City Of Glen Cove FFCRA Amend 4. \$20,478.00 ID# CLHS24000031

County of Nassau acting on behalf of Human Services and Catholic Charities of Long Island.
RE: OF A CC CM EISEP Amend 3 \$ 1,368,394.00 ID# CLHS24000010.

County of Nassau acting on behalf of Health and United Staffing Solutions.
RE: Preschool Special Education – United Staffing Solutions. \$ 0.01
ID# CQHE24000011.

County of Nassau acting on behalf of Human Services and Rockville Centre UFSD.
RE: YDA – Education. \$ 45,806.00 ID# CQHS24000045.

County of Nassau acting on behalf of Health and United Staffing Solutions.
RE: Preschool Special Education – United Staffing Solutions. \$ 0.01
ID# CQHE24000011

County of Nassau acting on behalf of Budget and Nassau Health Care Corporation.
RE: NHCC \$1,133,721.21. ID# CQBU24000009.

County of Nassau acting on behalf of Human Services and Health Acquisition Corp.
RE: OF A Elara Caring EISEP. \$0.01 ID# CLHS24000024.

County of Nassau acting on behalf of Human Services and RC Stillwell LLC.
RE: OF A Riviera FFCRA. \$ 140,000.00 ID# CQHS24000041.

**THE NASSAU COUNTY LEGISLATURE
WILL CONVENE THE NEXT
COMMITTEE MEETINGS ON
MONDAY, OCTOBER 7, 2024 at 1:00PM
AND
FULL LEGISLATURE MEETING ON
MONDAY, OCTOBER 21, 2024 AT 1:00PM**

194-24

Proposed ORDINANCE NO. 46-2024

AN ORDINANCE supplemental to the annual appropriation ordinance in connection with the Probation Department.

APPROVED AS TO FORM



Deputy County Attorney

RECEIVED
CLERK OF THE COUNTY
2024 SEP - 3 A 10 34

WHEREAS, Nassau County has received certain revenue; and

WHEREAS, such funds have not been otherwise appropriated; and

WHEREAS, the County Executive, by communication dated August 26, 2024, addressed to the County Legislature, has recommended the appropriation of such funds not otherwise appropriated; and,

WHEREAS, this supplemental appropriation is within the scope of Section 307 of the County Government Law; now, therefore,

BE IT ORDAINED by the County Legislature of the County of Nassau, as follows:

Section 1. There is hereby appropriated from monies not otherwise appropriated, the following sums of money to the following accounts:

BRUCE A. BLAKEMAN
County Executive



THOMAS A. ADAMS
County Attorney

County of Nassau Inter-Departmental Memo

To: Clerk of the County Legislature
From: County Attorney
Date: August 26, 2024
Subject: ORDINANCE - ORIG. DEPT. – Office of Management and Budget

AN ORDINANCE supplemental to the annual appropriation ordinance in connection with the Probation Department.

The above-described document attached hereto is forwarded for your review and approval and subsequent transmittal to the County Legislature for inclusion upon its calendar.

THOMAS A. ADAMS
County Attorney

A handwritten signature in cursive script, appearing to read "Kevin Hardiman", is written over a horizontal line.

By: Kevin Hardiman
Deputy County Attorney
Legal Counsel Bureau

Attachments

195-24

proposed ORDINANCE NO. 47-2024

AN ORDINANCE supplemental to the annual appropriation ordinance in connection with the Department of Parks, Recreation & Museums.

APPROVED AS TO FORM

[Signature]
Deputy County Attorney

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE
2024 SEP -14 P 3:16

WHEREAS, Nassau County has received certain revenue; and
WHEREAS, such funds have not been otherwise appropriated; and
WHEREAS, the County Executive, by communication dated August 26, 2024, addressed to the County Legislature, has recommended the appropriation of such funds not otherwise appropriated; and,

WHEREAS, this supplemental appropriation is within the scope of Section 307 of the County Government Law; now, therefore,

BE IT ORDAINED by the County Legislature of the County of Nassau, as follows:

Section 1. There is hereby appropriated from monies not otherwise appropriated, the following sums of money to the following accounts:

BAPK24000001

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
1,754,500	Rifle Range and Mitchel Park fees	GRT	PK	AA	1,077,854
		GRT	PK	AB	424,176
		GRT	PK	BB	5,000
		GRT	PK	DD	8,500
		GRT	PK	DE	238,970

BAPK24000002

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
2,426,250	Hotel/Motel Tax	GRT	PK	AA	700,000
		GRT	PK	AB	340,000
		GRT	PK	DE	1,386,250

BAPK24000003

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
438,273	Hotel/Motel Tax	GRT	PK	DE	438,273

BAPK24000004

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
2,426,250	Falaise Fund	GRT	PK	DD	1,000,000
		GRT	PK	DE	5,000,000

§ 2. This ordinance may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing Committee of said Legislature if said ordinance is passed by the affirmative vote of a majority of said Legislature.

§ 3. It is hereby determined, pursuant to the provisions of the State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that this supplemental appropriation ordinance is a "Type II" Action within the meaning of Section 617.5(c)(26) of 6 N.Y.C.R.R. ("routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment"), and, accordingly, is of a class of actions which do not have a significant effect on the environment; and no further review is required.

§ 4. This ordinance shall take effect immediately.

Proposed

ORDINANCE NO. 418-2024

AN ORDINANCE to fix the salary for commissioner of the Nassau County Board of Elections

APPROVED AS TO FORM



Majority Counsel

2024 SEP 13 P 4:06

CLERK OF THE LEGISLATURE

WHEREAS, the salary for the position of commissioner of the Board of Elections of Nassau County has not been increased in seven years; and

WHEREAS, the annual salary of such commissioner is to be fixed by the county legislative body pursuant to section 3-208 of the New York State Election Law; now, therefore, be it

ORDAINED by the County Legislature of the County of Nassau as follows:

Section One. Notwithstanding any other ordinance governing the salaries of commissioners of the Nassau County Board of Elections, the compensation for each such commissioners shall be TWO HUNDRED AND TEN THOUSAND DOLLARS (\$210,000.00) per year.

§ 2. This ordinance shall take effect immediately.



208-24

Proposed ORDINANCE NO. 36-2024

AN ORDINANCE TO AMEND ORDINANCE NO. 75-2022, ADOPTING THE CAPITAL BUDGET FOR THE COUNTY OF NASSAU FOR THE FIRST YEAR OF THE FOUR-YEAR CAPITAL PLAN, TO COMMENCE ON JANUARY 1, 2023, PURSUANT TO THE PROVISIONS OF SECTION 310 OF THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY

APPROVED AS TO FORM

[Signature]

Deputy County Attorney

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGAL COUNSEL
2024 SEP - 6 PM 4: 39

WHEREAS, on January 23, 2023, pursuant to Section 310 of the County Government Law of Nassau County, the Nassau County Legislature by Ordinance No. 75-2022 approved and adopted the Capital Budget (the "Capital Budget") of the County of Nassau for the fiscal year beginning January 1, 2023 and ending December 31, 2023; and

WHEREAS, on January 23, 2023, pursuant to Section 310 of the County Government Law of Nassau County, the Nassau County Legislature by Resolution No. 215-2022 approved and adopted the four-year Capital Plan for the County of Nassau for the fiscal years beginning January 1, 2023 and ending December 31, 2026 (the "Capital Plan"); and

WHEREAS, pursuant to Section 310 of such County Government Law, the County Executive may propose, at any time subsequent to the passage of the ordinance approving the Capital Budget, an ordinance to amend the Capital Budget; and

WHEREAS, the County Executive, based upon a review of the Capital Budget priorities by the Nassau County Department of Public Works, proposes that the amounts described

herein be authorized in the Capital Budget for certain projects as hereinafter set forth in Appendix A attached hereto and incorporated herein; and

WHEREAS, the Office of Management and Budget has recommended this amendment to the capital budget with respect to the amendment contained in this ordinance; now, therefore,

BE IT ORDAINED by County Legislature of the County of Nassau as follows:

Section 1. The Capital Budget, as adopted by Ordinance No. 75-2022, is amended to the extent indicated in Appendix A attached hereto and incorporated herein with respect to the projects highlighted in such Appendix and the amounts for such projects listed under the column headings, "Cumulative Budget (Pre 2023 Budget)", "Expenditures Through 2022", "Carry Forward", "2023 County Debt", "2023 County Self-Funding", "2023 Non-County", and "2023 TOTAL".

Section 2. This ordinance, including Appendix A, may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing Committee of said Legislature if said ordinance is passed by the affirmative vote of a majority of said Legislature.

Section 3. This ordinance shall take effect immediately.



209-24

Nassau County

Department of Public Works

Staff Summary

Subject Capital Projects Bond Ordinance
Department Public Works
Department Head Name Roseann D'Alleva
Department Head Signature <i>Roseann D'Alleva</i>
Project Manager Name

Date: September 3, 2024
Vendor Name N/A
Contract Number N/A
Contract Manager Name N/A

Proposed Legislative Action					
	To	Date	Approval	Info	Other
	Assgn Comm				
	Rules Comm				
	Full Leg				

Internal Approvals			
Date & Init.	Approval	Date & Init.	Approval
RD 9-5-24	Dept. Head		Counsel to C.E.
<i>AD</i>	Budget	<i>KGB</i>	County Atty.
<i>AW</i>	Deputy C.E.		County Exec.

Purpose:

This bond ordinance authorizes bonding for projects contained in the 2023 Capital Budget.

Impact on Funding:

The requested capital bond ordinance authorizes the multi-year borrowing of \$88,343,000 for general capital projects and \$7,650,000 for sewer and storm water projects. The authorization will be used to finance the projects listed below in the 2023-2026 Capital Plan, as approved.

General Capital

Project 90023 -Various County Buildings Backflow Prevention - The bond ordinance is \$1,600,000.00.

Project 90400 -Various County Facilities - General Construction - The bond ordinance is \$2,000,000.00. Failure to approve these funds could result in the County being unable to respond to emergency situations in its buildings.

Project 90402 -Various County Facilities - HVAC Construction - The bond ordinance is \$825,000.00. Failure to approve these funds could result in the County being unable to respond to emergency situations in its buildings.

Project 90403 -Various County Facilities - Plumbing Construction - The bond ordinance is \$1,175,000.00. Failure to approve these funds could result in the County being unable to respond to emergency situations in its buildings.

2024 SEP 9 11:38



Nassau County

Department of Public Works

Project 90404 - Various County Facilities - Fire Alarm/Protection Security Systems - The bond ordinance is \$1,000,000.00

Project 90407 - Various County Facilities - Elevators - The bond ordinance is \$1,000,000.00

Project 90625 - Various Asbestos & Lead Abatement - The bond ordinance is \$500,000.00. Failure to approve these funds could result in the County being unable to respond to emergency situations in its buildings.

Project 90632 - Family & Matrimonial Court - The bond ordinance is \$9,500,000.00. These funds are necessary to complete the project.

Project 90644 - Various HVAC Improvements Park Facilities - The bond ordinance is \$3,500,000.00

Project 90792 - Five Towns PAL Community Facility - The bond ordinance is \$8,000,000.00

Project 63037 - Long Beach Bridge - The bond ordinance is \$7,200,000.00. Failure to approve this could result in loss of outside funding.

Project 63400 - Civil Site Studies - The bond ordinance is \$300,000.00

Project 66051 - Pedestrian Accessibility - The bond ordinance is \$500,000.00. Failure to approve this funding could result in the County not meeting guidelines for NYS CHIPS funding.

Project 66302 - Requirements Contract Roads/Drainage/Bridge/Joints - The bond ordinance is \$10,000,000.00. Failure to approve this funding could result in the County not being able to respond to emergencies, and will result in the delay in the County repairing the Glen Cove retaining wall.

Project 66309 - Nassau County Parking Field 14 and South Drive - The bond ordinance is \$550,000.00

Project 9B480 - Property Acquisition - The bond ordinance is \$10,000,000.00

Project 10020 - NUMC MCC Patient Equipment Upgrade - The bond ordinance is \$500,000.00. This is replacing a bond ordinance that has expired that needs to be reauthorized.

Project 50617 - Police Department and other Agencies Bullet Proof Vests - The bond ordinance is \$1,860,000.00

Project 50619 - Police Department Ambulance Replacement - The bond ordinance is \$2,200,000.00

Project 50686 - Police Fleet Replacement - The bond ordinance is \$3,000,000.00

Project 50689 - Police Department and Other Agencies Firearms - The bond ordinance is \$125,000.00



Project 50702 -Police Department Taser - The bond ordinance is \$500,000.00

Project 51460 -Sheriff's Vehicles - The bond ordinance is \$1,500,000.00

Project 52029 -Fire Marshal Fleet Replacement - The bond ordinance is \$800,000.00

Project 61092 -Grand Avenue, Baldwin Phase II - The bond ordinance is \$800,000.00

Project 61130 -Babylon Turnpike, Roosevelt Streetscape - The bond ordinance is \$1,100,000.00

Project 61139 -Long Beach Road Improvements - Phase II - The bond ordinance is \$2,000,000.00

Project 62801 -Round Swamp Road at Quaker Meeting House Road Roundabout - The bond ordinance is \$5,800,000.00

Project 62017 -Traffic Signal Construction & Modification - The bond ordinance is \$2,500,000.00

Project 62457 -Traffic Signal Expansion Phase IX - The bond ordinance is \$2,750,000.00. Failure to approve this funding can result in the County losing matching dollars.

Project 62462 -Traffic Signal Expansion Phase X - The bond ordinance is \$4,183,000.00. Failure to approve this funding can result in the County losing matching dollars.

Project 62565 -Incident Management Phase V - The bond ordinance is \$775,000.00. Failure to approve this funding can result in the County losing matching dollars.

Sewer and Storm Water

Project 98041 -SSW Motorized Equipment Replacement - The bond ordinance is \$3,050,000.00. This funding is necessary for the County to meet its contractual requirements with Suez Water Long Island.

Project 35130 -Countywide Collection and Disposal System Upgrades - The bond ordinance is \$4,000,000.00. This funding is necessary for the County to meet its contractual requirements with Suez Water Long Island and will fund emergency capital maintenance events that occur.

Project 35125 -Whitney Drain Rehabilitation Phase II - The bond ordinance is \$600,000.00

Recommendation: Approve as submitted.



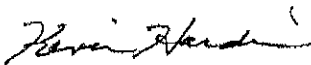
County of Nassau Inter-Departmental Memo

To: Clerk of the County Legislature
From: County Attorney
Date: September 6, 2024
Subject: ORDINANCE - ORIG. DEPT. – Public Works

Bond ordinance providing for a capital expenditure to finance the capital projects identified herein within the County of Nassau and authorizing \$95,993,000 of bonds of the County of Nassau to finance said expenditure pursuant to the Local Finance Law of New York and the County Government Law of Nassau County.

The above-described document attached hereto is forwarded for your review and approval and subsequent transmittal to the County Legislature for inclusion upon their calendar.

THOMAS A. ADAMS
County Attorney


By: Kevin Hardiman
Deputy County Attorney
Legal Counsel Bureau

Attachments

209-24

Proposed

ORDINANCE NO. 37-2024

BOND ORDINANCE PROVIDING FOR A CAPITAL EXPENDITURE TO FINANCE THE CAPITAL PROJECTS IDENTIFIED HEREIN WITHIN THE COUNTY OF NASSAU AND AUTHORIZING \$95,993,000 OF BONDS OF THE COUNTY OF NASSAU TO FINANCE SAID EXPENDITURE PURSUANT TO THE LOCAL FINANCE LAW OF NEW YORK AND THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY.

APPROVED AS TO FORM

[Signature]

Deputy County Attorney

2024 SEP - 6 P 4: 39

RECORDS SECTION
NASSAU COUNTY
CLERK OF THE LEGAL COUNSEL

WHEREAS, this bond ordinance is necessary to authorize bonds for the purpose of funding projects contemplated by capital budgets as provided in Section 310 of the County Government Law of Nassau County; and

WHEREAS, all necessary Federal, State, County and local permits, approvals and determinations of environmental impact for the purpose or purposes hereinafter referred to have been obtained or will have been obtained prior to the expenditure of proceeds of obligations to be authorized pursuant to this ordinance; NOW, THEREFORE,

BE IT ORDAINED, by the affirmative vote of not less than two-thirds (2/3rd) of the total voting strength of the County Legislature of the County of Nassau, New York, as follows:

Section 1. A capital expenditure for financing the cost of various objects or purposes, as described in the preambles hereto and identified under the heading "Project Number" on Appendix A attached hereto and incorporated herein, in the County of Nassau (hereinafter referred to as the "County"), is hereby authorized upon recommendation of the

County Executive, the amount of such capital expenditure to be \$95,993,000 which shall be financed with the proceeds from the issuance of \$95,993,000 bonds.

Section 2. The County may issue its bonds in the aggregate principal amount of \$95,993,000 pursuant to the Local Finance Law of New York (hereinafter referred to as the "LFL") in order to finance such objects or purposes or classes of objects or purposes (hereinafter referred to as the "Purpose") described in Section 1 hereof.

Section 3. The County Legislature has determined and hereby states that the estimated aggregate maximum cost of such Purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$95,993,000. The plan of financing includes \$95,993,000 to be raised by the issuance of bonds authorized by this ordinance, and the levy and collection of taxes on all the taxable real property of the County to pay the principal of said bonds and the interest thereon as the same shall be come due and payable.

Section 4. The County Legislature hereby determines that the periods of probable usefulness (each, a "PPU") of each component Project of the Purpose for which said \$95,993,000 bonds authorized pursuant to this ordinance are to be issued, within the limitations of the applicable subdivision of paragraph a. of Section 11.00 of the Law identified under the heading "LFL" on Appendix A attached hereto and incorporated herein, are identified under the heading "PPU" on said Appendix A.

Section 5. Subject to the terms and conditions of this ordinance and the LFL, and pursuant to the provisions of the LFL, the powers and duties of the County Legislature relative to authorizing the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the County Treasurer, the chief fiscal officer. Such notes shall be of such terms, form and

contents, and shall be sold in such manner, as may be prescribed by said County Treasurer, consistent with the provisions of the LFL.

Section 6. All other matters except as provided herein relating to the bonds herein authorized including the date, denominations, maturities, and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other bond issues, and also the ability to issue bonds with substantially level or declining annual debt service, shall be determined by the County Treasurer, the chief fiscal officer of such County.

Section 7. The faith and credit of the County are hereby irrevocably pledged for the payment of the principal of and interest on such bonds and notes as the same become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds and notes becoming due and payable in such year.

Section 8. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said County is not authorized to expend money, or
- 2) The provisions of law which should be complied with as the date of publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 9. This ordinance shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this ordinance, no monies

are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. This ordinance, which takes effect immediately, shall be published in summary in the official newspaper of said County together with a notice of the Clerk of the County Legislature in substantially the form set forth in paragraph a of Section 81.00 of the Local Finance Law.

Section 11. It is hereby determined pursuant to the provisions of the State Environmental Quality Review Act ("SEQRA"), 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County that each Project identified on Appendix A attached hereto, if any, and incorporated herein as "Type II", if any, under the heading "SEQRA" is a "Type II Action" within the meaning of Section 617.5(c) of 6 N.Y.C.R.R., and, accordingly, is of a class of actions which do not have a significant effect on the environment and no further review is required. A record of each such determination shall be maintained in a file, readily accessible to the public, at the office of the Clerk of the Legislature.

Section 12. This ordinance, including Appendix A, may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing Committee of said Legislature if said ordinance is passed by the affirmative vote of said Legislature.

APPENDIX A

Main Category	Project Number	Formatted Project Title	Proposed BC	PPU	LEL	SEORA	6 NYCRR
General Capital	90023	Various County Buildings Backflow Prevention	\$ 1,600,000.00	10	11.00.a.13	Type II	617.5(c)2
General Capital	90400	Various County Facilities - General Construction	\$ 2,000,000.00	25	11.00.12(a)(1)	Type II	617.5(c)1,2
General Capital	90402	Various County Facilities - HVAC Construction	\$ 825,000.00	10	11.00.a.13	Type II	617.5(c)1,2
General Capital	90403	Various County Facilities - Plumbing Construction	\$ 1,175,000.00	10	11.00.a.13	Type II	617.5(c)1,2
General Capital	90404	Various County Facilities - Fire Alarm/Protection Security Systems	\$ 1,000,000.00	10	11.00.a.25	Type II	617.5(c)1,2
General Capital	90407	Various County Facilities - Elevators	\$ 1,000,000.00	10	11.00.a.13	Type II	617.5(c)2
General Capital	90625	Various Asbestos & Lead Abatement	\$ 500,000.00	10	11.00.a.12(a)	Type II	617.5(c)2,23
General Capital	90632	Family & Matrimonial Court	\$ 9,500,000.00	25	11.00.12(a)(1)	Type II	617.5(c)2
General Capital	90644	Various HVAC Improvements Park Facilities	\$ 3,500,000.00	10	11.00.a.90	Type II	617.5(c)1,2
General Capital	90792	Five Towns PAL Community Facility	\$ 8,000,000.00	25	11.00.12(a)(1)	Type II	617.5(c)2,25
General Capital	63037	Long Beach Bridge	\$ 7,200,000.00	40	11.00.a.10	Type II	617.5(c)2
General Capital	63400	Civil Site Studies	\$ 300,000.00	5	11.00.62(a)	Type II	617.5(c)18
General Capital	66051	Pedestrian Accessibility	\$ 500,000.00	15	11.00.a.19(c)	Type II	617.5(c)2
General Capital	66302	Requirements Contract Roads/Drainage/Bridge/Joints	\$ 10,000,000.00	15	11.00.a.91	Type II	617.5(c)2
General Capital	66309	Nassau County Parking Field 14 and South Drive	\$ 550,000.00	10	11.00.a.90	Type II	617.5(c)4
General Capital	93480	Property Acquisition	\$ 10,000,000.00	30	11.00.a.21(a)	Type II	617.5(c)20
General Capital	10020	NUMC NCC Patient Equipment Upgrade	\$ 500,000.00	5	11.00.12(a)(1)	Type II	617.5(c)1,2
General Capital	50617	Police Department and other Agencies Bullet Proof Vests	\$ 1,860,000.00	5	11.00.a.86(a)	Type II	617.5(c)25
General Capital	50619	Police Department Ambulance Replacement	\$ 2,200,000.00	10	11.00.a.27(a)	Type II	617.5(c)25
General Capital	50686	Police Fleet Replacement	\$ 3,000,000.00	3	11.00.a.77	Type II	617.5(c)25
General Capital	50689	Police Department and Other Agencies Firearms	\$ 125,000.00	5	11.00.a.86(b)	Type II	617.5(c)25
General Capital	50702	Police Department Taser	\$ 500,000.00	5	11.00.a.32	Type II	617.5(c)31
General Capital	51460	Sheriff's Vehicles	\$ 1,500,000.00	3	11.00.a.77	Type II	617.5(c)25
General Capital	52029	Fire Marshal Fleet Replacement	\$ 800,000.00	3	11.00.a.77	Type II	617.5(c)25
General Capital	61092	Grand Avenue, Baldwin Phase II	\$ 800,000.00	15	11.00.a.20(d)	Type II	617.5(c)2
General Capital	61130	Babylon Turnpike, Roosevelt Streetscape	\$ 1,100,000.00	15	11.00	Type II	617.5(c)2
General Capital	61139	Long Beach Road Improvements - Phase II	\$ 2,000,000.00	15	11.00.a.20(d)	Type II	617.5(c)2
General Capital	62801	Round Swamp Road at Quaker Meeting House Road	\$ 5,800,000.00	15	11.00.a.20(d)	Type II	617.5(c)2
General Capital	62017	Traffic Signal Construction & Modification	\$ 2,500,000.00	20	11.00.a.72(a)	Type II	617.5(c)1,16
General Capital	62457	Traffic Signal Expansion Phase IX	\$ 2,750,000.00	20	11.00.a.72(a)	Type II	617.5(c)1,16
General Capital	62462	Traffic Signal Expansion Phase X	\$ 4,183,000.00	20	11.00.a.72(e)	Type II	617.5(c)1,16
General Capital	62565	Incident Management Phase V	\$ 775,000.00	20	11.00.a.72(a)	Type II	617.5(c)16,25
Sewer and Storm	98041	SSW Motorized Equipment Replacement	\$ 3,050,000.00	15	11.00.a.28	Type II	617.5(c)25
Sewer and Storm	35130	Countywide Collection and Disposal System Upgrades	\$ 4,000,000.00	40	11.00.a.4	Type II	617.5(c)2
Sewer and Storm	35125	Whitney Drain Rehabilitation Phase II	\$ 600,000.00	40	11.00.a.4	Type II	617.5(c)2,5



210-24

Nassau County

Department of Public Works

Staff Summary

Subject Capital Projects Bond Ordinance
Department Public Works
Department Head Name Roseann D'Alleva
Department Head Signature <i>Roseann D'Alleva</i>
Project Manager Name

Date: September 3, 2024
Vendor Name N/A
Contract Number N/A
Contract Manager Name N/A

Proposed Legislative Action					
	To	Date	Approval	Info	Other
	Assgn Comm				
	Rules Comm				
	Full Leg				

Internal Approvals			
Date & Init.	Approval	Date & Init.	Approval
RD 9-5-24	Dept. Head		Counsel to C.E.
<i>RD</i>	Budget	<i>RDH</i>	County Atty.
<i>RD</i>	Deputy C.E.		County Exec.

Purpose:

This bond ordinance authorizes bonding for projects contained in the 2023 Capital Budget.

Impact on Funding:

The requested capital bond ordinance authorizes the multi-year borrowing of \$23,150,000 for general capital projects. The authorization will be used to finance the projects listed below in the 2023-2026 Capital Plan, as approved.

General Capital

Project 70088 -NCC Cluster Modernization - The bond ordinance is \$10,000,000.00

Project 70089 -NCC Space Consolidation - The bond ordinance is \$2,000,000.00

Project 70096 -NCC Infrastructure and Master Plan - The bond ordinance is \$2,250,000.00

Project 70112 -NCC Roof Replacement Program - The bond ordinance is \$2,000,000.00

Project 70114 -NCC Campus Building Systems Upgrades - The bond ordinance is \$2,000,000.00

Project 70116 -NCC High Temperature Hot Water System Emergency Repairs - The bond ordinance is \$4,900,000.00

EXAMINED BY: [Signature]
DATE: 9/3/24
COUNTY CLERK



Nassau County

Department of Public Works

Recommendation: Approve as submitted.



County of Nassau Inter-Departmental Memo

To: Clerk of the County Legislature
From: County Attorney
Date: September 6, 2024
Subject: ORDINANCE - ORIG. DEPT. - Public Works

Bond ordinance providing for a capital expenditure to finance the capital projects identified herein within the County of Nassau and authorizing \$23,150,000 of bonds of the County of Nassau to finance said expenditure pursuant to the Local Finance Law of New York and the County Government Law of Nassau County.

The above-described document attached hereto is forwarded for your review and approval and subsequent transmittal to the County Legislature for inclusion upon their calendar.

THOMAS A. ADAMS
County Attorney

A handwritten signature in cursive script, appearing to read "Kevin Hardiman", is written over a horizontal line.

By: Kevin Hardiman
Deputy County Attorney
Legal Counsel Bureau

Attachments

proposed

ORDINANCE NO. 38-2024

210-24

BOND ORDINANCE PROVIDING FOR A CAPITAL EXPENDITURE TO FINANCE THE CAPITAL PROJECTS IDENTIFIED HEREIN WITHIN THE COUNTY OF NASSAU AND AUTHORIZING \$23,150,000 OF BONDS OF THE COUNTY OF NASSAU TO FINANCE SAID EXPENDITURE PURSUANT TO THE LOCAL FINANCE LAW OF NEW YORK AND THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY.

APPROVED AS TO FORM

[Signature]

Deputy County Attorney

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE
2024 SEP - 6 P 4:38

WHEREAS, this bond ordinance is necessary to authorize bonds for the purpose of funding projects contemplated by capital budgets as provided in Section 310 of the County Government Law of Nassau County; and

WHEREAS, all necessary Federal, State, County and local permits, approvals and determinations of environmental impact for the purpose or purposes hereinafter referred to have been obtained or will have been obtained prior to the expenditure of proceeds of obligations to be authorized pursuant to this ordinance; NOW, THEREFORE,

BE IT ORDAINED, by the affirmative vote of not less than two-thirds (2/3rd) of the total voting strength of the County Legislature of the County of Nassau, New York, as follows:

Section 1. A capital expenditure for financing the cost of various objects or purposes, as described in the preambles hereto and identified under the heading "Project Number" on Appendix A attached hereto and incorporated herein, in the County of Nassau (hereinafter referred to as the "County"), is hereby authorized upon recommendation of the

County Executive, the amount of such capital expenditure to be \$23,150,000 which shall be financed with the proceeds from the issuance of \$23,150,000 bonds.

Section 2. The County may issue its bonds in the aggregate principal amount of \$23,150,000 pursuant to the Local Finance Law of New York (hereinafter referred to as the "LFL") in order to finance such objects or purposes or classes of objects or purposes (hereinafter referred to as the "Purpose") described in Section 1 hereof.

Section 3. The County Legislature has determined and hereby states that the estimated aggregate maximum cost of such Purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$23,150,000. The plan of financing includes \$23,150,000 to be raised by the issuance of bonds authorized by this ordinance, and the levy and collection of taxes on all the taxable real property of the County to pay the principal of said bonds and the interest thereon as the same shall be come due and payable.

Section 4. The County Legislature hereby determines that the periods of probable usefulness (each, a "PPU") of each component Project of the Purpose for which said \$23,150,000 bonds authorized pursuant to this ordinance are to be issued, within the limitations of the applicable subdivision of paragraph a. of Section 11.00 of the Law identified under the heading "LFL" on Appendix A attached hereto and incorporated herein, are identified under the heading "PPU" on said Appendix A.

Section 5. Subject to the terms and conditions of this ordinance and the LFL, and pursuant to the provisions of the LFL, the powers and duties of the County Legislature relative to authorizing the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the County Treasurer, the chief fiscal officer. Such notes shall be of such terms, form and

contents, and shall be sold in such manner, as may be prescribed by said County Treasurer, consistent with the provisions of the LFL.

Section 6. All other matters except as provided herein relating to the bonds herein authorized including the date, denominations, maturities, and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other bond issues, and also the ability to issue bonds with substantially level or declining annual debt service, shall be determined by the County Treasurer, the chief fiscal officer of such County.

Section 7. The faith and credit of the County are hereby irrevocably pledged for the payment of the principal of and interest on such bonds and notes as the same become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds and notes becoming due and payable in such year.

Section 8. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said County is not authorized to expend money, or
- 2) The provisions of law which should be complied with as the date of publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 9. This ordinance shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this ordinance, no monies

are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. This ordinance, which takes effect immediately, shall be published in summary in the official newspaper of said County together with a notice of the Clerk of the County Legislature in substantially the form set forth in paragraph a of Section 81.00 of the Local Finance Law.

Section 11. It is hereby determined pursuant to the provisions of the State Environmental Quality Review Act ("SEQRA"), 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County that each Project identified on Appendix A attached hereto, if any, and incorporated herein as "Type II", if any, under the heading "SEQRA" is a "Type II Action" within the meaning of Section 617.5(c) of 6 N.Y.C.R.R., and, accordingly, is of a class of actions which do not have a significant effect on the environment and no further review is required. A record of each such determination shall be maintained in a file, readily accessible to the public, at the office of the Clerk of the Legislature.

Section 12. This ordinance, including Appendix A, may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing Committee of said Legislature if said ordinance is passed by the affirmative vote of said Legislature.

APPENDIX A

Main	Category	Project Number	Formatted Project Title	Proposed BO	PPU	LFL	SEQRA	6 NYCRR
General Capital	Education	70088	NCC Cluster Modernization	\$ 10,000,000.00	25	11.00.12(a)(1)	Type II	617.5(c)18
General Capital	Education	70089	NCC Space Consolidation	\$ 2,000,000.00	25	11.00.12(a)(1)	Type II	617.5(c)18
General Capital	Education	70096	NCC Infrastructure and Master Plan	\$ 2,250,000.00	25	11.00.12(a)(1)	Type II	617.5(c)18
General Capital	Education	70112	NCC Roof Replacement Program	\$ 2,000,000.00	25	11.00.12(a)(1)	Type II	617.5(c)1
General Capital	Education	70114	NCC Campus Building Systems Upgrades	\$ 2,000,000.00	25	11.00.12(a)(1)	Type II	617.5(c)1.2
General Capital	Education	70116	NCC High Temperature Hot Water System Emergency Repairs	\$ 4,900,000.00	10	11.00.a.1.3	Type II	617.5(c)1



211-24

Nassau County

Department of Public Works

Staff Summary

Subject Capital Projects Bond Ordinance
Department Public Works
Department Head Name Roseann D'Alleva
Department Head Signature <i>Roseann D'Alleva</i>
Project Manager Name

Date: September 3, 2024
Vendor Name N/A
Contract Number N/A
Contract Manager Name N/A

Proposed Legislative Action					
	To	Date	Approval	Info	Other
	Assgn Comm				
	Rules Comm				
	Full Leg				

Internal Approvals			
Date & Init.	Approval	Date & Init.	Approval
RD 9/5-24	Dept. Head		Counsel to C.E.
<i>MP</i>	Budget	<i>K&H</i>	County Atty.
<i>AW</i>	Deputy C.E.		County Exec.

Purpose:

This bond ordinance authorizes bonding for projects contained in the 2023 Capital Budget.

Impact on Funding:

The requested capital bond ordinance authorizes the multi-year borrowing of \$12,000,000 for general capital projects. The authorization will be used to finance the projects listed below in the 2023-2026 Capital Plan, as approved.

General Capital

Project 97139 -ERP Financial System - The bond ordinance is \$12,000,000.00

Recommendation: Approve as submitted.

2024 SEP - 6 P 4: 37

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE



County of Nassau Inter-Departmental Memo

To: Clerk of the County Legislature
From: County Attorney
Date: September 6, 2024
Subject: ORDINANCE - ORIG. DEPT. – Public Works

Bond ordinance providing for a capital expenditure to finance the capital projects identified herein within the County of Nassau and authorizing \$12,000,000 of bonds of the County of Nassau to finance said expenditure pursuant to the Local Finance Law of New York and the County Government Law of Nassau County.

The above-described document attached hereto is forwarded for your review and approval and subsequent transmittal to the County Legislature for inclusion upon their calendar.

THOMAS A. ADAMS
County Attorney

A handwritten signature in cursive script, appearing to read "Kevin Hardiman", is written over a horizontal line.

By: Kevin Hardiman
Deputy County Attorney
Legal Counsel Bureau

Attachments

proposed

ORDINANCE NO. 39-2024

211-24

BOND ORDINANCE PROVIDING FOR A CAPITAL EXPENDITURE TO FINANCE THE CAPITAL PROJECTS IDENTIFIED HEREIN WITHIN THE COUNTY OF NASSAU AND AUTHORIZING \$12,000,000 OF BONDS OF THE COUNTY OF NASSAU TO FINANCE SAID EXPENDITURE PURSUANT TO THE LOCAL FINANCE LAW OF NEW YORK AND THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY.

APPROVED AS TO FORM

Deputy County Attorney

2024 SEP -6 P 04:31
NASSAU COUNTY
CLERK OF THE COUNTY

WHEREAS, this bond ordinance is necessary to authorize bonds for the purpose of funding projects contemplated by capital budgets as provided in Section 310 of the County Government Law of Nassau County; and

WHEREAS, all necessary Federal, State, County and local permits, approvals and determinations of environmental impact for the purpose or purposes hereinafter referred to have been obtained or will have been obtained prior to the expenditure of proceeds of obligations to be authorized pursuant to this ordinance; NOW, THEREFORE,

BE IT ORDAINED, by the affirmative vote of not less than two-thirds (2/3rd) of the total voting strength of the County Legislature of the County of Nassau, New York, as follows:

Section 1. A capital expenditure for financing the cost of various objects or purposes, as described in the preambles hereto and identified under the heading "Project Number" on Appendix A attached hereto and incorporated herein, in the County of Nassau (hereinafter referred to as the "County"), is hereby authorized upon recommendation of the

County Executive, the amount of such capital expenditure to be \$12,000,000 which shall be financed with the proceeds from the issuance of \$12,000,000 bonds.

Section 2. The County may issue its bonds in the aggregate principal amount of \$12,000,000 pursuant to the Local Finance Law of New York (hereinafter referred to as the "LFL") in order to finance such objects or purposes or classes of objects or purposes (hereinafter referred to as the "Purpose") described in Section 1 hereof.

Section 3. The County Legislature has determined and hereby states that the estimated aggregate maximum cost of such Purpose, including preliminary costs and costs incidental thereto and the financing thereof, is \$12,000,000. The plan of financing includes \$12,000,000 to be raised by the issuance of bonds authorized by this ordinance, and the levy and collection of taxes on all the taxable real property of the County to pay the principal of said bonds and the interest thereon as the same shall be come due and payable.

Section 4. The County Legislature hereby determines that the periods of probable usefulness (each, a "PPU") of each component Project of the Purpose for which said \$12,000,000 bonds authorized pursuant to this ordinance are to be issued, within the limitations of the applicable subdivision of paragraph a. of Section 11.00 of the Law identified under the heading "LFL" on Appendix A attached hereto and incorporated herein, are identified under the heading "PPU" on said Appendix A.

Section 5. Subject to the terms and conditions of this ordinance and the LFL, and pursuant to the provisions of the LFL, the powers and duties of the County Legislature relative to authorizing the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the County Treasurer, the chief fiscal officer. Such notes shall be of such terms, form and

contents, and shall be sold in such manner, as may be prescribed by said County Treasurer, consistent with the provisions of the LFL.

Section 6. All other matters except as provided herein relating to the bonds herein authorized including the date, denominations, maturities, and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other bond issues, and also the ability to issue bonds with substantially level or declining annual debt service, shall be determined by the County Treasurer, the chief fiscal officer of such County.

Section 7. The faith and credit of the County are hereby irrevocably pledged for the payment of the principal of and interest on such bonds and notes as the same become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds and notes becoming due and payable in such year.

Section 8. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said County is not authorized to expend money, or
- 2) The provisions of law which should be complied with as the date of publication of this ordinance are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 9. This ordinance shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this ordinance, no monies

are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. This ordinance, which takes effect immediately, shall be published in summary in the official newspaper of said County together with a notice of the Clerk of the County Legislature in substantially the form set forth in paragraph a of Section 81.00 of the Local Finance Law.

Section 11. It is hereby determined pursuant to the provisions of the State Environmental Quality Review Act ("SEQRA"), 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County that each Project identified on Appendix A attached hereto, if any, and incorporated herein as "Type II", if any, under the heading "SEQRA" is a "Type II Action" within the meaning of Section 617.5(c) of 6 N.Y.C.R.R., and, accordingly, is of a class of actions which do not have a significant effect on the environment and no further review is required. A record of each such determination shall be maintained in a file, readily accessible to the public, at the office of the Clerk of the Legislature.

Section 12. This ordinance, including Appendix A, may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing Committee of said Legislature if said ordinance is passed by the affirmative vote of said Legislature.

APPENDIX A

Main	Category	Project Number	Formatted Project Title	Proposed BO	LFL	SEORA	6 NYCRR
General Capital	Technology	97139	ERP Financial System	\$ 12,000,000.00	1011.00.a.81(a)	Type II	617.5(c)31

189-24

Proposed - ORDINANCE NO. *40* 2024

MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM 10 DOCK LANE REALTY, LLC AND 10A DOCK LANE REALTY, LLC OF CERTAIN PREMISES LOCATED IN THE VILLAGE OF KINGS POINT, TOWN OF NORTH HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK, SAID PROPERTY KNOWN AS SECTION 1, BLOCK 196, LOT 10 ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A CONTRACT OF SALE, DEED AND ALL PERTINENT DOCUMENTS IN CONNECTION THEREWITH TO CONSUMMATE THE SALE.

APPROVED AS TO FORM

Kathleen

Kathleen Forman
Deputy County Attorney

REC'D
COUNTY CLERK
2024
AUG 19

WHEREAS, the County of Nassau did heretofore acquire title to the premises;
and
WHEREAS, the premises are no longer required by the County of Nassau for public purposes; and

WHEREAS, 10 Dock Lane Realty, LLC and 10A Dock Lane Realty, LLC has requested that the County of Nassau convey to it the aforesaid parcel and has made an offer of Sixteen Thousand Seven Hundred and Fifty (\$16,750.00) Dollars, pursuant to a certain Contract of Sale, a copy of which is on file in the office of the Clerk of the Nassau County Legislature; and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the Nassau County Legislature, the Nassau County Planning Commission has reviewed the proposed action and found that it is an "Unlisted Action" pursuant to the New York State Environmental Quality Review Act ("SEQRA") and has further reviewed the Environmental Assessment Form ("EAF") for the proposed action and recommends that the Nassau County Legislature upon its review of the ("EAF") and any supporting documentation, if any, determine that the evidence before it indicates that the proposed action will have no significant environmental impact and does not require further environmental review; and

WHEREAS, the Nassau County Planning Commission, acting in an advisory capacity to the Nassau County Legislature, passed a resolution regarding the proposed action, a copy of such resolution being attached hereto as Appendix A and incorporated herein, recommending that the Nassau County Legislature conclude that no further environmental review or action is required on such proposed action.

THEREFORE, BE IT ORDANED BY THE LEGISLATURE OF THE COUNTY OF NASSAU AS FOLLOWS:

1. That the County Executive be and he is hereby authorized to accept the offer of purchase of 10 Dock Lane Realty, LLC and 10A Dock Lane Realty, LLC. in the sum of Sixteen Thousand Seven Hundred and Fifty (\$16,750.00) Dollars for said premises described as Section 1, Block 196, Lot 10 on the Land and Tax Map of the County of Nassau subject to all of the terms and conditions as outlined in the Direct Sale Letter

2. That the County Executive be and he is hereby authorized to execute the deed from the County of Nassau, as Grantor to 10 Dock Lane Realty LLC, and 10A Dock Lane Realty, LLC as Grantee, and to execute any ancillary documents and instruments necessary to effectuate the terms of the contract of sale.

3. That it is hereby determined pursuant to the provisions of the New York State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that the proposed sale of the property has been determined not to have a significant effect on the environment and that no further review is required for the reasons set forth in the attached Determination of Non-Significance;

4. That this Ordinance shall take effect immediately.

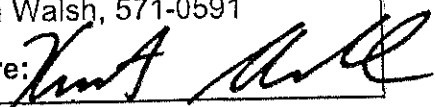
Bruce Blakeman
County Executive



190-24

NASSAU COUNTY
New York

Staff Summary 2024

Date: 05/01/2024	Legislation Type: Ordinance
Dept: DPW	Subject: Real Property Sale
Dept Head: Kenneth Arnold, Commissioner	
Dept Contact: Kevin Walsh, 571-0591	
Dept Head Signature: 	

Internal Approvals

County Executive/Deputy: 	County Attorney: 
Budget: 	Legislative Affairs: 

Purpose:

To approve an ordinance relative to the sale of vacant County-owned property located in Baldwin. The property is known as Section 54, Block 103, Lots 107 and 225 on the Nassau County Land & Tax Map. The properties in question border a parcel owned by the Fire District which is improved by an apparatus storage garage. Acquisition of this property would enable the Fire District to expand its parking area bordering the Fire District Facility which would enable the district to better protect its apparatus inventory. The County will receive a cash payment of \$11,200.00 for this sale and transfer.

Discussion:

In an effort to reduce the number of properties owned and maintained by the County, the Office of Real Estate Services attempts to sell parcels to adjacent property owners whenever possible. In furtherance of this, the Office responds to requests to purchase from adjacent landowners, especially an adjacent fire district serving its community.

The subject property consists of two vacant, non-buildable parcels of land located east of Gale Avenue, Baldwin. The lots are approximately 4,062 square feet in size. The Purchasers own the adjoining parcel at 2386 Grand Avenue, Baldwin. The Fire District, via letter, dated April 20, 2023, requested assistance in acquiring the subject lots. The parcels were appraised by Ron Paradiso and the fire District agreed to pay the appraisal price for each lot. The Nassau County Planning Commission had recommended the sale and transfer of the property, which recommendation is attached.

Impact on Funding:

Revenue of \$11,200.00. Pursuant to Local Law, five percent (5%) of the sale proceeds will go to the County's Open Space Fund and ninety-five percent (95%) of the proceeds will be deposited into the County's general fund.

Recommendation: Approve Ordinance.

80-01-V-1-035 1/02
APPROVED
DATE: 5/1/2024

proposed ORDINANCE NO. 41-2024

MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM THE BALDWIN FIRE DISTRICT OF CERTAIN PREMISES LOCATED IN BALDWIN, TOWN OF HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK; SAID PROPERTY KNOWN AS SECTION 54, BLOCK 103, LOTS 107 AND 225 ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A DEED, DIRECT SALE LETTER AND ALL PERTINENT DOCUMENTS IN CONNECTION THEREWITH TO CONSUMMATE THE SALE

APPROVED AS TO FORM

Rolinda J...

Deputy County Attorney

2024 SEP - 3 A 9 28

REC'D BY THE CLERK OF THE COUNTY OF NASSAU

WHEREAS, the County of Nassau did heretofore acquire title to the premises; and

WHEREAS, the premises are no longer required by the County of Nassau for public purposes; and

WHEREAS, The Baldwin Fire District has requested that the County of Nassau convey to them the aforesaid parcel and have made an offer of Eleven Thousand Two Hundred (\$11,200.00) dollars, pursuant to a certain

Direct Sale Letter, a copy of which is on file in the office of the Clerk of the Nassau County Legislature; and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the Nassau County Legislature, the Nassau County Planning Commission has reviewed the proposed action and found that it is an "Unlisted Action" pursuant to the New York State Environmental Quality Review Act ("SEQRA") and has further reviewed the Environmental Assessment Form ("EAF") for the proposed action and recommends that the Nassau County Legislature upon its review of the ("EAF") and any supporting documentation, if any, determine that the evidence before it indicates that the proposed action will have no significant environmental impact and does not require further environmental review; and

WHEREAS:, the Nassau County Planning Commission, acting in an advisory capacity to the Nassau County Legislature, passed a resolution regarding the proposed action, a copy of such resolution being attached hereto as Appendix A and incorporated herein, recommending that the Nassau County Legislature conclude that no further environmental review or action is required on such proposed action.

NOW THEREFORE, BE IT ORDAINED BY THE LEGISLATURE OF THE COUNTY OF NASSAU AS FOLLOWS:

1. That the County Executive be and is hereby authorized to accept the offer of purchase of The Baldwin Fire District in the sum of Eleven Thousand Two Hundred (\$11,200.00) Dollars for said premises described as Section 54, Block 103, Lots 107 and 225 on the Land and Tax Map of the County of Nassau subject to all of the terms and conditions as outlined in the Direct Sale Letter.

APPENDIX A

NASSAU COUNTY PLANNING COMMISSION

DISPOSITION OF COUNTY-OWNED PROPERTY & SEQRA DETERMINATION

NCPC-OSPAC FILE NO: 7-2023

WHEREAS, pursuant to Nassau County Administrative Code Section 11-8.0, the NASSAU COUNTY PLANNING COMMISSION (the "COMMISSION") issues the following recommendation to the NASSAU COUNTY LEGISLATURE (the "LEGISLATURE") and the NASSAU COUNTY EXECUTIVE regarding the disposition of real property owned by Nassau County; and

WHEREAS, the NASSAU COUNTY BUREAU OF REAL ESTATE forwarded to the COMMISSION a proposal to sell the following County-owned property to the Baldwin Fire District, more particularly described as:

NCPC-OSPAC FILE # 7-2023 Section: 54, Block: 103, Lot(s): 107
E/O 2385 Gale Avenue, Baldwin, Town of Hempstead

WHEREAS, the COMMISSION forwarded to the NASSAU COUNTY OPEN SPACE AND PARKS ADVISORY COMMITTEE ("OSPAC"), the proposal to sell the above-referenced real property to the Baldwin Fire District; and

WHEREAS, the COMMISSION held a public hearing on July 13, 2023, in accordance with N.Y. Public Officers Law and the Nassau County Administrative Code § 11-8(b), notice of which was sent to Nassau County Legislator Debra Mulé and Town of Hempstead Supervisor Donald X. Clavin, Jr., as well as to all surrounding property owners within a 150 ft. radius, regarding this proposal; and

WHEREAS, OSPAC passed a verbal resolution at its August 9, 2023 meeting to approve the sale of the property described in NCPC-OSPAC # 7-2023 to the Baldwin Fire District; and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the LEGISLATURE, the COMMISSION is required to review certain actions in accordance with the New York State Environmental Quality Review Act ("SEQRA") and the COMMISSION has conducted such environmental review; and

NOW THEREFORE BE IT RESOLVED that, based upon review of the environmental documents and supporting documentation, the COMMISSION recommends that the LEGISLATURE classify the proposed action regarding NCPC-OSPAC File # 7-2023 as Unlisted and determine that it will not have a significant adverse impact on the environment; and be it further

RESOLVED, that the COMMISSION hereby recommends that the LEGISLATURE complete the review of the proposed action under SEQRA by classifying the action as Unlisted and issuing a **NEGATIVE DECLARATION**; and be it further

RESOLVED, that the COMMISSION hereby recommends that the LEGISLATURE approve the sale of the subject property to the Baldwin Fire District.

The foregoing resolution was offered:

The resolution herein was, in accordance with all applicable law, duly considered, moved, and adopted by the following vote:

Leonard Shapiro, Chair	AYE
Jeffrey Greenfield, Vice-Chair	AYE
Neal Lewis, 3 rd Vice-Chair	AYE
Dana Durso	AYE
Ronald J. Ellerbe	AYE
Murray Forman	AYE
Denise Gold	AYE
Khandan Kalaty	AYE
Reid Sakowich	EXCUSED

The Chair declared the resolution duly adopted.

OSPAC File # 7-2023

Adopted: August 10, 2023

This resolution may be modified to allow for the correction of any mathematical, typographical and/or clerical errors subsequent to any approval and adoption of said resolution without the necessity for a vote to be taken by the Nassau County Planning Commission if said resolution is approved and adopted by the affirmative vote of a majority of said Nassau County Planning Commission.

NASSAU COUNTY PLANNING COMMISSION
DISPOSITION OF COUNTY-OWNED PROPERTY

NCPC-OSPAC FILE NO: 8-2020

WHEREAS, pursuant to Nassau County Administrative Code Section 11-8.0, the NASSAU COUNTY PLANNING COMMISSION (the "COMMISSION") issues the following recommendation to the NASSAU COUNTY LEGISLATURE (the "LEGISLATURE") and the NASSAU COUNTY EXECUTIVE regarding the disposition of real property owned by Nassau County;

WHEREAS, the NASSAU COUNTY BUREAU OF REAL ESTATE forwarded to the COMMISSION a proposal to sell property to Baldwin Fire District on the following County-owned property, more particularly described as:

NCPC-OSPAC FILE # 8-2020 Section 54 Block 103 Lot(s) 225
East of 2379 Gale Avenue, Baldwin, Town of Hempstead

WHEREAS, the COMMISSION forwarded to the NASSAU COUNTY OPEN SPACE AND PARKS ADVISORY COMMITTEE ("OSPAC"), the proposal for the release of the above-referenced real property;

WHEREAS, the COMMISSION held public hearings on September 10, 2020 and September 17, 2020, in accordance with N.Y. Public Officers Law, notice of which was sent to Nassau County Legislator Debra Mule, and Town of Hempstead Supervisor Donald X. Clavin, Jr., as well as to all surrounding property owners within a 150 ft. radius, with regard to this proposal;

WHEREAS, OSPAC passed a verbal resolution at its October 14, 2020 meeting to approve the release of the property described in NCPC-OSPAC # 8-2020 without condition;

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the LEGISLATURE, the COMMISSION is required to review certain actions in accordance with the New York State Environmental Quality Review Act ("SEQRA") and the COMMISSION has conducted such environmental review;

WHEREAS, upon review of the Town of Hempstead zoning ordinance, the sale of this property to an adjacent property owner could not result in a single lot that could be subdivided for residential development as of right;

NOW THEREFORE BE IT RESOLVED that, based upon review of the environmental documents and supporting documentation, the COMMISSION recommends that the LEGISLATURE classify the proposed action regarding NCPC-OSPAC #8-2020 as Unlisted and determine that it will not have a significant adverse impact on the environment; and be it further;

RESOLVED, that the COMMISSION hereby recommends that the LEGISLATURE complete the review of the proposed action under SEQRA by classifying the action as Unlisted and issuing a **NEGATIVE DECLARATION**; and be it further

RESOLVED, that the COMMISSION hereby recommends that the LEGISLATURE approve the sale to Baldwin Fire District of the subject property without condition;

The foregoing resolution was offered:

The resolution herein was, in accordance with all applicable law, duly considered, moved, and adopted by the following vote:

Marty Glennon, Chair	AYE
Jeffrey Greenfield, 1 st Vice Chair	AYE
Leonard Shapiro, 2 nd Vice-Chair	AYE
Neal Lewis, 3 rd Vice-Chair	AYE
Jerome Blue	AYE
Ronald J. Ellerbe	AYE
Rick Shaper	AYE
Lisa Warren	AYE

The Chair declared the resolution duly adopted.

OSPAC 8-2020

Adopted: October 22, 2020

This resolution may be modified to allow for the correction of any mathematical, typographical and/or clerical errors subsequent to any approval and adoption of said resolution without the necessity for a vote to be taken by the Nassau County Planning Commission if said resolution is approved and adopted by the affirmative vote of a majority of said Nassau County Planning Commission.

COUNTY OF NASSAU

CONSULTANT'S, CONTRACTOR'S AND VENDOR'S DISCLOSURE FORM

1. Name of the Entity: Baldwin Fire District

Address: 2386 GRAVE Avenue

City, State and Zip Code: Baldwin, New York 11510

2. Entity's Vendor Identification Number: 11-6000056

3. Type of Business: Public Corp Partnership Joint Venture
 Ltd. Liability Co Closely Held Corp Political Subdivision Other (specify)

4. List names and addresses of all principals; that is, all individuals serving on the Board of Directors or comparable body, all partners and limited partners, all corporate officers, all parties of Joint Ventures, and all members and officers of limited liability companies (attach additional sheets if necessary):

- Douglas Wiedmann, Chairman of The Board
- Michael McDermott, Vice Chairman
- Thomas Brown, Commissioner
- Keith Eckels, Commissioner
- Frank Esposito, Commissioner

5. List names and addresses of all shareholders, members, or partners of the firm. If the shareholder is not an individual, list the individual shareholders/partners/members. If a Publicly held Corporation, include a copy of the 10K in lieu of completing this section.

NONE. The Entity is a Fire District
(A Political Sub-Division). There are
NO owners and NO shareholders, partners or
Members.

6. List all affiliated and related companies and their relationship to the firm entered on line 1. above (if none, enter "None"). Attach a separate disclosure form for each affiliated or subsidiary company that may take part in the performance of this contract. Such disclosure shall be updated to include affiliated or subsidiary companies not previously disclosed that participate in the performance of the contract.

NONE.

7. List all lobbyists whose services were utilized at any stage in this matter (i.e., pre-bid, bid, post-bid, etc.). If none, enter "None." The term "lobbyist" means any and every person or organization retained, employed or designated by any client to influence - or promote a matter before - Nassau County, its agencies, boards, commissions, department heads, legislators or committees, including but not limited to the Open Space and Parks Advisory Committee and Planning Commission. Such matters include, but are not limited to, requests for proposals, development or improvement of real property subject to County regulation, procurements. The term "lobbyist" does not include any officer, director, trustee, employee, counsel or agent of the County of Nassau, or State of New York, when discharging his or her official duties.

(a) Name, title, business address and telephone number of lobbyist(s):

NONE.

(b) Describe lobbying activity of each lobbyist. See below for a complete description of lobbying activities.

Not Applicable

(c) List whether and where the person/organization is registered as a lobbyist (e.g., Nassau County, New York State):

Not Applicable

8. VERIFICATION: This section must be signed by a principal of the consultant, contractor or Vendor authorized as a signatory of the firm for the purpose of executing Contracts.

The undersigned affirms and so swears that he/she has read and understood the foregoing statements and they are, to his/her knowledge, true and accurate.

Dated: JUNE 18, 2024

Signed: X Douglas Wiedmann

Print Name: DOUGLAS WIEDMANN

Title: CHAIRMAN OF THE BOARD
OF FIRE COMMISSIONERS

The term lobbying shall mean any attempt to influence: any determination made by the Nassau County Legislature, or any member thereof, with respect to the introduction, passage, defeat, or substance of any local legislation or resolution; any determination by the County Executive to support, oppose, approve or disapprove any local legislation or resolution, whether or not such legislation has been introduced in the County Legislature; any determination by an elected County official or an officer or employee of the County with respect to the procurement of goods, services or construction, including the preparation of contract specifications, including by not limited to the preparation of requests for proposals, or solicitation, award or administration of a contract or with respect to the solicitation, award or administration of a grant, loan, or agreement involving the disbursement of public monies; any determination made by the County Executive, County Legislature, or by the County of Nassau, its agencies, boards, commissions, department heads or committees, including but not limited to the Open Space and Parks Advisory Committee, the Planning Commission, with respect to the zoning, use, development or improvement of real property subject to County regulation, or any agencies, boards, commissions, department heads or committees with respect to requests for proposals, bidding, procurement or contracting for services for the County; any determination made by an elected county official or an officer or employee of the county with respect to the terms of the acquisition or disposition by the county of any interest in real property, with respect to a license or permit for the use of real property of or by the county, or with respect to a franchise, concession or revocable consent; the proposal, adoption, amendment or rejection by an agency of any rule having the force and effect of law; the decision to hold, timing or outcome of any rate making proceeding before an agency; the agenda or any determination of a board or commission; any determination regarding the calendaring or scope of any legislature oversight hearing; the issuance, repeal, modification or substance of a County Executive Order; or any determination made by an elected county official or an officer or employee of the county to support or oppose any state or federal legislation, rule or regulation, including any determination made to support or oppose that is contingent on any amendment of such legislation, rule or regulation, whether or not such legislation has been formally introduced and whether or not such rule or regulation has been formally proposed.

Short Environmental Assessment Form

Part 1 - Project Information

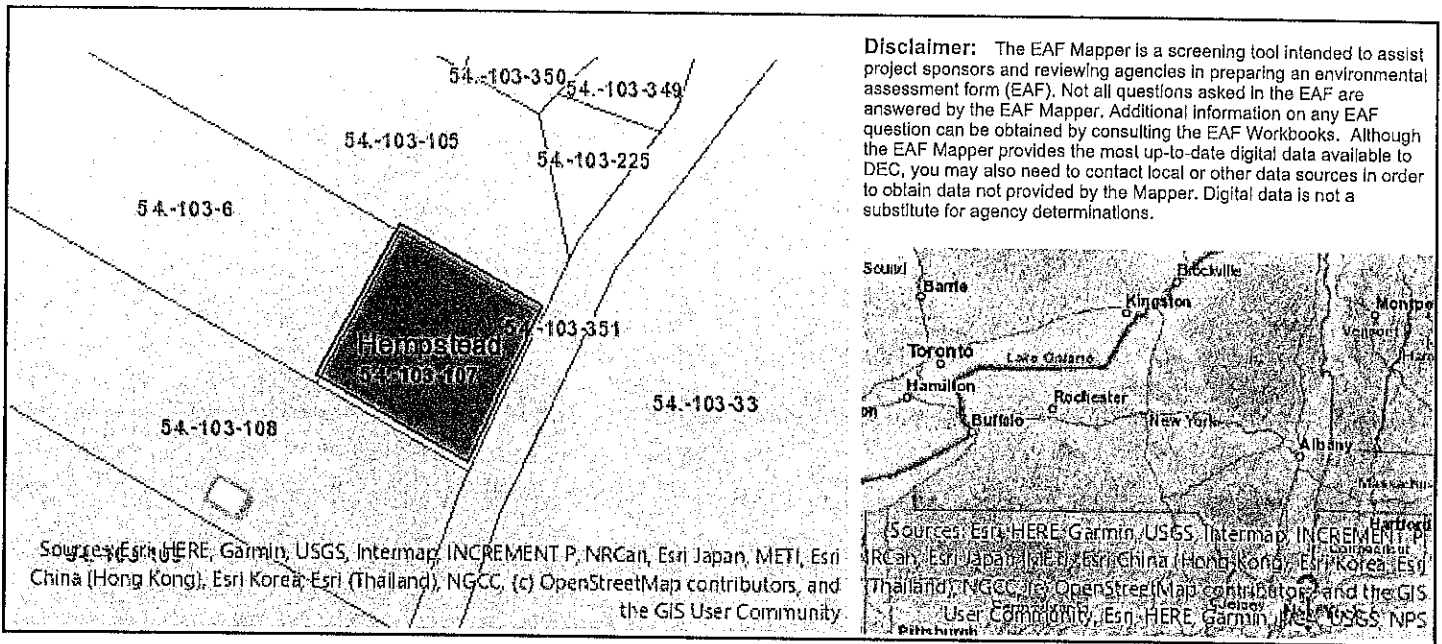
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: OSPAC 7-2023			
Project Location (describe, and attach a location map): E/O 2385 Gale Ave., Baldwin, NY 11510 (S: 54, B: 103, L: 107)			
Brief Description of Proposed Action: Nassau County is requesting permission to sell the above-referenced subject property to an adjoining owner (Baldwin Fire District).			
Name of Applicant or Sponsor: Kathleen Forman, Esq.		Telephone: (516) 571-4031	
Address: 1 West Street		E-Mail: KForman@nassaucountyny.gov	
City/PO: Mineola		State: NY	Zip Code: 11501
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Nassau County Legislature			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? ~2,500 sq. ft. acres			
b. Total acreage to be physically disturbed? ~2,500 sq. ft. acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ~13,000 sq. ft. acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:	OSPAC 7-2023
Date:	August 10, 2023

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	OSPAC 7-2023
Date:	August 10, 2023

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Nassau County Legislature	August 10, 2023
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

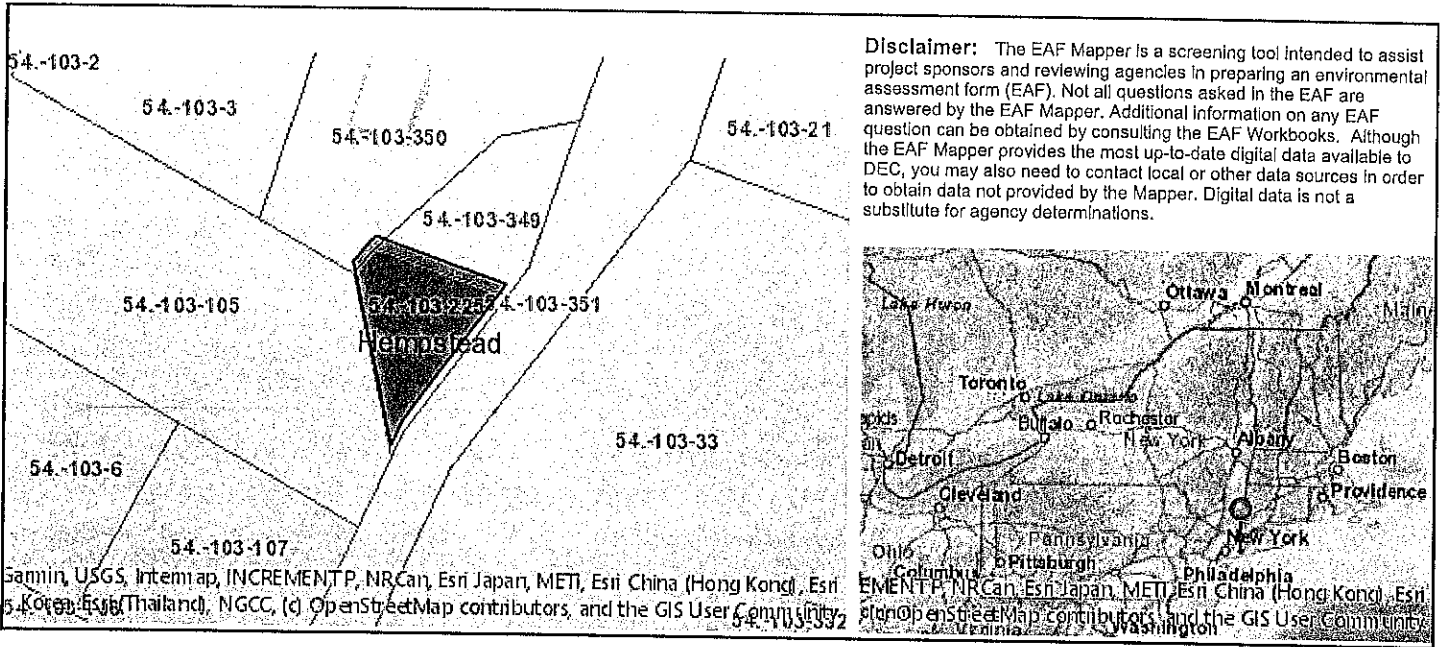
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: OSPAC 8-2020			
Project Location (describe, and attach a location map): East of 2379 Gale Avenue, Baldwin, Town of Hempstead, Section 54, Block 103, Lot 225			
Brief Description of Proposed Action: Nassau County would like to sell County owned property to Baldwin Fire District. The Fire district only intends to use the parcels for parking purposes and/or ingress and egress to its storage facility, and will agree to a restriction that they will not interfere with County's drainage infrastructure. The Fire District has no intention of performing any construction on the tax lots.			
Name of Applicant or Sponsor: Craig Pavel		Telephone: (516) 571-5822 E-Mail: cpavel@nassaucountyny.gov	
Address: 1 West Street			
City/PO: Mineola		State: NY	Zip Code: 11501
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Nassau County Legislature			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4062 sq ft acres	
b. Total acreage to be physically disturbed?		4062 sq ft acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4062 sq ft acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: _____

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Nassau County Legislature	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM



COUNTY OF NASSAU
OFFICE OF THE COUNTY ATTORNEY

March 8, 2024

Baldwin Fire District
2386 Grand Avenue
Baldwin, New York 11510
Attn: Timothy M. Dougherty, Fire District Counsel

Re: The certain parcels ¹⁰³ of land described as
Section 54, Block ~~10~~, Lots 107 and 225
on the Nassau County Land and Tax Map
located in Baldwin, Town of
Hempstead (the "Premises")

Dear Mr. Dougherty:

This letter shall set forth the terms and conditions pursuant to which the County of Nassau (the "County") is prepared to sell the Premises to Baldwin Fire District. (the "Purchaser").

Purchase Price:

_____ . Eleven thousand two hundred dollars (\$11,200.00)
:

Deposit:

Upon acceptance by the Purchaser of the terms and conditions of this letter, the Purchaser shall deposit the sum of \$1,120.00 (the "Deposit") with the County, to be held by the County in a non-interest-bearing account.

If the Purchaser fails to perform their obligations hereunder for any reason other than the County's willful default or the failure of the County to obtain all requisite County approvals to this sale, the County may terminate this letter agreement by notice to the Purchaser and may retain the Deposit as liquidated damages.

If the sale of the Premises to the Purchaser is not approved by the County or the County is otherwise unable to perform its obligations under this letter, the County's sole liability shall be to return the Deposit to the Purchaser, without interest, whereupon this letter shall be null and void and of no further force and effect and neither party shall have any further liability to the other hereunder.

Method of Payment:

The Deposit and the balance of the Purchase Price shall be paid by bank or certified check payable to "Nassau County" or by wire transfer of immediately available federal funds.

Closing Date:

The closing of title hereunder (the "Closing") shall take place on or before the date which is forty-five (45) calendar days following the date on which the last of the conditions to Closing contained in the section entitled "Conditions of Closing" are satisfied (such date, the "Closing Date"). Closing shall occur at County's offices, One West Street, Mineola, New York 11501. Closing of title is expressly not contingent upon any fact or circumstance not expressly stated herein.

Purchase and Sale of the Premises:

On or before the Closing Date, upon payment by the Purchaser of the balance of the Purchase Price, the Purchaser shall purchase and the County shall sell all of the County's right, title and interest in and to the Premises.

Instruments of Conveyance:

To meet its obligations as described above, at the closing the County shall deliver to the Purchaser a quitclaim deed (the "Deed") to the Premises. The delivery and acceptance of the Deed at the closing, without the simultaneous execution and delivery of a specific agreement which by its terms shall survive the closing, shall be deemed to constitute full compliance by the County with all of the terms, conditions and covenants of this letter on the County's part to be performed. Purchaser shall accept title subject to any and all violations, covenants and restrictions, easements, any state of facts an accurate survey would show, liens, mortgages or other encumbrances.

The deed shall contain a deed restriction in a form substantially similar to the following: The Premises shall be used for Fire District municipal purposes only and for no other purpose. It is the intention of the parties that the above stated covenants and restrictions shall run with the land.

Recording Fees,
Title Insurance
and Related
Expenses:

The transfer of the Premises to the Purchaser shall be without cost or expense to the County, provided that any outside consultants retained by the County shall be paid by the County. The Purchaser shall pay all fees and expenses relating to the sale of the Premises, including, but not limited to, recording fees; title premiums; transfer taxes; fees for the completion of a survey, maps, and a property description; and all fees associated with a proceeding for a Waiver of Map Filing to the Nassau County Planning Commission.

No Representations or
Warranties/Due-
Diligence:

The County makes no representations or warranties, express or implied, regarding the Premises. The Purchaser have conducted their own independent investigation, at their sole cost and expense, of the Premises. The determination of the Purchaser to purchase the Premises has been made in the sole discretion of the Purchaser. The Purchaser have not and shall not rely on any representations or warranties by the County in making their decision to purchase the Premises.

Purchaser acknowledge and represent to the County that neither the County nor any agent or representative of the County has made any statements or representations regarding the physical condition of the Premises, its zoning, its compliance with any environmental or occupational protection, pollution, subdivision or land use laws, rules, regulations or requirements, the state of title, the uses which can be made of the same, or the rents, income, expenses, operation or any other matter or thing affecting or relating to the Premises, or to any buildings or improvements thereon erected, except as expressly set forth in this letter. Purchaser are purchasing the Premises in its **"AS IS, WHERE IS, WITH ALL FAULTS"** condition as of the date of this letter, subject to ordinary wear and tear and natural deterioration and obsolescence between the date of this letter and the Closing Date. All understandings and agreements heretofore had between the parties or their respective agents or representatives are merged in this

letter which alone fully and completely expresses their agreement.

Confidentiality:

To the extent that the County has delivered or delivers to the Purchaser, their agents and/or representatives any information from its files regarding the Premises, and to the extent that the Purchaser have discovered or may discover information concerning the Premises from their due diligence, the Purchaser shall hold such information in strict confidence and shall not disclose such information to third parties, except to the Purchaser's attorneys or upon legal compulsion.

No Recourse
to County:

The sale of the Premises shall be without recourse, in any event, to the County. The County shall not be liable for payment of any brokerage commissions.

Conditions of Closing:

(a) The sale of the Premises is subject to all requisite County approvals, including, without limitation, approval of the Nassau County Legislature. The County shall have no liability under this letter to any person unless (i) all County approvals have been obtained, including, approval by the Nassau County Legislature, (ii) this letter has been executed by the County Executive or his duly designated deputy, and (iii) the transfer of the Premises has been approved by the Board of the Purchaser.

application or filing fees. Purchaser, at its own expense and upon execution hereof by Purchaser, shall commission a survey of the Premises.

Notices:

Any notice which a party is required or may desire to give the other shall be in writing and may be sent by personal delivery or by mail (either (i) by United States registered or certified mail, return receipt requested, postage prepaid, or (ii) by Federal Express or similar generally recognized overnight carrier regularly providing proof of delivery), addressed as follows (subject to the right of a party to designate a different address for itself by notices similarly given):

To the County:

Nassau County Department of Public Works, Division of
Real Estate Services

Attention: Kevin C. Walsh, Esq
1 West Street
Mineola, New York 11501

To Purchaser: Douglas Wiedmann,
Chairman of the Board
Baldwin Fire District
2386 Grand Avenue
Baldwin, N.Y. 11510

and
TO Purchaser's Attorney
Timothy M. Dougherty
625 Merrick Road
Baldwin, NY 11510

Any notice so given by mail shall be deemed to have been given as the date of delivery (whether accepted or refused) established by U.S. Post Office return receipt or the overnight carrier's proof of delivery, as the case may be. Any such notice not so given shall be deemed given upon receipt of the same by the party to whom the same is to be given.

Assignment:

The Purchaser may not assign their rights under this letter to any other party without the prior written consent of the County and any such assignment without such consent shall be void and of no effect.

No Arrears:

Purchaser and any permitted assignee of Purchaser are not in arrears to the County upon any debt or contract and are not in default as sureties, contractors, or otherwise upon any obligation to the County, including any obligation to pay taxes to, or perform services for or on behalf of, the County.

The Remainder of this Page Intentionally Left Blank

If the Purchaser are interested in proceeding with the purchase and sale of the Premises on the terms and conditions set forth herein, please acknowledge the Purchaser' understanding and agreement with the foregoing by having the enclosed copy of this letter executed by the Purchaser in the space provided below and returning it to me.

Sincerely,



Kevin C. Walsh
Chief Real Estate Negotiator and
Special Counsel

Acknowledged and Agreed:

Baldwin Fire District

By: Douglas Wiedmann

Name::Douglas Wiedmann
Title: Chairman of the Board

Date: 4/16/24

Acknowledged and Agreed:
Nassau County

By: _____
Name:

Date: _____

APPRAISAL REPORT

VACANT LAND PARCEL NO. 107

**Located East of 2383 Gale Avenue
Baldwin, Town of Hempstead
Nassau County, New York**

Section 54, Block 103, Lot 107



Prepared for

Nassau County
Office of the County Attorney
One West Street, Rm 200
Mineola, NY 11501

Attention: Kevin C. Walsh
Chief Real Estate Negotiator & Special Counsel

Prepared by

RPR Appraisal Real Estate Solutions USA, Inc.
Real Estate Appraisers & Consultants
35 Summit Street, Suite 101
Oyster Bay, NY, 11771
917-691-9966

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RPR APPRAISAL REAL ESTATE SOLUTIONS USA, INC.
REAL ESTATE APPRAISERS & CONSULTANTS
35 SUMMIT STREET, SW: 101
OYSTER BAY, NEW YORK 11771
PHONE 917 691-9966, EMAIL RON@RPRAPPRAISAL.COM

November 17, 2023

Kevin C. Walsh
Chief Real Estate Negotiator & Special Counsel
Office of the County Attorney
One West Street, Rm 200
Mineola, NY 11501
516-571-3010
Kwalsh@nassaucounty.gov

Re: Contract No.: CQPW19000004

Vacant Land Parcel No.107
East of 2383 Gale Avenue
Baldwin, Town of Hempstead
Nassau County, New York
Section 54, Block 103, Lot 107

Dear Mr. Walsh:

At your request, I have inspected and appraised the above-captioned property. The purpose of the appraisal is to estimate the fair market value of the vacant land parcel owned by Nassau County.

The subject parcel is identified on the tax maps of Nassau County as Section 54, Block 103, Lot 107; and is located east of 2383 Gale Avenue abutting single-family homes and a municipal parking lot owned by the Town of Hempstead and an easement owned by Nassau County to the east. The subject property was inspected on November 15, 2023.

Lot 107 is slightly irregular in shape having no direct street frontage and containing a site area of 2,498± square feet, as per Nassau County.

At the time of inspection, the subject parcel was primarily vacant and grass covered with a shed and a basketball hoop.

According to my client, the adjoining Baldwin Fire Department is interested in purchasing Lot 107, for an expansion of their parking lot. The intended use of the appraisal is to assist my client in determining the current fair market value of the subject land parcel. The intended user of this appraisal is my client, Nassau County, and those persons authorized by them to utilize this report.

RPR APPRAISAL REAL ESTATE SOLUTIONS USA, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

This appraisal report was prepared in compliance with and conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

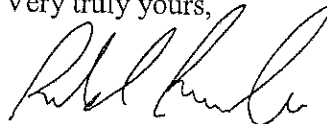
It is my opinion that the "as-is" fair market value of the fee simple estate of the subject property, predicated upon the underlying assumptions and limiting & qualifying conditions as defined within the body of this report, as of the date of inspection, November 15, 2023 was:

\$6,900

SIX THOUSAND NINE HUNDRED DOLLARS

If you have any questions, please do not hesitate to email or call.

Very truly yours,

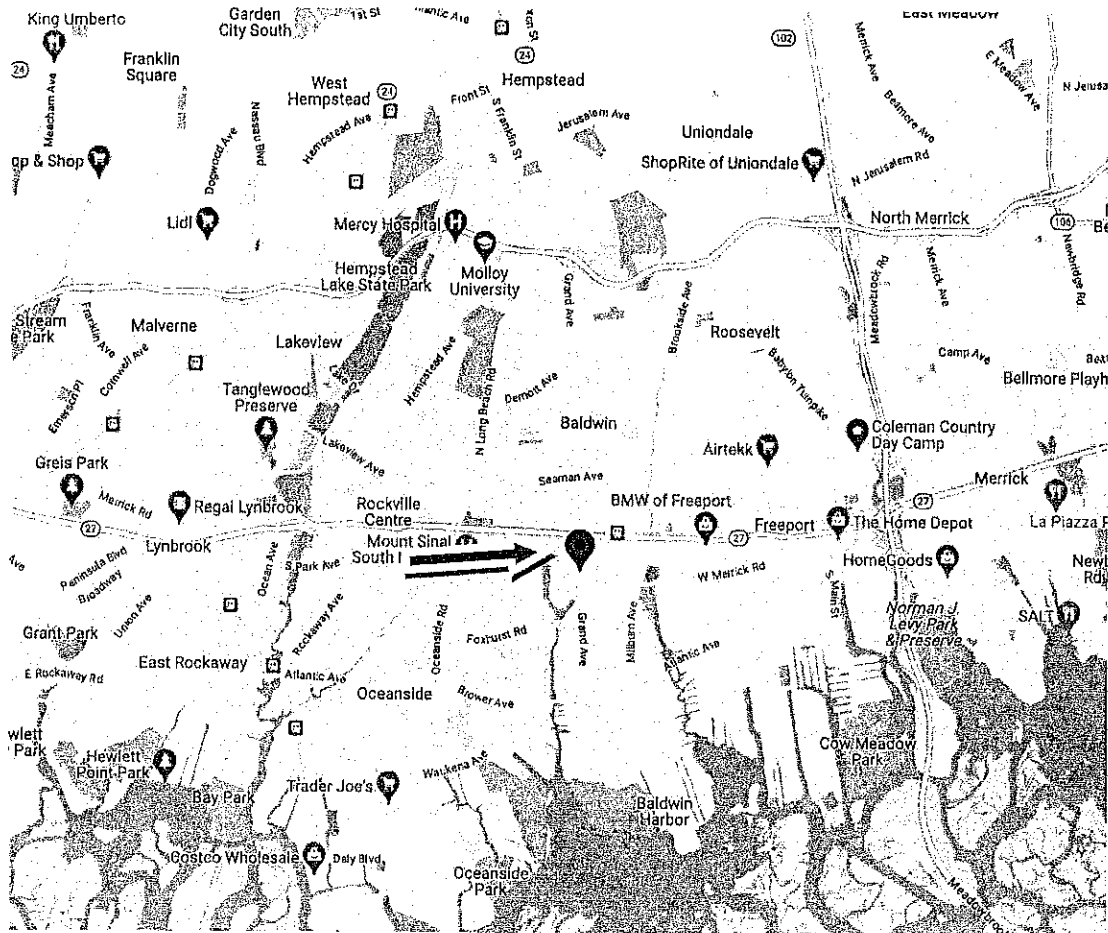


Ronald Paradiso, MRICS, SRA
President
Real Estate Solutions USA Inc.
Ron@RPRAppraisal.com

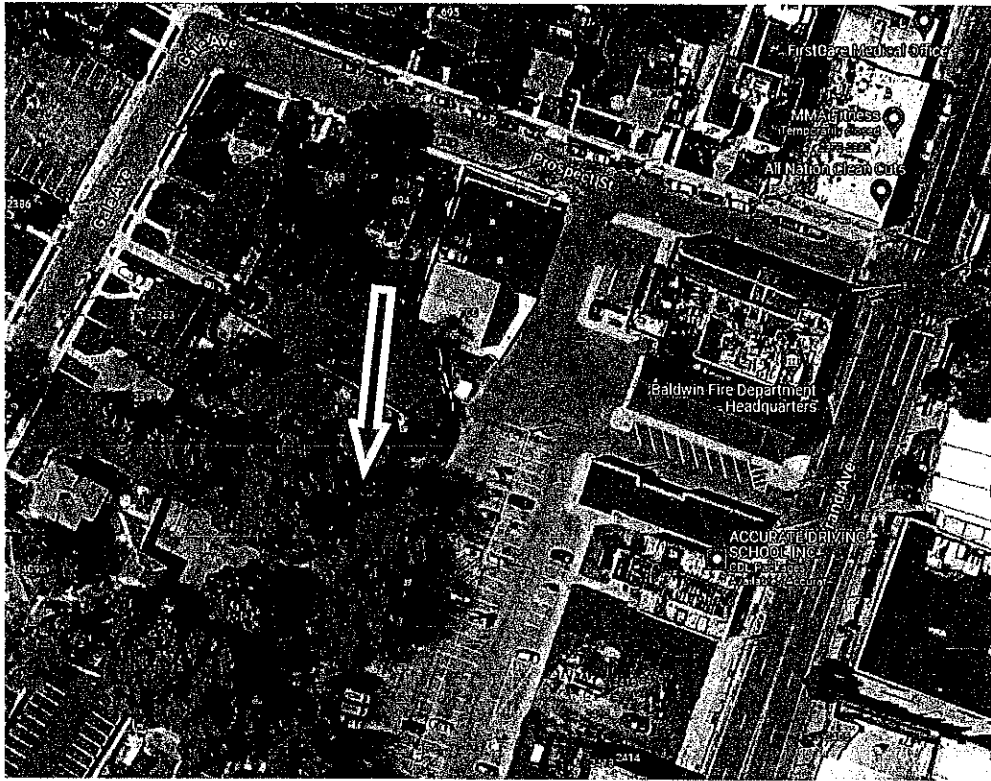
SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property:	Vacant Land Parcel 107 East of 2383 Gale Avenue, Baldwin, Town of Hempstead Nassau County, New York
Tax Map Identification:	Section 54, Block 103, Lot 107
Current Owner of Record:	Nassau County
Property Rights Appraised:	Fee simple estate
Property Description:	<p>The subject property is an irregular shaped parcel of vacant land located in Baldwin, within the Town of Hempstead, Nassau County, New York. The subject property is identified on the tax maps of Nassau County as Section 54, Block 103, Lot 107.</p> <p>The subject parcel contains a total of 2,498± square feet of land area.</p>
Zoning:	Residence B – Single-Family Use
Highest and Best Use:	Assemblage with an adjoining parcel.
Valuation Date:	November 15, 2023 (Date of Inspection)
Sales Approach Value	\$6,900
Value Conclusions	\$6,900

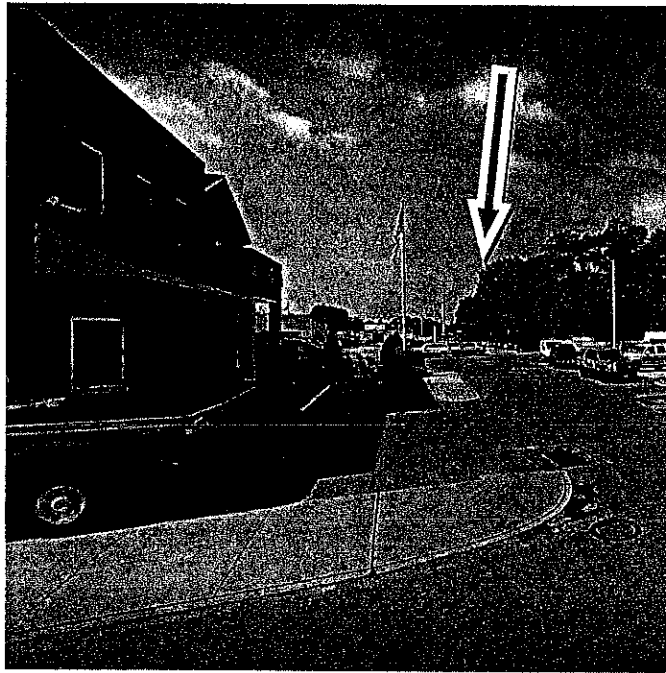
LOCATION MAP



AERIAL PHOTOGRAPH OF SUBJECT PROPERTY



PHOTOGRAPHS OF THE SUBJECT PROPERTY



Rear View of Baldwin Fire House Building & Parking Lot from Prospect Street

VALUATION DATE

The date of valuation is November 15, 2023, the date of inspection of the subject property.

PURPOSE OF THE APPRAISAL

The purpose of the appraisals is to estimate the current fair market value of the subject property.

INTENDED USE & USERS OF THE APPRAISAL

The intended use of the appraisal is to assist my client in determining the current fair market value of the subject land parcel. The intended user of this appraisal is my client, Nassau County, and those persons authorized by them to utilize this report.

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property is a slightly irregular shaped parcel of vacant land located in Baldwin, Town of Hempstead, Nassau County, New York. The subject property is identified as a on the tax maps of Nassau County as Section 54, Block 103, Lot 107.

SUBJECT PROPERTY OWNERSHIP HISTORY

The Nassau County owns the subject property. According to public record, no sale of the subject property has occurred within the past three years. The subject property is not currently listed for sale.

MARKETING PERIOD AND EXPOSURE TIME

A *marketing period* is generally defined as “An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, “Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions” address the determination of reasonable exposure and marketing time.)”¹

The marketing period for the subject property would be approximately one year.

Exposure time is generally defined as 1) The time a property remains on the market. 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.”²

The exposure time for the subject property would have been less than one year.

¹ *The Dictionary of Real Estate Appraisal - Sixth Edition*, Appraisal Institute, Chicago, IL, 2015, p 140

² *Ibid*, p 83.

SCOPE OF THE APPRAISAL AND METHODS OF VALUATION

The purpose of this report is to prepare a market valuation for the purposes of estimating the market value of the subject property. I have inspected and photographed the subject property and the immediate neighborhood. I have independently collected and analyzed relevant market data and zoning information. I have researched and analyzed comparable vacant land sales that have occurred in the subject's market area. Prior to determining the market parameters for the subject, the differences between the comparable sales as they relate to the subject property were considered. On this basis, quantitative adjustments were applied to each of the sales on a price per square foot of land area basis in order to reflect those differences and refine the indicated range. After adjustments, a land value was estimated for the subject property.

SPECIAL ASSUMPTION REGARDING THE VALUE OPINION

The subject parcel contains a total of 2,498± square feet of land area as per Nassau County Records. No survey was provided for the appraisal. Therefore, the analysis and conclusions derived are subject to a survey indicating the actual size of the site.

APPRAISAL DEFINITIONS

Market Value³

“The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.” (12 C.F.R. Part 34.42(g); *55 Federal Register* 34696, August 24, 1990, as amended at *57 Federal Register* 12202, April 9, 1992; *59 Federal Register* 29499, June 7, 1994.)”

Fee Simple Estate⁴

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

³ *The Dictionary of Real Estate Appraisal – Sixth Edition*, Appraisal Institute, Chicago, IL, 2015, p. 142.

⁴ *Ibid*, p. 90.

Intended Use⁵

“The use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.”

Intended User⁶

“The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.”

Client⁷

1. The individual, group, or entity who engages a valuer to perform a service. (SVP)
2. The party or parties who engage, by employment or contact, an appraiser in a specific assignment. Comment: The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent. (USPAP, 2016-2017 ed.)
3. Generally the party or parties ordering the appraisal. It does no matter who pays for the work. (CUSPAP, 2014 ed.)”

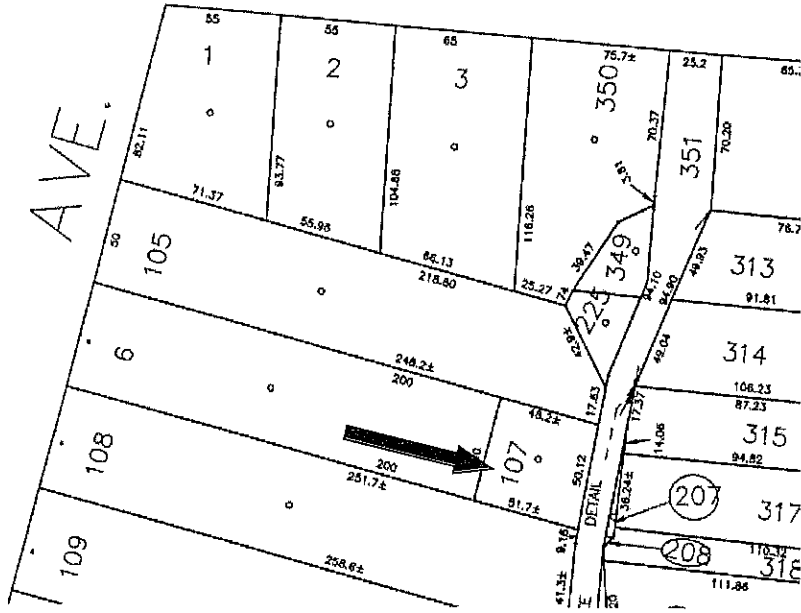
⁵ *Uniform Standards of Professional Appraisal Practice (USPAP) 2018-2019 Edition*, The Appraisal Foundation, Washington, DC, 2018, p. U-5.

⁶ *Uniform Standards of Professional Appraisal Practice (USPAP) 2018-2019 Edition*, The Appraisal Foundation, Washington, DC, 2018, p. U-5.

⁷ *The Dictionary of Real Estate Appraisal – Sixth Edition*, Appraisal Institute, Chicago, IL, 2015, p. 38

TAX MAP

1 RUSPECT



Section 54, Block 103, Lot 107

PROPERTY DESCRIPTION

SITE DESCRIPTION

The subject property is identified on the tax maps of Nassau County as Section 54, Block 103, Lot 107. The subject parcel is located east of 2383 Gale Avenue abutting single-family homes, a municipal parking lot owned by the Town of Hempstead and an easement owned by Nassau County to the east. The subject property was inspected on November 15, 2023. Lot 107 is slightly irregular in shape having no direct street frontage and containing a site area of 2,498± square feet, as per Nassau County. At the time of inspection, the subject parcel was primarily vacant and grass covered with a shed and a basketball hoop.

All utilities such as natural gas, electricity and cable and telephone service are available to surrounding properties.

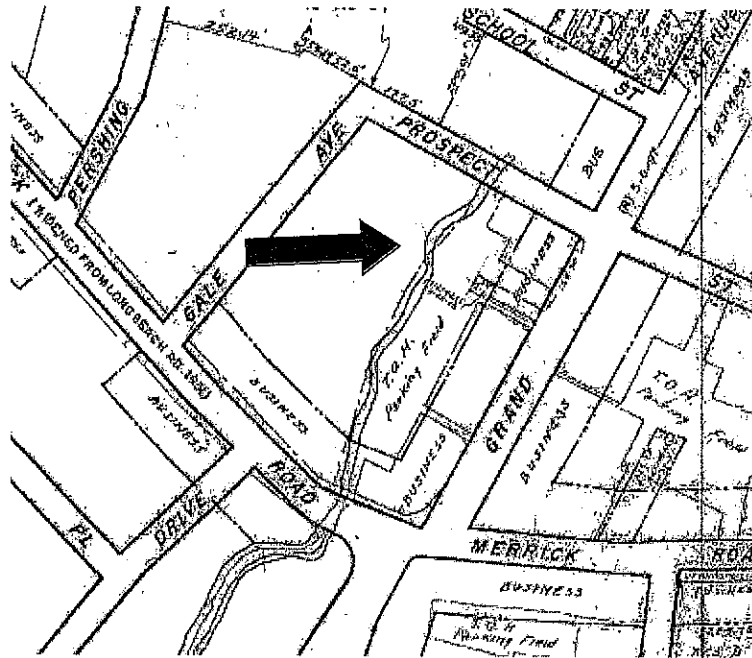
My physical inspection did not include an analysis of hazardous soils or contamination problems, and we do not have reason to believe such would exist. However, it is recommended that an environmental engineer be retained to determine the exact status of the subject soil. If in the event contamination is detected, our valuation contained herein may be subject to change. No survey was provided for the appraisal. Therefore, the analysis and conclusions derived are subject to a survey indicating the actual size (square foot of the land area).

REAL ESTATE TAXES

Nassau County owns the subject property and the real estate taxes are exempt.

ZONING

The subject parcel is situated within an Residence B zoning district.



Residence B zoning districts allows for single-family residential use. The minimum lot size is 6,000 square feet with a minimum street frontage of 55-feet.

The subject property is an irregular-shaped parcel of vacant land that contains a total of 2,498± square feet with no street frontage, abutting an easement owned by Nassau County and single-family homes. Based on existing zoning regulations it appears that the subject property cannot be developed as a standalone parcel.

It should be noted that issues involving zoning compliance and development potential are complex and require the special skills, knowledge, and training of professionals familiar with the appropriate regulations. Therefore, the determination of zoning compliance and potential lot yield should be determined by an architect or land-zoning specialist.

HIGHEST AND BEST USE

Highest and Best Use⁸

The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property, specific with respect to the user and timing of the use, that is adequately supported and results in the highest present value.” In order to determine the highest and best use of the subject site, we have considered the physically possible, legally permitted, economically feasible and maximally productive uses of the property both as vacant and as improved.

Highest and Best Use of Land or a Site as Though Vacant⁹

The subject’s current use is vacant land. Physically possible uses are determined by the size and configuration of the subject site. The subject is a slightly irregular-shaped lot that contains a total of 2,498± square feet of land. Physically, single-family development is not possible and would be limited. Legally permitted uses are determined by the subject property’s zoning. Based on the existing zoning, single-family development is not legally possible since the lot size and street frontage width is below the legal requirement, as discussed within the zoning section of the report. In terms of the financially feasible and maximum productive uses, it is my opinion that the highest and best use is its inclusion with an adjoining parcel. Therefore, the highest and best use of the subject property is its assemblage with an adjoining parcel.

⁸ *The Dictionary of Real Estate Appraisal – Fifth Edition*, Appraisal Institute, Chicago, IL, 2010, p. 93.

⁹ *Ibid.*, p. 93.

SALES COMPARISON APPROACH

I have used the Sales Comparison Approach to determine the value of the subject site as if vacant and unimproved land. The Sales Comparison Approach is based on an opinion of value derived from prices paid in actual market transactions.

This approach may be used to value land that is actually vacant or land that is being considered as though vacant for appraisal purposes. The Sales Comparison Approach is the most common technique for valuing land and is the preferred method when comparable land sales are available. In this approach, the appraiser searches the market for transfers of similar type properties. These sales are then analyzed based on the price per square foot of land area.

The comparable sale properties are compared with and adjusted to the subject property. Adjustments to the sales first consider sale terms, financing, expenditure and possession costs and changes in market conditions, or value change from when the sale occurred. Subsequent adjustments recognize issues regarding differences in location for each property, size, site characteristics and zoning/developable potential.

ANALYSIS OF COMPARABLE VACANT LAND SALES

The subject parcel contains a total of 2,498± square feet of land area. The subject parcel is zoned within a residential district, and as noted earlier, the subject property cannot be developed for single-family use, and therefore has limited utility.

I was unable to find recent sales of undevelopable parcels of land for comparison, and have therefore utilized land sales of developable parcels, and adjusted them to the subject parcel for the analysis.

In estimating the value of the subject property, I have uncovered a number of comparable vacant land sales within the market that sold for residential development or future redevelopment. The unit of comparison used herein is the sale price per square foot of land area.

The following table presents a summary of the comparable land sales:

SUMMARY OF COMPARABLE LAND SALES

East of 2383 Gale Avenue Baldwin, NY				
	SUBJECT	COMP 1	COMP 2	COMP 3
Property Address	East of 2383 Gale Avenue	2328 Hudson Street	167 N Queens Avenue	Yorktown Street
Town/State	Baldwin, NY	East Meadow, NY	Massapequa, NY	Oceanside, NY
MLS #		3416522	3362219	3359151
Section/Block/Lot	54/103/107	50/316/277 & 278	48/66/311	54/147/34
Land Area (SF)	2,498	29,708	7,000	4,000
Sales Price		\$1,500,000	\$373,000	\$150,000
Sale Price Per SF		\$50.49	\$53.29	\$37.50
Date of Sale	11/15/2023	10/11/2022	2/4/2022	3/7/2022
Zoning	Residential	Residential	Residential	Residential
Lot Yield	1	4	1	1

The comparable sales occurred between February 2022 and October 2022, and have sites that range in size from 4,000± to 29,708± square feet of gross land area. Sale #1 has an average lot size of 6,300± square feet after subdivision and allowance for street access. The unadjusted sale prices range from \$37.50 to \$53.29 per square foot of land area.

Discussion of Land Sales Adjustments

Prior to estimating the subject's land value, I have considered the presented land sales and the difference between the comparables as they relate to the subject. On this basis, I applied quantitative adjustments to each of the prices per square foot of land area to reflect these differences and refine the indicated range. An upward adjustment indicates that the comparable is inferior to the subject, while a downward adjustment indicates the comparable to be superior. Since each of the comparable land sales was transferred for cash or its equivalent, financing adjustments were not necessary.

Market Conditions (Time/Negotiability)

I first considered an adjustment for market conditions. The sale dates ranged from February 2022 and October 2022. Based on available market data, I have considered that market conditions for vacant land properties have been stable. All of the sales occurred under similar market conditions to the present and were not adjusted.

Location

All of the sales have similar locations as compared to the subject location. No adjustments for location were required when compared to the subject property.

Site Characteristics

This adjustment considered the sites shape, frontage, depth, topography, and access and wooded/unwooded. No adjustments were required when compared to the subject property.

Size

The subject site contains 2,498± square feet of land area and requires 6,000 square feet based on zoning to be a development site. The comparable sites ranged in size from 4,000± to 29,708± square feet of gross land area. Note that Sale # 1 can be subdivided into 4-lots with an average lot size of 6,300± square feet. Sale #3 was adjusted upward for a smaller lot size.

Site Utility

The site utility adjustment considered the sites usefulness of the comparable sales in terms site suitability for development as compared to the subject property, which would affect the price that a potential developer would pay for a vacant parcel of land. All of the sales have superior overall utility since they can be developed. As noted earlier, the subject property does not have adequate size and frontage to legally support future development of a single-family home. I have made appropriate downward adjustments to all of the comparable sales for site utility, as compared to the subject, considering that the subject land has no development potential and very limited site utility in the market.

The following table summarizes the aforementioned adjustments made to the comparable land sales:

East of 2383 Gale Avenue Baldwin, NY				
	SUBJECT	COMP 1	COMP 2	COMP 3
Property Address	East of 2383 Gale Avenue	2328 Hudson Street	167 N Queens Avenue	Yorktown Street
Town/State	Baldwin, NY	East Meadow, NY	Massapequa, NY	Oceanside, NY
MLS #		3416522	3362219	3359151
Section/Block/Lot	54/103/107	50/316/277 & 278	48/66/311	54/147/34
Land Area (SF)	2,498	29,708	7,000	4,000
Sales Price		\$1,500,000	\$373,000	\$150,000
Sale Price Per SF		\$50.49	\$53.29	\$37.50
Date of Sale	11/15/2023	10/11/2022	2/4/2022	3/7/2022
Zoning	Residential	Residential	Residential	Residential
Lot Yield	1	4	1	1
Cleared/Wooded	Cleared	Cleared	Cleared	Cleared
Market Cond. Adjustments				
Time Adj. @ -0.00% per mo.		0.00%	0.00%	0.00%
Time Adj. Sales Price		\$50.49	\$53.29	\$37.50
Physical Adjustments				
Location		0%	0%	0%
Site Characteristics		0%	0%	0%
Site Size (Average Lot)		0%	0%	5%
Site Utility		-95%	-95%	-95%
Total Adjustment		-95%	-95%	-90%
Adjusted Sales Price Per SF		\$2.52	\$2.66	\$3.75
Value Range				
Minimum Per SF	\$2.52			
Maximum Per SF	\$3.75			
Average Per SF	\$2.98			
Median Per SF	\$2.66			
Conclusion	\$2.75	x	\$2,498	\$6,870

Land Sales Value Conclusion

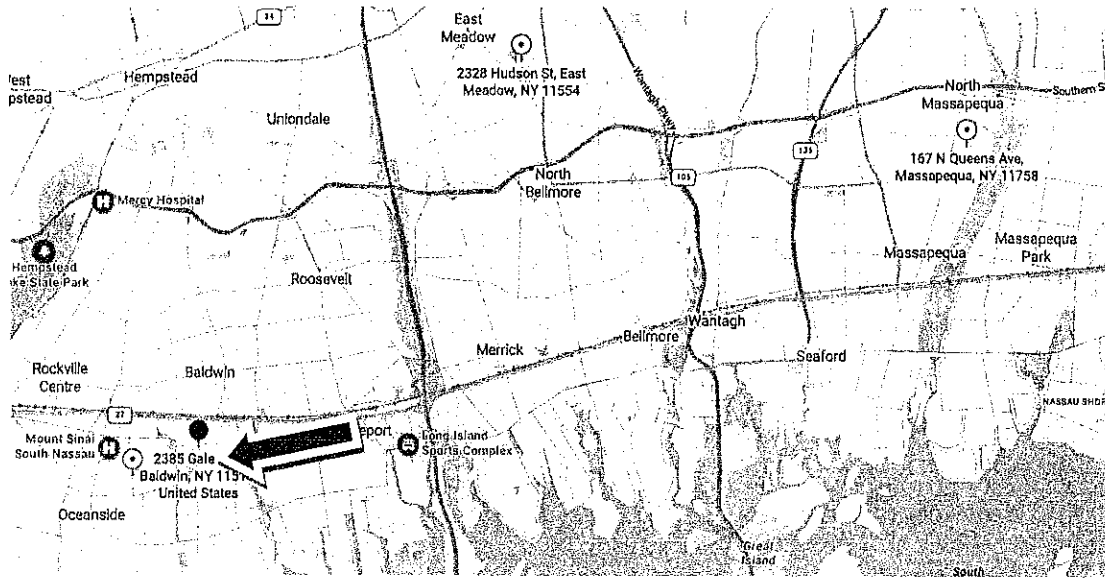
After adjustments, the sale indicated an adjusted range of \$2.52 to \$3.75 per square foot of land area, with an average of \$2.98 per square foot and a median of \$2.66 per square foot of land area.

I have taken into account the subject's location, size, zoning, utility and limited development potential. Based on this I have estimated a unit value of \$2.75 per square foot of gross land area to be reasonable for the subject parcel.

Therefore, the value of the subject property is calculated as follows:

Site Area (SF)	Value/SF (\$)	Land Value
2,498	\$2.75	\$6,870
	Rounded	\$6,900

COMPARABLE LAND SALES LOCATION MAP



COMPARABLE VACANT LAND SALE 1

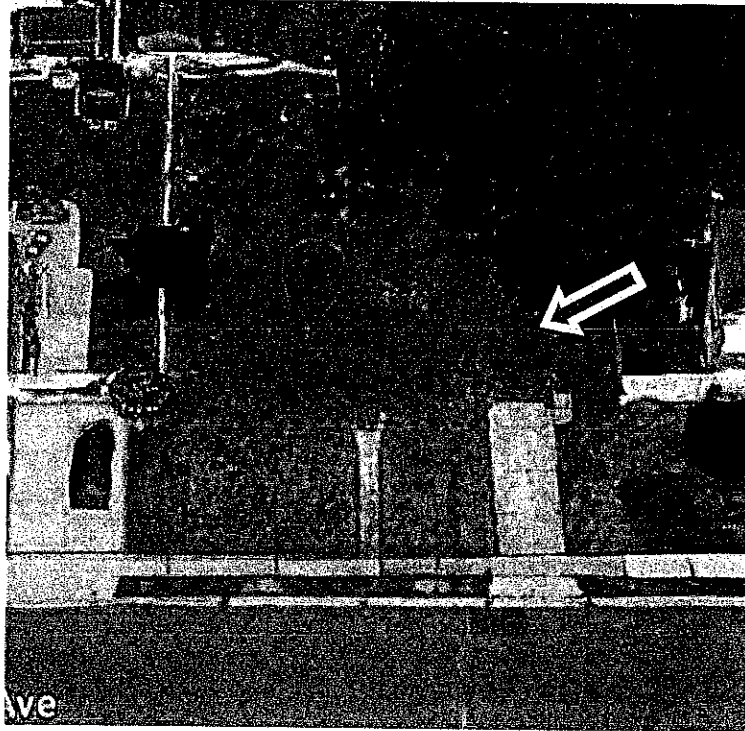
2328 Hudson Street
East Meadow, New York
Section 50, Block 316, Lots 277 & 278



October 11, 2022
\$1,500,000
\$50.49psf

COMPARABLE VAANT LAND SALE 2

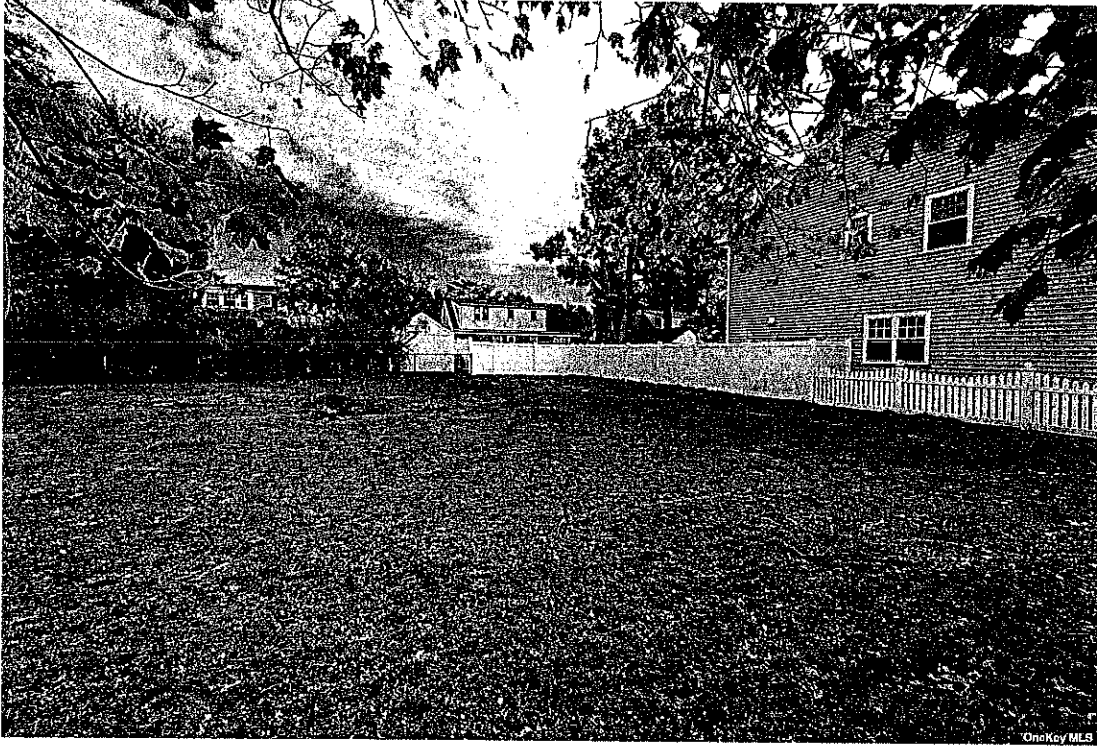
167 N Queens Avenue
Massapequa, New York
Section 48, Block 66, Lot 311



February 4, 2022
\$373,000
\$53.29psf

COMPARABLE VAANT LAND SALE 3

Yorktown Street
Oceanside, New York
Section 54, Block 147, Lot 34



March 7, 2022
\$150,000
\$37.50psf

VALUE CONCLUSION

It is my opinion that the fair market value of the fee simple estate of the subject property, predicated upon the underlying assumptions and limiting & qualifying conditions as defined within the body of this report, as of the date of inspection, November 15, 2023, was:

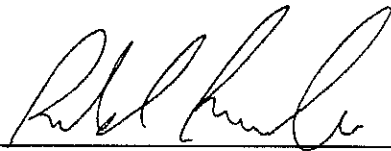
\$6,900

SIX THOUSAND NINE HUNDRED DOLLARS

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief,

- The statements of fact contained in this appraisal report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use, of this report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Ronald Paradiso has completed the requirements of the continuing education program of New York State, the Appraisal Institute and the Appraisal Foundation.
- Ron Paradiso has made a personal inspection of the property that is the subject of this report.
- I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the subject property within the three-year period immediately preceding this assignment.



Ronald Paradiso, MRICS, SRA
Certified New York State
General Real Estate Appraiser
Certificate No. 46000041373

**UNDERLYING ASSUMPTIONS AND
LIMITING & QUALIFYING CONDITIONS**

1. This report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. We are not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless stated otherwise in this report.
3. The property was appraised free and clear of any or all liens and encumbrances unless stated otherwise in this report.
4. Responsible ownership and competent property management are assumed unless stated otherwise in this report.
5. The information furnished by others for the appraised property is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless stated otherwise in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in this report.
10. It is assumed that all required licenses, Certificates of Occupancy or other legislative or administrative authority from any local, state or national government or private entity have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless stated otherwise in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass unless stated otherwise in this report.
13. We are unaware of any easements or encumbrances that substantially affect the subject property. However, we have not been provided with a title report and if in the event such report detailed the existence of an otherwise unknown easement or encumbrance, the value conclusion contained herein may be subject to change.

14. We are not qualified to detect hazardous waste and/or toxic materials. Any comment by us that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. Our value estimate(s) is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless stated otherwise in this report. No responsibility is assumed for any environmental conditions or any expertise or engineering knowledge required to discover them. Our descriptions and comments are the result of our routine observations made during the appraisal process.
15. Unless stated otherwise in this report, the subject property was appraised without a specific compliance survey having been conducted to determine whether the property is or is not in conformance with the requirements of the Americans with Disabilities Act (ADA). The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.
16. Any proposed improvements are assumed to be completed in a good and workmanlike manner in accordance with the submitted plans and specifications, and conforming to all municipal, building and health codes.
17. Our value conclusions were based on the assumption that the subject property will continue to be adequately maintained and professionally managed to sustain its competitiveness in the marketplace.
18. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser(s), and in any event, only with properly written qualification and only in its entirety.
20. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser(s) or the firm with which the appraiser(s) is/are connected) shall be disseminated to the public through advertising, public relations, news sales or other media without the prior written consent and approval of the appraiser(s).

QUALIFICATIONS

RONALD PARADISO, MRICS, SRA, PRESIDENT RPR APPRAISAL REAL ESTATE SOLUTIONS USA, INC.

Ron Paradiso is a New York State Certified General Real Estate Appraisers and Member of the Royal Institution of Chartered Surveyors, the Appraisal Institute, the Long Island Board of Realtors, and the National Association of Realtors, and a Licensed Real Estate Salesman.

In September 2019, Mr. Paradiso received a Business & Finance Award from the Long Island Business News, in recognition as one of Long Islands "Best Appraiser" for 2019.

Approved by the New York State Unified Court system, I have testified in Nassau, Queens and Brooklyn County District Court and State Supreme Court, and used as an expert for arbitration, dispute resolution, and estate tax assessment.

I have appraised all types of residential and commercial real estate which include: the valuation of single-family homes, vacant land, multi-family apartment buildings, office, hotel and retail shopping centers, proposed developments, industrial buildings, easements, parking garages, lease analysis, air rights, and investment properties.

I have completed appraisal assignments for litigation, condemnation, right-of-way, estate planning, and tax certiorari purposes and used as a special consultant by governmental agencies including Federal, State, City, Townships and Village departments.

I have appraised investment real estate trusts for purchase and exchange purposes and have valued full and partial ownership interests for estate tax planning. Over those past 25-years, I have appraised and consulted on thousands of residential, commercial and industrial property throughout the United States.

Professional & Personal Affiliations & Licenses:

New York State/General Licensed Real Estate Appraiser, Certification #46000041373
Member of the Royal Institute of Chartered Surveyors (MRICS)
Appraisal Institute with SRA designation, Member ID #21713
Approved Appraiser for the Unified Court System of New York State
HUD, Approved Appraiser
Port Authority of NY/NJ, Approved Appraiser
New York State Department of Transportation, Approved Appraiser
Appraisal Institute-Certified Appraiser-Historic Preservation Easements
Past Member of the Long Island Board of Real Estate
USTA Tennis Member, NAUI Certified Scuba Diver, WSI Certified Water Safety Instructor

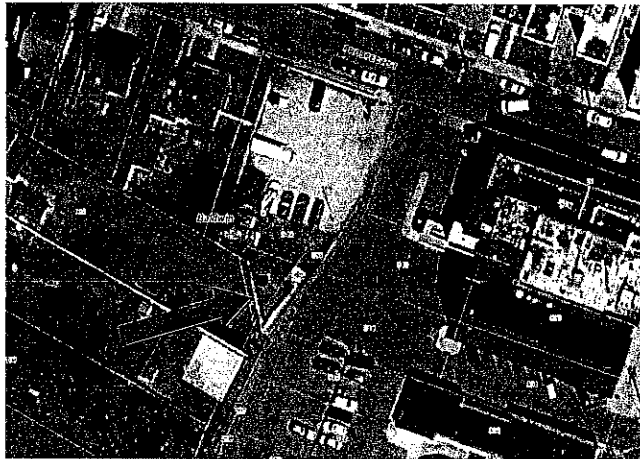
Education: - I have completed the requirements of the continuing education program required by the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP), required by the Appraisal Foundation.

APPRAISAL REPORT

VACANT LAND PARCEL NO. 225

**Located East of 2383 Gale Avenue
Baldwin, Town of Hempstead
Nassau County, New York**

Section 54, Block 103, Lot 225



Prepared for

Nassau County
Office of the County Attorney
One West Street, Rm 200
Mineola, NY 11501

Attention: Kevin C. Walsh
Chief Real Estate Negotiator & Special Counsel

Prepared by

RPR Appraisal Real Estate Solutions USA, Inc.
Real Estate Appraisers & Consultants
35 Summit Street, Suite 101
Oyster Bay, NY, 11771
917-691-9966

**RPR APPRAISAL REAL ESTATE SOLUTIONS USA, INC.
REAL ESTATE APPRAISERS & CONSULTANTS
35 SUMMIT STREET, SW: 101
OYSTER BAY, NEW YORK 11771
PHONE 917 691-9966, EMAIL RON@RPRAPPRAISAL.COM**

November 17, 2023

Kevin C. Walsh
Chief Real Estate Negotiator & Special Counsel
Office of the County Attorney
One West Street, Rm 200
Mineola, NY 11501
516-571-3010
Kwalsh@nassaucounty.gov

Re: Contract No.: CQPW19000004

Vacant Land Parcel No.225
East of 2383 Gale Avenue
Baldwin, Town of Hempstead
Nassau County, New York
Section 54, Block 103, Lot 225

Dear Mr. Walsh:

At your request, I have inspected and appraised the above-captioned property. The purpose of the appraisal is to estimate the fair market value of the vacant land parcel owned by Nassau County.

The subject parcel is identified on the tax maps of Nassau County as Section 54, Block 103, Lot 225; and is located east of 2383 Gale Avenue abutting single-family homes and a municipal parking lot owned by the Town of Hempstead and an easement owned by Nassau County to the east. The subject property was inspected on November 15, 2023.

Lot 225 is irregular in shape having no direct street frontage and containing a site area of 1,564± square feet, as per Nassau County.

At the time of inspection, the subject parcel was primarily vacant and grass covered with a shed.

According to my client, the adjoining Baldwin Fire Department is interested in purchasing Lot 225, for an expansion of their parking lot. The intended use of the appraisal is to assist my client in determining the current fair market value of the subject land parcel. The intended user of this appraisal is my client, Nassau County, and those persons authorized by them to utilize this report.

RPR APPRAISAL REAL ESTATE SOLUTIONS USA, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

This appraisal report was prepared in compliance with and conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

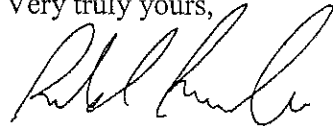
It is my opinion that the "as-is" fair market value of the fee simple estate of the subject property, predicated upon the underlying assumptions and limiting & qualifying conditions as defined within the body of this report, as of the date of inspection, November 15, 2023 was:

\$4,300

FOUR THOUSAND THREE HUNDRED DOLLARS

If you have any questions, please do not hesitate to email or call.

Very truly yours,



Ronald Paradiso, MRICS, SRA
President
Real Estate Solutions USA Inc.
Ron@RPRAppraisal.com

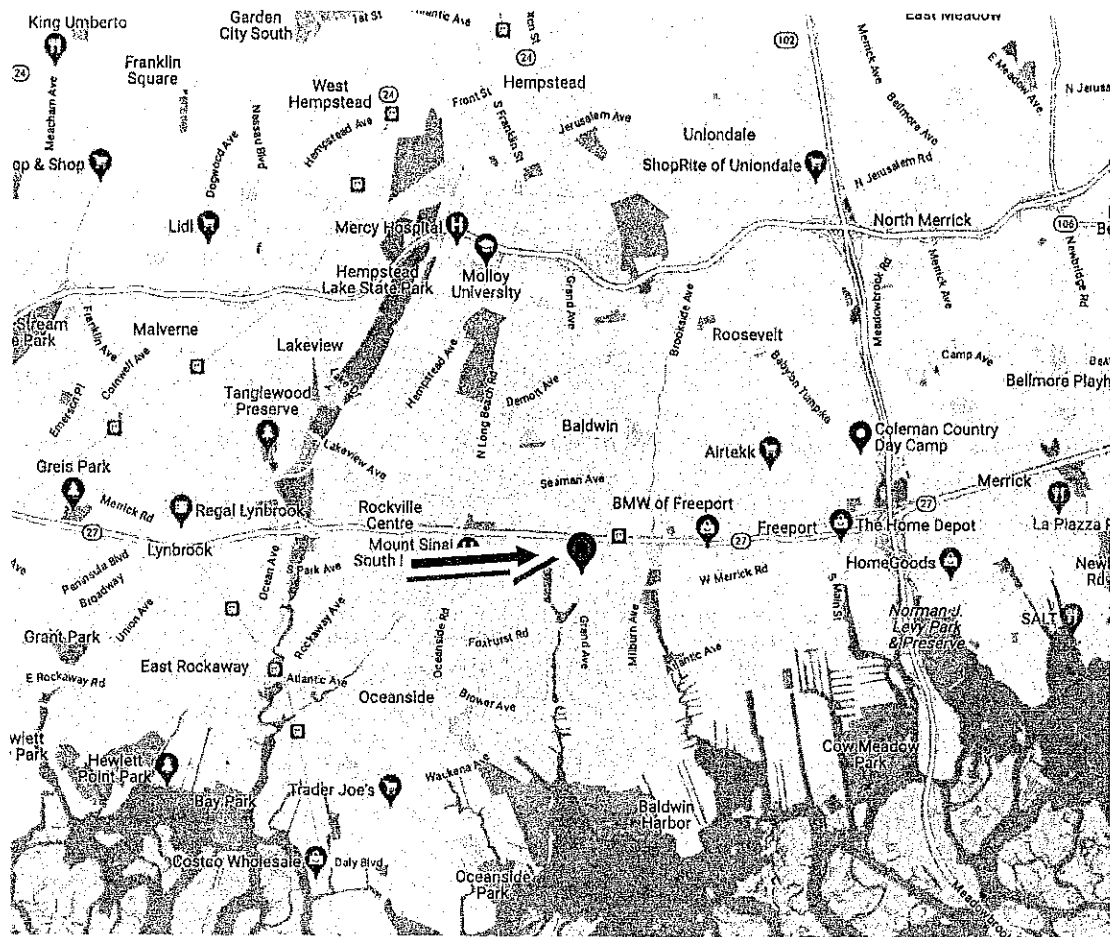
SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property:	Vacant Land Parcel 225 East of 2383 Gale Avenue, Baldwin, Town of Hempstead Nassau County, New York
Tax Map Identification:	Section 54, Block 103, Lot 225
Current Owner of Record:	Nassau County
Property Rights Appraised:	Fee simple estate
Property Description:	<p>The subject property is an irregular shaped parcel of vacant land located in Baldwin, within the Town of Hempstead, Nassau County, New York. The subject property is identified on the tax maps of Nassau County as Section 54, Block 103, Lot 225.</p> <p>The subject parcel contains a total of 1,564± square feet of land area.</p>
Zoning:	Residence B – Single-Family Use
Highest and Best Use:	Assemblage with an adjoining parcel.
Valuation Date:	November 15, 2023 (Date of Inspection)
Sales Approach Value	\$4,300
Value Conclusions	\$4,300

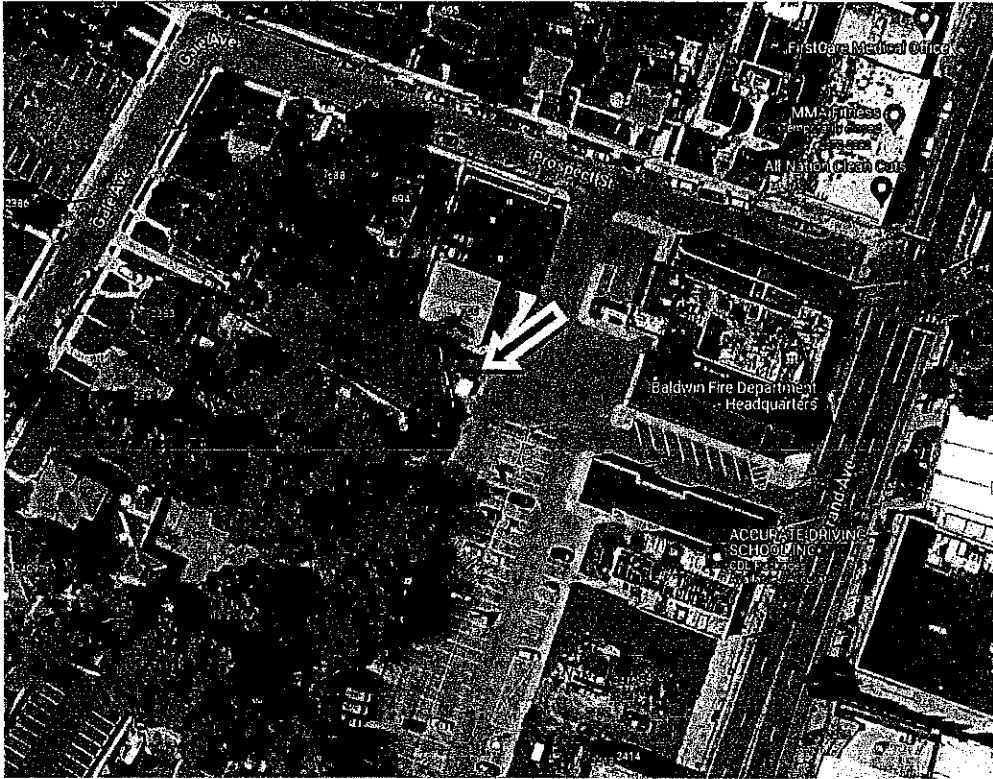
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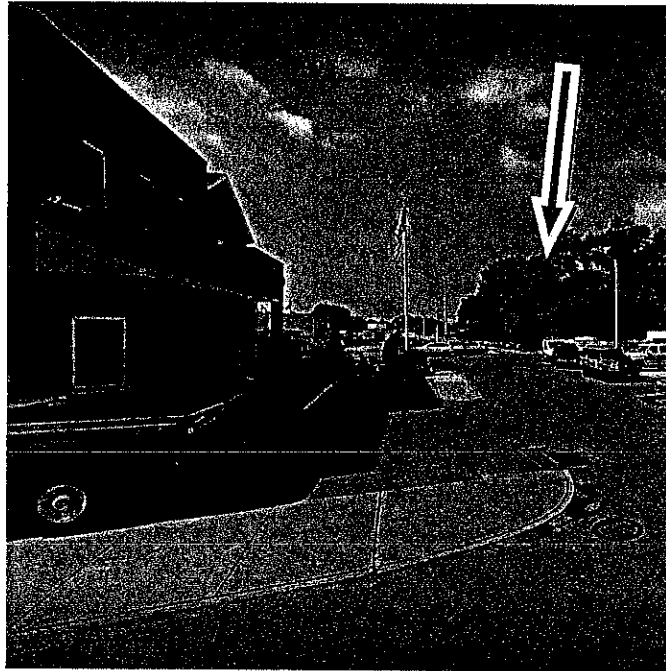
LOCATION MAP



AERIAL PHOTOGRAPH OF SUBJECT PROPERTY



PHOTOGRAPHS OF THE SUBJECT PROPERTY



Rear View of Baldwin Fire House Building & Parking Lot from Prospect Street

VALUATION DATE

The date of valuation is November 15, 2023, the date of inspection of the subject property.

PURPOSE OF THE APPRAISAL

The purpose of the appraisals is to estimate the current fair market value of the subject property.

INTENDED USE & USERS OF THE APPRAISAL

The intended use of the appraisal is to assist my client in determining the current fair market value of the subject land parcel. The intended user of this appraisal is my client, Nassau County, and those persons authorized by them to utilize this report.

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property is a slightly irregular shaped parcel of vacant land located in Baldwin, Town of Hempstead, Nassau County, New York. The subject property is identified as a on the tax maps of Nassau County as Section 54, Block 103, Lot 225.

SUBJECT PROPERTY OWNERSHIP HISTORY

The Nassau County owns the subject property. According to public record, no sale of the subject property has occurred within the past three years. The subject property is not currently listed for sale.

MARKETING PERIOD AND EXPOSURE TIME

A *marketing period* is generally defined as “An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, “Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions” address the determination of reasonable exposure and marketing time.)”¹

The marketing period for the subject property would be approximately one year.

Exposure time is generally defined as 1) The time a property remains on the market. 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.”²

The exposure time for the subject property would have been less than one year.

¹ *The Dictionary of Real Estate Appraisal - Sixth Edition*, Appraisal Institute, Chicago, IL, 2015, p 140

² *Ibid*, p 83.

SCOPE OF THE APPRAISAL AND METHODS OF VALUATION

The purpose of this report is to prepare a market valuation for the purposes of estimating the market value of the subject property. I have inspected and photographed the subject property and the immediate neighborhood. I have independently collected and analyzed relevant market data and zoning information. I have researched and analyzed comparable vacant land sales that have occurred in the subject's market area. Prior to determining the market parameters for the subject, the differences between the comparable sales as they relate to the subject property were considered. On this basis, quantitative adjustments were applied to each of the sales on a price per square foot of land area basis in order to reflect those differences and refine the indicated range. After adjustments, a land value was estimated for the subject property.

SPECIAL ASSUMPTION REGARDING THE VALUE OPINION

The subject parcel contains a total of 1,564± square feet of land area as per Nassau County Records. No survey was provided for the appraisal. Therefore, the analysis and conclusions derived are subject to a survey indicating the actual size of the site.

APPRAISAL DEFINITIONS

Market Value³

“The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.” (12 C.F.R. Part 34.42(g); 55 *Federal Register* 34696, August 24, 1990, as amended at 57 *Federal Register* 12202, April 9, 1992; 59 *Federal Register* 29499, June 7, 1994.)”

Fee Simple Estate⁴

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

³ *The Dictionary of Real Estate Appraisal – Sixth Edition*, Appraisal Institute, Chicago, IL, 2015, p. 142.

⁴ *Ibid*, p. 90.

Intended Use⁵

“The use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.”

Intended User⁶

“The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.”

Client⁷

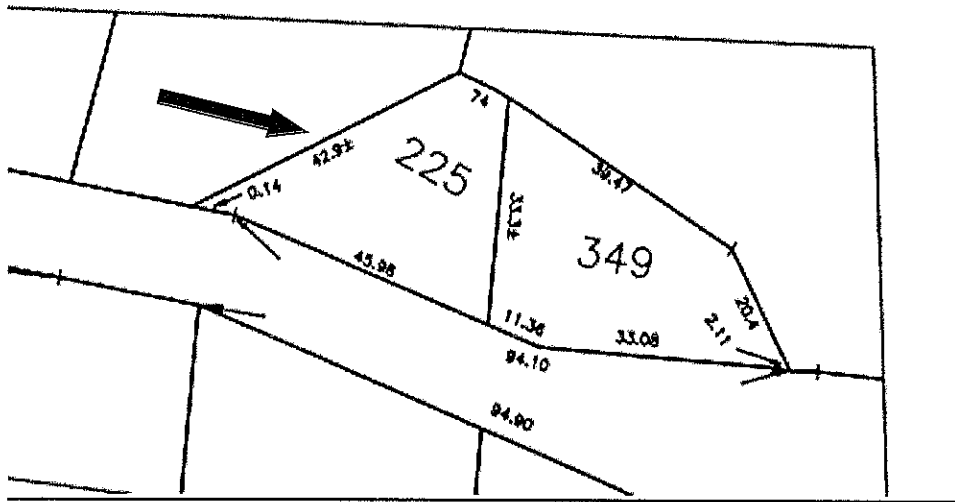
1. The individual, group, or entity who engages a valuer to perform a service. (SVP)
2. The party or parties who engage, by employment or contact, an appraiser in a specific assignment. Comment: The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent. (USPAP, 2016-2017 ed.)
3. Generally the party or parties ordering the appraisal. It does no matter who pays for the work. (CUSPAP, 2014 ed.)”

⁵ *Uniform Standards of Professional Appraisal Practice (USPAP) 2018-2019 Edition*, The Appraisal Foundation, Washington, DC, 2018, p. U-5.

⁶ *Uniform Standards of Professional Appraisal Practice (USPAP) 2018-2019 Edition*, The Appraisal Foundation, Washington, DC, 2018, p. U-5.

⁷ *The Dictionary of Real Estate Appraisal – Sixth Edition*, Appraisal Institute, Chicago, IL, 2015, p. 38

TAX MAP



Section 54, Block 103, Lot 225

PROPERTY DESCRIPTION

SITE DESCRIPTION

The subject property is identified on the tax maps of Nassau County as Section 54, Block 103, Lot 225. The subject parcel is located east of 2383 Gale Avenue abutting single-family homes, a municipal parking lot owned by the Town of Hempstead and an easement owned by Nassau County to the east. The subject property was inspected on November 15, 2023. Lot 225 is irregular in shape having no direct street frontage and containing a site area of 1,564± square feet, as per Nassau County. At the time of inspection, the subject parcel was primarily vacant and grass covered with a shed.

All utilities such as natural gas, electricity and cable and telephone service are available to surrounding properties.

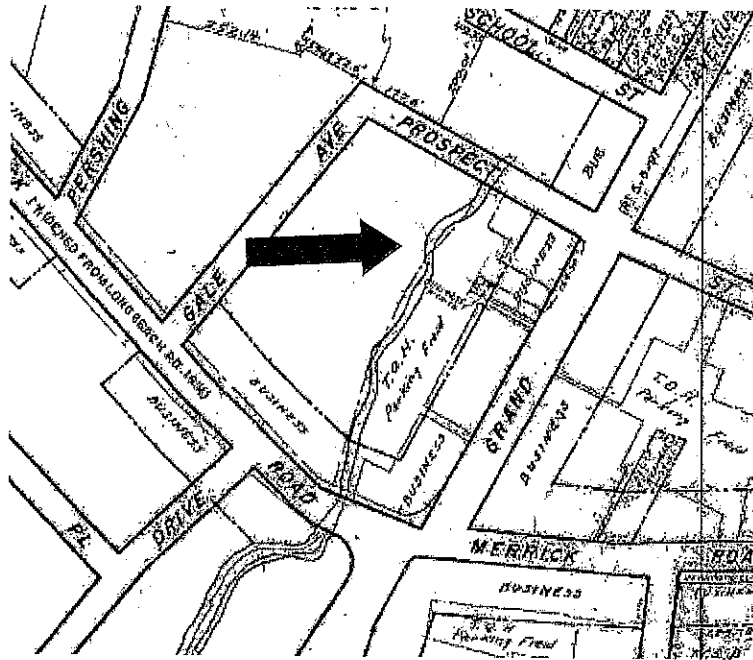
My physical inspection did not include an analysis of hazardous soils or contamination problems, and we do not have reason to believe such would exist. However, it is recommended that an environmental engineer be retained to determine the exact status of the subject soil. If in the event contamination is detected, our valuation contained herein may be subject to change. No survey was provided for the appraisal. Therefore, the analysis and conclusions derived are subject to a survey indicating the actual size (square foot of the land area).

REAL ESTATE TAXES

Nassau County owns the subject property and the real estate taxes are exempt.

ZONING

The subject parcel is situated within a Residence B zoning district.



Residence B zoning districts allows for single-family residential use. The minimum lot size is 6,000 square feet with a minimum street frontage of 55-feet.

The subject property is an irregular-shaped parcel of vacant land that contains a total of 1,564± square feet with no street frontage, abutting an easement owned by Nassau County and single-family homes. Based on existing zoning regulations it appears that the subject property cannot be developed as a standalone parcel.

It should be noted that issues involving zoning compliance and development potential are complex and require the special skills, knowledge, and training of professionals familiar with the appropriate regulations. Therefore, the determination of zoning compliance and potential lot yield should be determined by an architect or land-zoning specialist.

HIGHEST AND BEST USE

Highest and Best Use⁸

The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property, specific with respect to the user and timing of the use, that is adequately supported and results in the highest present value.” In order to determine the highest and best use of the subject site, we have considered the physically possible, legally permitted, economically feasible and maximally productive uses of the property both as vacant and as improved.

Highest and Best Use of Land or a Site as Though Vacant⁹

The subject’s current use is vacant land. Physically possible uses are determined by the size and configuration of the subject site. The subject is a slightly irregular-shaped lot that contains a total of 1,564± square feet of land. Physically, single-family development is not possible and would be limited. Legally permitted uses are determined by the subject property’s zoning. Based on the existing zoning, single-family development is not legally possible since the lot size and street frontage width is below the legal requirement, as discussed within the zoning section of the report. In terms of the financially feasible and maximum productive uses, it is my opinion that the highest and best use is its inclusion with an adjoining parcel. Therefore, the highest and best use of the subject property is its assemblage with an adjoining parcel.

⁸ *The Dictionary of Real Estate Appraisal – Fifth Edition*, Appraisal Institute, Chicago, IL, 2010, p. 93.

⁹ *Ibid*, p. 93.

SALES COMPARISON APPROACH

I have used the Sales Comparison Approach to determine the value of the subject site as if vacant and unimproved land. The Sales Comparison Approach is based on an opinion of value derived from prices paid in actual market transactions.

This approach may be used to value land that is actually vacant or land that is being considered as though vacant for appraisal purposes. The Sales Comparison Approach is the most common technique for valuing land and is the preferred method when comparable land sales are available. In this approach, the appraiser searches the market for transfers of similar type properties. These sales are then analyzed based on the price per square foot of land area.

The comparable sale properties are compared with and adjusted to the subject property. Adjustments to the sales first consider sale terms, financing, expenditure and possession costs and changes in market conditions, or value change from when the sale occurred. Subsequent adjustments recognize issues regarding differences in location for each property, size, site characteristics and zoning/developable potential.

ANALYSIS OF COMPARABLE VACANT LAND SALES

The subject parcel contains a total of 1,564± square feet of land area. The subject parcel is zoned within a residential district, and as noted earlier, the subject property cannot be developed for single-family use, and therefore has limited utility.

I was unable to find recent sales of undevelopable parcels of land for comparison, and have therefore utilized land sales of developable parcels, and adjusted them to the subject parcel for the analysis.

In estimating the value of the subject property, I have uncovered a number of comparable vacant land sales within the market that sold for residential development or future redevelopment. The unit of comparison used herein is the sale price per square foot of land area.

The following table presents a summary of the comparable land sales:

SUMMARY OF COMPARABLE LAND SALES

East of 2383 Gale Avenue Baldwin, NY				
	SUBJECT	COMP 1	COMP 2	COMP 3
Property Address	East of 2383 Gale Avenue	2328 Hudson Street	167 N Queens Avenue	Yorktown Street
Town/State	Baldwin, NY	East Meadow, NY	Massapequa, NY	Oceanside, NY
MLS #		3416522	3362219	3359151
Section/Block/Lot	54/103/225	50/316/277 & 278	48/66/311	54/147/34
Land Area (SF)	1,564	29,708	7,000	4,000
Sales Price		\$1,500,000	\$373,000	\$150,000
Sale Price Per SF		\$50.49	\$53.29	\$37.50
Date of Sale	11/15/2023	10/11/2022	2/4/2022	3/7/2022
Zoning	Residential	Residential	Residential	Residential
Lot Yield	1	4	1	1

The comparable sales occurred between February 2022 and October 2022, and have sites that range in size from 4,000± to 29,708± square feet of gross land area. Sale #1 has an average lot size of 6,300± square feet after subdivision and allowance for street access. The unadjusted sale prices range from \$37.50 to \$53.29 per square foot of land area.

Discussion of Land Sales Adjustments

Prior to estimating the subject's land value, I have considered the presented land sales and the difference between the comparables as they relate to the subject. On this basis, I applied quantitative adjustments to each of the prices per square foot of land area to reflect these differences and refine the indicated range. An upward adjustment indicates that the comparable is inferior to the subject, while a downward adjustment indicates the comparable to be superior. Since each of the comparable land sales was transferred for cash or its equivalent, financing adjustments were not necessary.

Market Conditions (Time/Negotiability)

I first considered an adjustment for market conditions. The sale dates ranged from February 2022 and October 2022. Based on available market data, I have considered that market conditions for vacant land properties have been stable. All of the sales occurred under similar market conditions to the present and were not adjusted.

Location

All of the sales have similar locations as compared to the subject location. No adjustments for location were required when compared to the subject property.

Site Characteristics

This adjustment considered the sites shape, frontage, depth, topography, and access and wooded/unwooded. No adjustments were required when compared to the subject property.

Size

The subject site contains 1,564± square feet of land area and requires 6,000 square feet based on zoning to be a development site. The comparable sites ranged in size from 4,000± to 29,708± square feet of gross land area. Note that Sale # 1 can be subdivided into 4-lots with an average lot size of 6,300± square feet. Sale #3 was adjusted upward for a smaller lot size.

Site Utility

The site utility adjustment considered the sites usefulness of the comparable sales in terms site suitability for development as compared to the subject property, which would affect the price that a potential developer would pay for a vacant parcel of land. All of the sales have superior overall utility since they can be developed. As noted earlier, the subject property does not have adequate size and frontage to legally support future development of a single-family home. I have made appropriate downward adjustments to all of the comparable sales for site utility, as compared to the subject, considering that the subject land has no development potential and very limited site utility in the market.

The following table summarizes the aforementioned adjustments made to the comparable land sales:

East of 2383 Gale Avenue Baldwin, NY				
	SUBJECT	COMP 1	COMP 2	COMP 3
Property Address	East of 2383 Gale Avenue	2328 Hudson Street	167 N Queens Avenue	Yorktown Street
Town/State	Baldwin, NY	East Meadow, NY	Massapequa, NY	Oceanside, NY
MLS #		3416522	3362219	3359151
Section/Block/Lot	54/103/225	50/316/277 & 278	48/66/311	54/147/34
Land Area (SF)	1,564	29,708	7,000	4,000
Sales Price		\$1,500,000	\$373,000	\$150,000
Sale Price Per SF		\$50.49	\$53.29	\$37.50
Date of Sale	11/15/2023	10/11/2022	2/4/2022	3/7/2022
Zoning	Residential	Residential	Residential	Residential
Lot Yield	1	4	1	1
Cleared/Wooded	Cleared	Cleared	Cleared	Cleared
Market Cond. Adjustments				
Time Adj. @ -0.00% per mo.		0.00%	0.00%	0.00%
Time Adj. Sales Price		\$50.49	\$53.29	\$37.50
Physical Adjustments				
Location		0%	0%	0%
Site Characteristics		0%	0%	0%
Site Size (Average Lot)		0%	0%	5%
Site Utility		-95%	-95%	-95%
Total Adjustment		-95%	-95%	-90%
Adjusted Sales Price Per SF		\$2.52	\$2.66	\$3.75
Value Range				
Minimum Per SF	\$2.52			
Maximum Per SF	\$3.75			
Average Per SF	\$2.98			
Median Per SF	\$2.66			
Conclusion	\$2.75	x	\$1,564	\$4,301

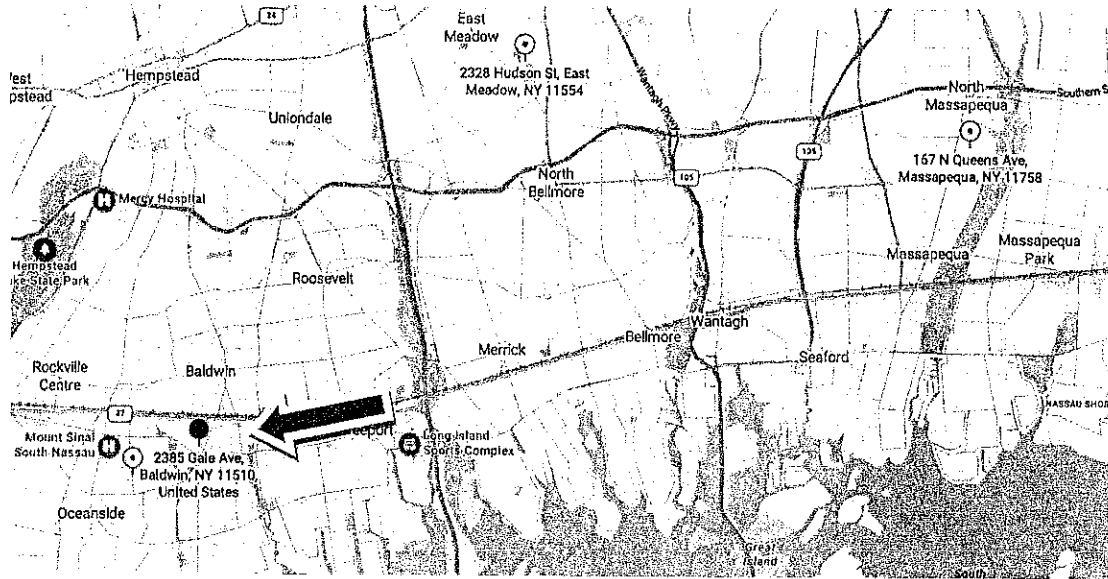
Land Sales Value Conclusion

After adjustments, the sale indicated an adjusted range of \$2.52 to \$3.75 per square foot of land area, with an average of \$2.98 per square foot and a median of \$2.66 per square foot of land area. I have taken into account the subject's location, size, zoning, utility and limited development potential. Based on this I have estimated a unit value of \$2.75 per square foot of gross land area to be reasonable for the subject parcel.

Therefore, the value of the subject property is calculated as follows:

Site Area (SF)	Value/SF (\$)	Land Value
1,564	\$2.75	\$4,301
	Rounded	\$4,300

COMPARABLE LAND SALES LOCATION MAP



COMPARABLE VACANT LAND SALE 1

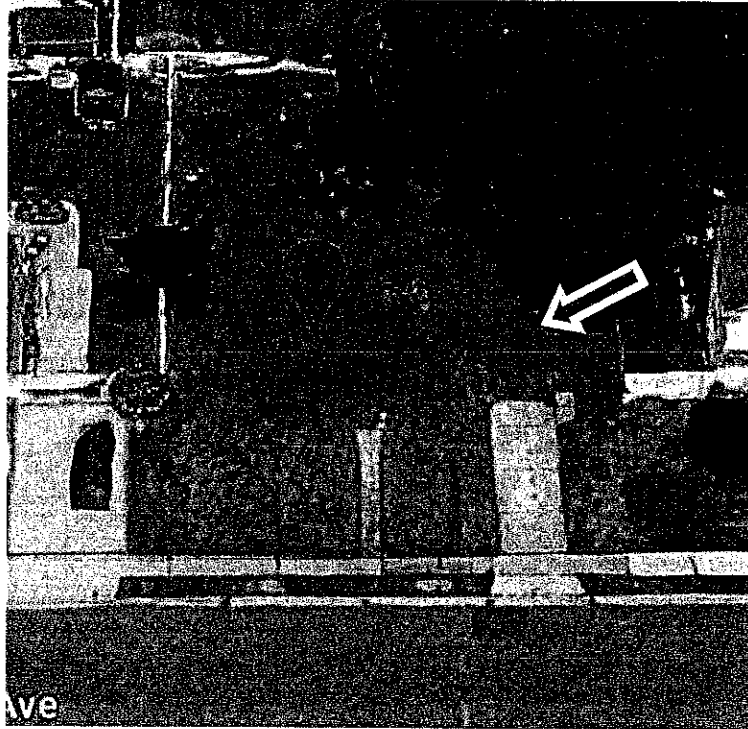
2328 Hudson Street
East Meadow, New York
Section 50, Block 316, Lots 277 & 278



October 11, 2022
\$1,500,000
\$50.49psf

COMPARABLE VAANT LAND SALE 2

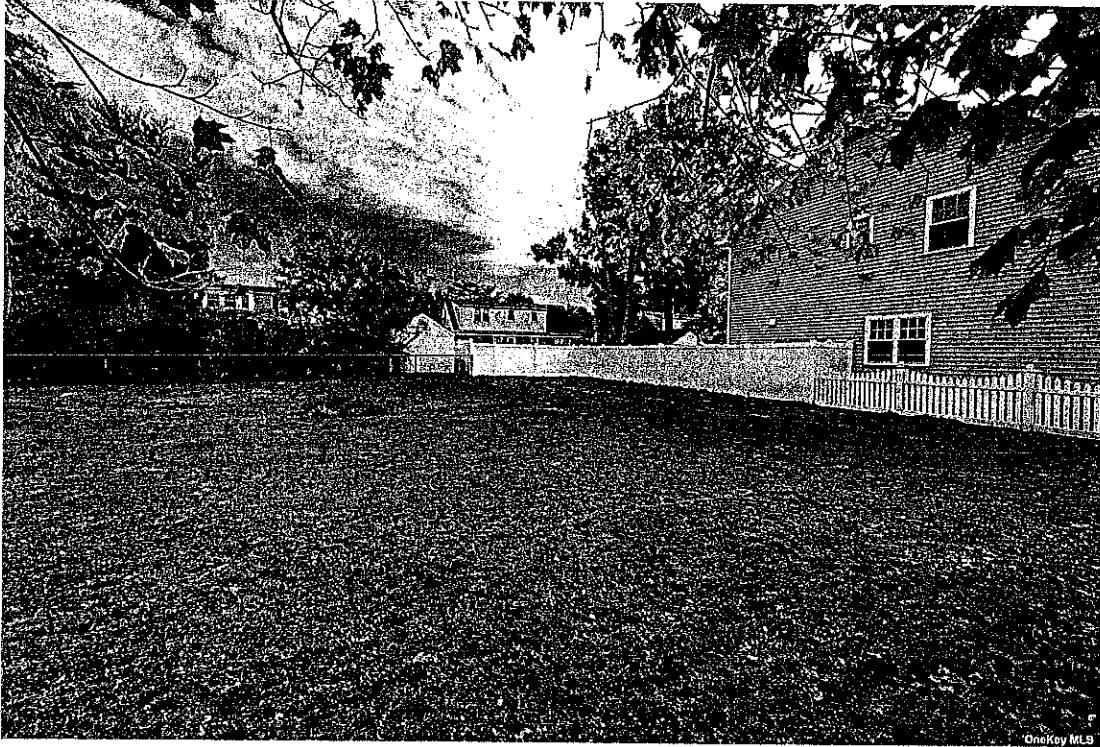
167 N Queens Avenue
Massapequa, New York
Section 48, Block 66, Lot 311



February 4, 2022
\$373,000
\$53.29psf

COMPARABLE VAANT LAND SALE 3

Yorktown Street
Oceanside, New York
Section 54, Block 147, Lot 34



March 7, 2022
\$150,000
\$37.50psf

VALUE CONCLUSION

It is my opinion that the fair market value of the fee simple estate of the subject property, predicated upon the underlying assumptions and limiting & qualifying conditions as defined within the body of this report, as of the date of inspection, November 15, 2023, was:

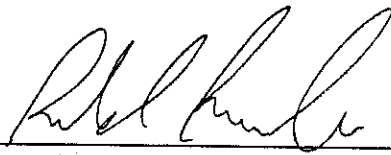
\$4,300

FOUR THOUSAND THREE HUNDRED DOLLARS

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief,

- The statements of fact contained in this appraisal report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use, of this report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Ronald Paradiso has completed the requirements of the continuing education program of New York State, the Appraisal Institute and the Appraisal Foundation.
- Ron Paradiso has made a personal inspection of the property that is the subject of this report.
- I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the subject property within the three-year period immediately preceding this assignment.



Ronald Paradiso, MRICS, SRA
Certified New York State
General Real Estate Appraiser
Certificate No. 46000041373

UNDERLYING ASSUMPTIONS AND LIMITING & QUALIFYING CONDITIONS

1. This report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. We are not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless stated otherwise in this report.
3. The property was appraised free and clear of any or all liens and encumbrances unless stated otherwise in this report.
4. Responsible ownership and competent property management are assumed unless stated otherwise in this report.
5. The information furnished by others for the appraised property is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless stated otherwise in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in this report.
10. It is assumed that all required licenses, Certificates of Occupancy or other legislative or administrative authority from any local, state or national government or private entity have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless stated otherwise in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described, and that there is no encroachment or trespass unless stated otherwise in this report.
13. We are unaware of any easements or encumbrances that substantially affect the subject property. However, we have not been provided with a title report and if in the event such report detailed the existence of an otherwise unknown easement or encumbrance, the value conclusion contained herein may be subject to change.

14. We are not qualified to detect hazardous waste and/or toxic materials. Any comment by us that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. Our value estimate(s) is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless stated otherwise in this report. No responsibility is assumed for any environmental conditions or any expertise or engineering knowledge required to discover them. Our descriptions and comments are the result of our routine observations made during the appraisal process.
15. Unless stated otherwise in this report, the subject property was appraised without a specific compliance survey having been conducted to determine whether the property is or is not in conformance with the requirements of the Americans with Disabilities Act (ADA). The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.
16. Any proposed improvements are assumed to be completed in a good and workmanlike manner in accordance with the submitted plans and specifications, and conforming to all municipal, building and health codes.
17. Our value conclusions were based on the assumption that the subject property will continue to be adequately maintained and professionally managed to sustain its competitiveness in the marketplace.
18. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser(s), and in any event, only with properly written qualification and only in its entirety.
20. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser(s) or the firm with which the appraiser(s) is/are connected) shall be disseminated to the public through advertising, public relations, news sales or other media without the prior written consent and approval of the appraiser(s).

QUALIFICATIONS

RONALD PARADISO, MRICS, SRA, PRESIDENT RPR APPRAISAL REAL ESTATE SOLUTIONS USA, INC.

Ron Paradiso is a New York State Certified General Real Estate Appraisers and Member of the Royal Institution of Chartered Surveyors, the Appraisal Institute, the Long Island Board of Realtors, and the National Association of Realtors, and a Licensed Real Estate Salesman.

In September 2019, Mr. Paradiso received a Business & Finance Award from the Long Island Business News, in recognition as one of Long Islands "Best Appraiser" for 2019.

Approved by the New York State Unified Court system, I have testified in Nassau, Queens and Brooklyn County District Court and State Supreme Court, and used as an expert for arbitration, dispute resolution, and estate tax assessment.

I have appraised all types of residential and commercial real estate which include: the valuation of single-family homes, vacant land, multi-family apartment buildings, office, hotel and retail shopping centers, proposed developments, industrial buildings, easements, parking garages, lease analysis, air rights, and investment properties.

I have completed appraisal assignments for litigation, condemnation, right-of-way, estate planning, and tax certiorari purposes and used as a special consultant by governmental agencies including Federal, State, City, Townships and Village departments.

I have appraised investment real estate trusts for purchase and exchange purposes and have valued full and partial ownership interests for estate tax planning. Over those past 25-years, I have appraised and consulted on thousands of residential, commercial and industrial property throughout the United States.

Professional & Personal Affiliations & Licenses:

New York State/General Licensed Real Estate Appraiser, Certification #46000041373

Member of the Royal Institute of Chartered Surveyors (MRICS)

Appraisal Institute with SRA designation, Member ID #21713

Approved Appraiser for the Unified Court System of New York State

HUD, Approved Appraiser

Port Authority of NY/NJ, Approved Appraiser

New York State Department of Transportation, Approved Appraiser

Appraisal Institute-Certified Appraiser --Historic Preservation Easements

Past Member of the Long Island Board of Real Estate

USTA Tennis Member, NAUI Certified Scuba Diver, WSI Certified Water Safety Instructor

Education: - I have completed the requirements of the continuing education program required by the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP), required by the Appraisal Foundation.

178-24

Proposed

ORDINANCE NO. 42-2024

AN ORDINANCE supplemental to the annual appropriation ordinance in connection with the Office of the District Attorney.

APPROVED AS TO FORM

[Signature]

Deputy County Attorney

RECEIVED
MAY 10 11 31
CLERK OF THE COUNTY BOARD
NASSAU COUNTY

WHEREAS, Nassau County has received certain revenue; and
WHEREAS, such funds have not been otherwise appropriated; and
WHEREAS, the County Executive, by communication dated August 26, 2024, addressed to the County Legislature, has recommended the appropriation of such funds not otherwise appropriated; and,

WHEREAS, this supplemental appropriation is within the scope of Section 307 of the County Government Law; now, therefore,

BE IT ORDAINED by the County Legislature of the County of Nassau, as follows:

Section 1. There is hereby appropriated from monies not otherwise appropriated, the following sums of money to the following accounts:

BADA24000007

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
2,006,082	Federal Forfeiture	GRT	DA	BB	300,000
		GRT	DA	DD	1,256,082
		GRT	DA	DE	450,000

BADA24000008

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
2,886,003	NYS Division of Criminal Justice Services	GRT	DA	AA	2,191,347
		GRT	DA	AB	694,656

BADA24000009

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
270,000	NYS Division of Criminal Justice Services	GRT	DA	AA	202,447
		GRT	DA	AB	64,176
		GRT	DA	DD	3,377

BADA24000010

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
1,355,884.41	NYS Office of Victim Services	GRT	DA	AA	1,274,492.23
		GRT	DA	DD	81,392.18

§ 2. This ordinance may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing Committee of said Legislature if said ordinance is passed by the affirmative vote of a majority of said Legislature.

§ 3. It is hereby determined, pursuant to the provisions of the State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that this supplemental appropriation ordinance is a "Type II" Action within the meaning of Section 617.5(c)(26) of 6 N.Y.C.R.R. ("routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment"), and, accordingly, is of a class of actions which do not have a significant effect on the environment; and no further review is required.

§ 4. This ordinance shall take effect immediately.

BRUCE BLAKEMAN
County Executive



THOMAS A. ADAMS
County Attorney

COUNTY OF NASSAU
OFFICE OF THE NASSAU COUNTY EXECUTIVE
1550 Franklin Avenue
Mineola, New York 11501

**MESSAGE AND RECOMMENDATION OF
THE COUNTY EXECUTIVE AT A REGULAR
MEETING OF THE COUNTY LEGISLATURE**

August 26, 2024

COUNTY LEGISLATURE
NASSAU COUNTY
THEODORE ROOSEVELT EXECUTIVE & LEGISLATIVE BUILDING
MINEOLA, NEW YORK

HONORABLE MEMBERS:

Nassau County has received revenue in connection with the Office of the District Attorney. In order to make the monies available for the Office of the District Attorney, it is requested that the funds be appropriated and credited to the department code as set forth in the attached proposed ordinance.

Therefore, pursuant to Section 307 of the County Government Law of Nassau County, I recommend that the attached supplemental appropriation ordinance be adopted by the County Legislature.

Very truly yours,

BRUCE BLAKEMAN
County Executive
Nassau County


ARTHUR T. WALSH
Chief Deputy County Executive

191-24

proposed ORDINANCE NO. 43-2024

AN ORDINANCE supplemental to the annual appropriation ordinance in connection with the Health Department.

APPROVED AS TO FORM
[Signature]

Deputy County Attorney

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE
2024 SEP - 3 A 10:27

WHEREAS, Nassau County has received certain revenue; and
WHEREAS, such funds have not been otherwise appropriated; and
WHEREAS, the County Executive, by communication dated August 26, 2024, addressed to the County Legislature, has recommended the appropriation of such funds not otherwise appropriated; and,

WHEREAS, this supplemental appropriation is within the scope of Section 307 of the County Government Law; now, therefore,

BE IT ORDAINED by the County Legislature of the County of Nassau, as follows:

Section 1. There is hereby appropriated from monies not otherwise appropriated, the following sums of money to the following accounts:

BAHE24000021

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
265,811	New York State Department of Health	GRT	HE	AA	78,474
		GRT	HE	AB	39,670
		GRT	HE	DE	147,667

BAHE24000022

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
1,029,156	New York State Department of Health	GRT	HE	AA	613,820
		GRT	HE	AB	402,710
		GRT	HE	DD	5,000
		GRT	HE	HH	7,626

BAHE24000023

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
58,350	New York State Department of Health	GRT	HE	AA	45,791
		GRT	HE	AB	12,096
		GRT	HE	HH	463

§ 2. This ordinance may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing

BRUCE A. BLAKEMAN
County Executive



THOMAS A. ADAMS
County Attorney

COUNTY OF NASSAU
OFFICE OF THE NASSAU COUNTY EXECUTIVE
1550 Franklin Avenue
Mineola, New York 11501

MESSAGE AND RECOMMENDATION OF
THE COUNTY EXECUTIVE AT A REGULAR
MEETING OF THE COUNTY LEGISLATURE

August 26, 2024

COUNTY LEGISLATURE
NASSAU COUNTY
THEODORE ROOSEVELT EXECUTIVE & LEGISLATIVE BUILDING
MINEOLA, NEW YORK

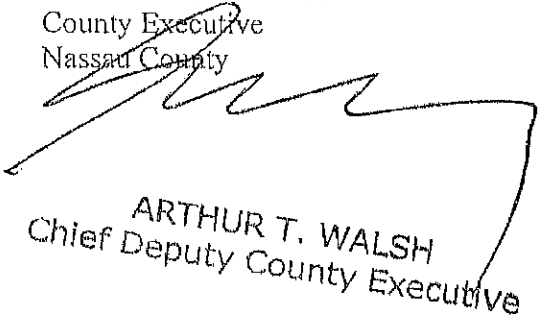
HONORABLE MEMBERS:

Nassau County has received revenue in connection with the Health Department. In order to make the monies available for the Health Department, it is requested that the funds be appropriated and credited to the department code as set forth in the attached proposed ordinance.

Therefore, pursuant to Section 307 of the County Government Law of Nassau County, I recommend that the attached supplemental appropriation ordinance be adopted by the County Legislature.

Very truly yours,

BRUCE BLAKEMAN
County Executive
Nassau County



ARTHUR T. WALSH
Chief Deputy County Executive

Proposed ORDINANCE NO. 44-2024

AN ORDINANCE supplemental to the annual appropriation ordinance in connection with the Department of Human Services.

APPROVED AS TO FORM



Deputy County Attorney

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGISLATURE
2024 SEP - 3 A 10 32

WHEREAS, Nassau County has received certain revenue; and
WHEREAS, such funds have not been otherwise appropriated; and
WHEREAS, the County Executive, by communication dated August 26, 2024, addressed to the County Legislature, has recommended the appropriation of such funds not otherwise appropriated; and,

WHEREAS, this supplemental appropriation is within the scope of Section 307 of the County Government Law; now, therefore,

BE IT ORDAINED by the County Legislature of the County of Nassau, as follows:

Section 1. There is hereby appropriated from monies not otherwise appropriated, the following sums of money to the following accounts:

BAHS24000004

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
595,592	New York State Office of Mental Health	GRT	HS	DE	595,592

BAHS24000005

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
690,824	New York State Office of Mental Health	GRT	HS	DE	690,824

§ 2. This ordinance may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing Committee of said Legislature if said ordinance is passed by the affirmative vote of a majority of said Legislature.

§ 3. It is hereby determined, pursuant to the provisions of the State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that this supplemental appropriation ordinance is a "Type II" Action within the meaning of Section 617.5(e)(26) of 6 N.Y.C.R.R. ("routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment"), and, accordingly, is of a class of actions which do not have a significant effect on the environment; and no further review is required.

§ 4. This ordinance shall take effect immediately.

193-24

Proposed ORDINANCE NO. 45-2024

AN ORDINANCE supplemental to an appropriation ordinance in connection with the Office of Management and Budget.

APPROVED AS TO FORM

[Signature]

Deputy County Attorney

2024 SEP - 3 A 10 31
NASSAU COUNTY
CLERK OF THE COUNTY CLERK

WHEREAS, Nassau County has received certain revenue; and
WHEREAS, such funds have not been otherwise appropriated; and
WHEREAS, the County Executive, by communication dated August 26, 2024, addressed to the County Legislature, has recommended the appropriation of such funds not otherwise appropriated; and,

WHEREAS, this supplemental appropriation is within the scope of Section 307 of the County Government Law; now, therefore,

BE IT ORDAINED by the County Legislature of the County of Nassau, as follows:

Section 1. There is hereby appropriated from monies not otherwise appropriated, the following sums of money to the following accounts:

BABU24000021

<u>TOTAL AMOUNT</u> (in dollars)	<u>SOURCE OF FUNDS</u>	<u>APPROPRIATED TO:</u>			
		<u>FUND</u>	<u>DEPT. CODE/Index</u>	<u>OBJ. CODE</u>	<u>AMOUNT</u> (in dollars)
1,963,240	NYS Department of Criminal Justice	GRT	BU	DE	1,963,240

§ 2. This ordinance may be modified to allow for the correction of any mathematical and/or typographical errors subsequent to any approval and adoption of said ordinance without the necessity for a vote to be taken by the County Legislature or by the members of any Standing Committee of said Legislature if said ordinance is passed by the affirmative vote of a majority of said Legislature.

§ 3. It is hereby determined, pursuant to the provisions of the State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that this supplemental appropriation ordinance is a "Type II" Action within the meaning of Section 617.5(c)(26) of 6 N.Y.C.R.R. ("routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment"), and, accordingly, is of a class of actions which do not have a significant effect on the environment; and no further review is required.

§ 4. This ordinance shall take effect immediately.