



# NASSAU COUNTY

## LAND BANK CORPORATION

40 MAIN STREET  
1<sup>ST</sup> FLOOR SUITE C  
HEMPSTEAD, NY 11550  
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### BOARD OF DIRECTORS

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## NASSAU COUNTY LAND BANK CORPORATION

**Meeting Min 9.21.2023**

**Attendance:**

**Anissa D. Moore**

**Meredith A. Hughes**

**Francis X. Moroney**

**Patrick R. Gallagher**

**Executive Director: Jonathan Gaffney**

**Counsel to Nassau County Land Bank Corp: Theodore E. Hommel**

**Guest:**

**Uniondale Land Trust**

**Hempstead Land Trust**

**Started at 3:20pm.**

- Past Meeting Min:
  - July Montion made and accepted. July Meeting min voted and moved. Board member Patrick Gallagher abstained his vote due to this meeting being his first one (9.21.23).
- Project Updates:

**Havard & Cruikshank:**

**Punch List Items.**

Note: Punch items are applicable for both sites unless otherwise noted.

Mow lawns and clean up exterior yards of all debris, etc.

Clean the bottom of window wells.

Remove protective tape off the window frames of the basement egress window.

Provide splash blocks at all gutter downspouts.

Install specified hand railings at exterior stairs.

Install specified landscaping.

Repair neighbor's fencing (Cruikshank)

Adjust all interior doors for proper operation.  
Install door stops at all doors.  
Vent kitchen range hood to the exterior.  
Install lamp for kitchen range hood.  
Provide door buzzer and bell.  
Provide cover for bathroom exhaust fans (Cruickshank)  
Replace bathroom exhaust fans with specified units (Harvard).  
Provide the house address number at the front of the house (Cruickshank).  
Remove manufacturer's labels from the bathroom vanity cabinet (Cruickshank).  
Missing grout at wall-to-floor transition in the large bathroom (Cruickshank).  
Install specified attic access hatches.

Lag bolt the structural girder to the Lally columns in the basement.  
Replace specified poured concrete sidewalk flags (Cruickshank).  
Raise suspended light fixtures in the living room/dining room areas.  
Install dryer vent louver.  
Install specified transfer grilles (HVAC).  
Review lifting of the finished floor in the rear bedroom (Harvard).  
Fix the window in the rear bedroom (Harvard).  
Install Media Center in the basement (Harvard).  
Missing circuit breaker at electrical panel (Harvard).  
Enclose the basement stair assemblies as specified.  
Finished wood floor terminations are not complete (Harvard).  
Reinstall insulation on HW piping in the basement.  
Missing batt insulation in the basement (Cruickshank)  
Seal the penetration at the exterior wall for the basement exhaust duct.  
Address Building Department punch list items.  
Submit Certificate of Occupancy.  
Submit U.L. Certificate. (Harvard)  
Provide final survey (Cruickshank).  
Provide final HERS Rater Certification

- LISC Grant:

#### **Vacant Lot – Woodbury Road, Woodbury:**

Preliminary survey received; final survey expected week of 9/11.

"Paper Street" (Irving Drive) is located along the south property line, making the subject property a corner lot.

Accordingly, the property will require two (2) front yard setbacks.

Zoning analysis for setback, building envelope, and permitted uses is currently being prepared.

The surveyor noted concrete wall remains on the property. The extent of the remains is to be clarified on the completed survey.

A FOIL request with the Town for any records was filed. No records were found.

#### **7 East Dewey Street, East Rockaway:**

A demolition permit is currently being prepared for filing with the Town of Hempstead.

Permit package will require utility service disconnect letters.

**60 Stewart Avenue, Hempstead:**

A permit application was filed with the Village of Hempstead Building Department.

A letter of denial was issued, as expected. Due to the home not being zoned for a two family home.

A pre-submission meeting with The Village of Hempstead Site Plan Review Board is scheduled for September 15<sup>th</sup> at 10:30 a.m. at the Hempstead Public Library.

The pre-submission meeting is required before filing the BZA application.

The meeting is a private meeting between the Village Board and the Applicant.

- Finances:
  - LBI initiative
  - Phase 1 (application was submitted for renewal funding)
  - Phase 2 (awarded)
  - Credit Card CHASE
- Land Bids:
  - Orchard ST: No Response
  - 7 Dewey East: No Response

Other Land Bank Conversation:

- The Land Bank had a conversation on housing those with developmentally disabled individuals. The Executive Director reported that there were federal government grants to assist in the development of these type of facilities. The Land Bank would have to shop this development to a provider who would be able to move in and manage this type of program, but we can build it with the right funding.
- The Land Bank Board also discussed Orchard Street. It has been in closing for a few years. We our consul reaching out to the buyer's attorney to see if they would like to move forward with closing.
- Woodbury Rd.: We are in the very early stages of our surveys. Still determining what would be possible to build on that property.
- The Land Bank also had a guest who represented two of the local Land Trust that represented the Hempstead and Uniondale areas.

We Closed our meeting at 4:15pm.