



NASSAU COUNTY
LAND BANK CORPORATION

40 MAIN STREET
1ST FLOOR SUITE C
HEMPSTEAD, NY 11550
TEL: 516-572-1398
FAX: 516-572-2789

BOARD OF DIRECTORS

ANISSA D. MOORE
Chair

MEREDITH A. HUGHES
Vice Chair

KENNETHA A. PETTUS
Treasurer

FRANCIS X. MORONEY
Member

PATRICK R. GALLAGHER
Member

Jonathan C. Gaffney
Executive Director

NASSAU COUNTY LAND BANK CORPORATION

Meeting Min 8.10.2023

Attendance:

ANISSA D. MOORE
Chair

MEREDITH A. HUGHES
Vice Chair

KENNETHA A. PETTUS
Treasurer

FRANCIS X. MORONEY
Member

Jonathan C. Gaffney
Executive Director

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

Guest:
Board Members of the Hempstead
Community Land Trust

Past Meeting Min:
Voted and Accepted

Havard & Cruikshank:

The Executive Director advised the board that both Houses are 99% complete. We are in process of getting the certificate of occupancy. Fusion and the executive director are setting dates to go over punch list items. The first visit is scheduled by the end of August.

LISC Grant: Executive Director
Cruikshank and Harvard:

Punch list was performed today.
Punch list items are expected to be completed within 1-2 weeks.

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.

A pre-submission meeting with The Village of Hempstead Site Plan Review Board is scheduled for September 15th 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.

Funding:

LBI initiative:

Phase 1 (Requested steps on Renewal)

Phase 2 (Currently in process)

Credit Card CHASE: Executive Director explained that there is no longer a debit card with Chase, just a credit card. There is a meetnig with the commercial side of chase to train how to monitor the use of the card on the internet.

Land Bids:

Orchard ST (Waiting to see if they want to move foward with sale)

7 Dewey East : Board requested letter from private citizen to prove the load was abased on the affordiabel hosing income requiriments for affordable housing. Board also requested information from possible developer to submit company information before selling any property. Executive Director sent informaiton out as requested.

