

Bruce A. Blakeman
County Executive



Kenneth G. Arnold, P.E.
Commissioner

William Nimmo
Deputy Commissioner

Nassau County Open Space & Parks Advisory Committee (OSPAC)

Ralph Fumante, Jr.
Chair
Laura Schofer
Vice-Chair
Ralph Healey
Secretary
James Colotti
William Long
Matthew T. Meng
Carol Meschkow

Nassau County Parks Administration Building
Conference Room, Eisenhower Park
East Meadow, New York 11554
www.nassaucountyny.gov

Meeting Minutes (*Wednesday, January 11, 2023*)

OSPAC 9-2022

- Applicant would need 20,000 sq. ft. per building lot according to the Incorporated Village of Kings Point zoning regulations
- The question was asked if the property could now be subdivided after obtaining the sliver of land that the County is proposing to sell
- With the proposed merger of the applicant's land with the County's sliver of land, the property would be just barely over 20,000 sq. ft., thereby making any proposed subdivision of the land impractical
- The sliver of land is being sold through a *fair market* bid process and would consist of a sealed bid between adjoining owners
- The sliver of land is not a drainage parcel, and therefore DPW has no objections
- The question was asked of why the adjoining owner wants the property
- OSPAC members approved the sale of the property, with the condition to merge the tax lot with the adjoining owner's lot, by a vote of 4-0

OSPAC 10-2022

- OSPAC members discussed implementing a condition that states the property, after being merged with the tax lot for sale, could *not* be subdivided in perpetuity
- OSPAC members also noted a lack of green space in the area (Bellmore)
- Nick Sarandis, Attorney for Nassau County Real Estate, spoke with the applicant and confirmed that the owner's intention in purchasing the property is to add space to his side yard
- The tax lot in question is not a drainage parcel, and therefore DPW has no objections
- After the presentation of the application by staff, OSPAC members made a motion not to sell the tax lot because of the following reason:
 - There is already a lack of green space in the area (Bellmore) and the sale of the property would only exacerbate that
 - The sale of the property would take away an invaluable line of sight for motorists when approaching the intersection of 1st Avenue and Route 106 (Newbridge Road)
 - If the property was sold to the adjoining owner, his backyard would subsequently be in front of his neighbor to the north's front yard
- OSPAC members ultimately voted to *DENY* the sale of the property by a vote of 4-0

New Business

- Agenda for today's meeting (1/11/23) should be amended to read *2022 Year End Report*, not *2023*
- The *2022 Year End Report* should include a cover letter for all the year's meeting minutes and should be forwarded to the Nassau County Legislature

- A vote for *Chair* of OSPAC was held and Ralph Fumante received *4 ayes*
- A vote for *Vice-Chair* of OSPAC was held and Laura Schofer received *4 ayes*
- A vote for *Secretary* of OSPAC was postponed until the next meeting (2/8/23)
- Additionally, a request for recommendations on all open positions on OSPAC was made

Review of Open Space Fund Balance

- A request was made to double-check the *Open Space Fund Balance* that was included on this meeting's agenda
- After further inquiries by staff, the *Open Space Fund Balance* was corrected to read \$2,000,844, not \$1,804,688

Confirm Next Meeting Date

- A request was made to check all OSPAC meeting dates against Nassau County Legislature meeting dates, in order to look for any overlap
- Additionally, OSPAC members made a request to re-send the *2023 OSPAC Calendar* to all members

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Meeting Minutes (*Wednesday, February 8, 2023*)

Call to Order

- Proposed meeting of NCPC & OSPAC on Friday, February 17th is no longer feasible
- A potential meeting on Thursday, March 2nd (at night) is currently being discussed

OSPAC 1-2023

- The restructuring of two (2) leases is being proposed (LI Marriott Site and Coliseum Site)
- These are currently both 99-year leases (~40 years left on Marriott lease and ~39 years left on Coliseum lease)
- Both leases will be fundamentally revised and include the redevelopment of both sites
- The current redevelopment proposal is for a casino and resort (Las Vegas Sands Corp.) and would encompass both sites
- The *Assignment of Existing Lease*, *Termination of Lease*, and *Execution of New Lease* are all subject to approval by the Nassau County Legislature (Coliseum Site is included within Legislator Siela Bynoe's District 2)
- Las Vegas Sands Corp. are currently negotiating the leases
- Three (3) live-gaming licenses are due to be issued for the downstate region of New York (includes Long Island & New York City)
- A *Request for Application (RFA)* was released on January 6th; proposals are expected sometime in April
- A determination is expected to be made this time next year (2024)
- There are currently multiple proposals in Manhattan, Coney Island, and Willets Point (Citi Field)
- Control of both the leases and the site is necessary for Las Vegas Sands Corp. to be able to submit their application
- Proposal includes 4-star & 5-star hotels, casino, restaurants, and live performance venue
- The renovation of the Marriott hotel is also included in the proposal
- It is expected that the NCPC will be able to see a site plan proposal by the March 2nd NCPC hearing
- Town of Hempstead will control the SEQRA process
- If Las Vegas Sands Corp. does not receive a live-gaming license, they plan to downscale development of the site
- Las Vegas Sands Corp. would also re-purpose the Coliseum site
- The Coliseum needs 6,000 parking spaces pursuant to Town of Hempstead zoning regulations
- Las Vegas Sands Corp. willing to invest \$4.5 billion into the project
- They would also space out parking garages in their plan, as traffic is one of their biggest concerns
- A question was raised by OSPAC on whether or not Sands would apply for a 24/7 operational license;
TBD

- Hofstra University is against the project, although Nassau Community College is not; training for potential jobs is being proposed at Nassau Community College
- The same engineering firm that previously studied traffic concerns at the site will be consulted once again
- The Plaza lots were taken back by the County after failed retail plans by the developer Bruce Ratner
- A \$1 million application fee to New York State is required, along with a \$500 million fee if selected
- All revenue from the site would be shared amongst the State, County (5%), and Town
- Las Vegas Sands Corp. will approach Nassau County IDA for tax relief over the course of the 99-year lease
- The proposed casino will be less than 10% of the total project
- Potential for Broadway shows to be brought to the site, as well as the creation of a convention center
- Las Vegas Sands Corp. were the first to introduce convention centers to Las Vegas to supplement the lack of people visiting casinos from Monday to Friday
- Site would be transferred free and clear of any mortgages on the property
- EAF is currently in the process of being drafted (takes a significant amount of time)
- The use of the old railroad tracks (previously used by the circus) is not favored by Garden City residents
- There is no intention to put housing developments anywhere on site

Old Business

- OSPAC has not yet heard back from Legislator Rose Walker regarding the purchase of property near Old Bethpage Village Restoration that was previously owned by the County (OSPAC 5-2022), although she is currently on-board with the plan
- OSPAC member Billy Long has resigned; NCPC Chairman Leonard Shapiro will hopefully be able to assign a new member, as the position was an NCPC appointed seat

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Meeting Minutes (*Wednesday, March 8, 2023*)

Approval of Previous Meeting Minutes (February 8, 2023)

- Six (6) ayes

OSPAC 2-2023

- Nassau Community College has already approved the use of the property for the Town of Hempstead Water District
- This action would be considered a ***Permanent Easement***
- Regarding the previously installed PSEG sewer line, the site has already been surveyed and no problems were identified
- The existing access road will be utilized to minimize the clearing of green space within the proposed easement site
- The intent of the proposed water supply pump station is to connect the *Uniondale Water District* to the *Roosevelt Field Water District* (RFWD operates at a higher pressure)
- Equipment needed for the project will not be available for up to 18 months
- TOH currently renting a similar water supply station in New Jersey
- This is a time sensitive project because of water quality issues
- OSPAC members asked the question if trees at the site could be preserved; TOH made known their intention to not clear the entire site and to restore the site to previous “green” conditions at the conclusion of the project
- OSPAC members also asked for the footprint of the proposed water supply station from TOH
- This project will be constructed off-site and then transported to the subject property to optimize efficiency
- Station would be located close to the sewer line and water main valve in the southeast corner of the subject property
- Five (5) other sites have already been evaluated and the proposed site at Nassau Community College is the best one
- Did not want to place the proposed water supply station in the middle of the parking lot at Nassau Community College
- All water suppliers are facing similar challenges right now
- The site will be in place to accommodate future needs and will not grow (no noise pollution, either)
- Work is being done to eliminate 1,4-dioxane and PFAS from water supply
- The site is far enough away from the Grumman plume where it will not be affected
- TOH has already commissioned a metes & bounds survey and will be able to provide a more precise survey to OSPAC members before the next meeting

- Nassau HUB will have to conduct a water availability study eventually
- OSPC members previously saw an application involving the site directly to the south

Old Business

- OSPAC has reached out to those with open seats; all are aware and have provided recommendations
- The need remains for a quorum
- Billy Long resignation issues were discussed; will need to receive a written resignation e-mail from him
- The issue of attendance was discussed; potential that if someone can't attend six (6) consecutive meetings, can OSPAC remove them as a member?
- This proposal was seen as a potential tool to use in Billy Long's case
- Seats on OSPAC are still open; only six (6) out of nine (9) have been filled
- Ultimately, the attendance issue could be used as a tool to fill a vacant seat
- Questions were raised about being able to vote without a quorum (recommendation vs. vote)

Update on OSPAC 5-2022

- OSPAC has not yet heard back from Legislator Rose Walker on the property near Old Bethpage Village Restoration, but she is still on-board with the plan, in addition to buying back the additional open space nearby that was previously sold

New Business

- OSPAC is still hoping to see a site plan for OSPAC 1-2023, but the request will be difficult to accommodate since OSPAC will only be voting on the transfer of the lease
- The Nassau County Planning Commission would eventually see the Site Plan as a 239-m zoning referral
- A special zoning district was created by the Town of Hempstead in 2011 (*Mitchel Field Mixed-Use District*)
- Laura Schofer's questions about OSPAC 1-2023 will be forwarded to Attorney Josh Meyer and hopefully answered by the next meeting (*March 28, 2023 at 4:00 P.M.*)
- It should be reiterated once again that OSPAC will only be voting on the issue of the lease at that time

Confirm Next Meeting Date

- ***Tuesday, March 28, 2023 at 4:00 P.M.***

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Meeting Minutes (*Tuesday, March 28, 2023*)

Approval of Previous Meeting Minutes (March 8, 2023)

- Four (4) ayes (Ralph Fumante, Laura Schofer, Ralph Healey and Matthew Meng)

OSPAC 1-2023

- Shonda Washington of Hofstra University in attendance to learn about the lease process
- Pearl Jacobs was against a potential casino in walking distance of 40,000 students, believes that water issues at the site will not support the proposed casino project
- “Crane goes up, property values go down”
- Claudia _____ of L.I. Clean Air, Water & Soil (LI CAWS) asked the question of where the lease stands as of right now and then asked for an explanation of the approval process; was informed that the approval process would include the Town of Hempstead, as well
- OSPAC members indicated that they have read the transcript of the March 2nd Planning Commission hearing, but have still yet to have their questions answered from the last meeting
- Attorney Dan Baker presented the members of OSPAC with a preliminary site plan that is still subject to change; the site plan showed the approximate building envelopes, as well as areas that would be set aside for open space (approximately 14% of the entire site)
- Under Town of Hempstead zoning code, 3% of property must be open space
- **Question:** Is this open space intended for public use? **Answer:** It will not be open to the public to use as parkland
- The number of proposed buildings on the site is still undecided at this point
- Pursuant to leases, Sands Corp. would have the right to pursue development regardless of being granted a New York State gaming license or not
- Traffic Study to be part of the SEQRA process
- The question of power generation is still up for debate
- Expectation is that the Town of Hempstead will be *lead agency* in the SEQRA process and Nassau County could be considered *interested agent*
- While the exact operating hours of the proposed casino is not yet known, typically casinos operate 24 hours a day
- Total capacity of the site is still unknown
- Under normal circumstances, County would have a say in what is developed at the site since it is their property
- PSEG already built substation in the area in anticipation of Coliseum site development
- NCDPW will also review all traffic plans, traffic signals, etc.

- **Question:** Would lease call for sharing of any potential profits with the County? **Answer:** That is not known yet
- **Two (2) Options:** Vote on what is in front of OSPAC right now or table the vote for a later meeting date...
- Beyond preserving open space, there are also tax issues for OSPAC to consider
- This is the first step in one of many more steps throughout the entire process
- It should be noted that there will be more *green space* than already exists
- In today's world, something like this would never be built today (all concrete)
- It should also be noted that OSPAC is an advisory committee and this process will still move forward with or without their input
- Sands Corp. approached the existing lease holder to take over the lease; therefore, no RFP process ever took place
- **Conclusion:** Vote will be tabled because OSPAC does not yet have the information they requested
- **Motion to Table:** Seconded, four (4) ayes

Confirm Next Meeting Date

- ***Wednesday, April 19, 2023 at 4:00 P.M.***



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Carol Meschkow
Monolita Mitra
Paolo Pironi

Meeting Minutes (Wednesday, April 19, 2023)

Introduction of New Members

- Daniel Casella, Monolita Mitra, and Paolo Pironi

Approval of Previous Meeting Minutes (March 28, 2023)

- Six (6) ayes (Ralph Fumante, Laura Schofer, Daniel Casella, Matthew Meng, Monolita Mitra, and Paolo Pironi)

OSPAC 1-2023

- Let the minutes reflect that Josh Meyer has supplied the members of OSPAC with answers to the questions they asked and has been very helpful
- The Marriot lease has been removed from the action today and OSPAC will only be voting on the lease of the Coliseum
- The existing lease that OSPAC voted on a long time ago is what's before us
- **Question:** Is monitoring of the aquifer still ongoing? Previous water consumption studies have been based on old data
- **Pearl Jacobs:** There are a plethora of reasons why the community of Uniondale *does not* want a casino... (1) the Uniondale community is disproportionately affected by pollution and climate change, (2) there are approximately 40,000 young people and students located nearby, and (3) the existing infrastructure can't support the traffic on Hempstead Turnpike
- In order for Sands Corp. to apply for a gaming license, they must have control of both the lease and the property
- Sands Corp. would still pursue construction and development of the property even if they are denied a gaming license by New York State
- Again, the Marriot lease is off the table for today
- The reason the Coliseum has never been torn down is because of the threat of asbestos
- Additionally, the Nassau Coliseum has been recently renovated (2017)
- The current process calls for the application to go before OSPAC>Planning Commission>Legislature
- In order for the proposal to come before New York State, it must first receive Town of Hempstead approval (the Town would be lead agency for SEQRA and would vote on what is built at the site)
- Sands Corp. should apply for NYS gaming license by June (could take 2 years to complete the process)
- Approximately 41 years left on the original lease
- Initial lease would be taken on by Sands Corp., terminated, and then they would enter into a brand-new lease for the entire property
- **Question:** Would the new lease include the ability to build on the entire property? **Answer:** Yes

- Currently proposed plans call for 13% open space (will be more than 10%, although the Town of Hempstead only requires 3%)
- The lease process before us is different from the building process with both the Town and the State
- If approved, this will *not* come back to OSPAC for another approval (however, the NCPC would see it again as a zoning referral pursuant to NYS 239m General Municipal Law)
- OSPAC can petition to be an *interested agency* throughout the review process, however
- The operation of the Coliseum on the proposed new lease will be similar to the rules governing the previous lease
- Transfer of the lease would provide Sands Corp. with the right to pursue development on the site
- Process before OSPAC right now is different from the normal process, being that we have not seen concrete development plans (draft lease, site plan, etc.) e.g., Cornell Co-Operative application
- **Bill Nimmo:** the last lease in place at the Coliseum site included plans for the redevelopment of the entire site; OSPAC voted on existing lease, which did not include development plans
- The existing lease ran for 49 years; the new lease would run for 99 years
- In the event that Sands Corp. does not apply for a NYS gaming license, the lease would be returned to the County; or if Sands Corp. doesn't follow building guidelines
- 13% of open space translates to approximately 9 acres
- **Question:** If Sands Corp. is granted the lease, would the County not be directly involved with that is built at the site? **Answer:** The Town of Hempstead would have control over what is built at that time
- **Question:** Would the County have any issue with OSPAC being an *interested agent* in the review process? **Answer:** No, and Sands Corp. would not object, either
- **Question:** Has the Phase 1 environmental review process be completed yet? **Answer:** No
- **Question:** Would the SEQRA process be completed by the Town of Hempstead? **Answer:** Yes
- **Question:** Would the County provide input on traffic in the area? **Answer:** Yes
- **Question:** Would the Purcell Preserve (Hempstead Plains) be impacted in any way? **Answer:** No
- **Laura Schofer:** It is not the purview of OSPAC to look at what is developed, but rather what the transfer of the lease will entail, as well as the environmental impact
- Chairman Ralph Fumante has made it clear that he understands why OSPAC has not yet received the draft lease, as certain details have not been hammered out yet
- There are a lot of moving parts to this whole process, as the Town would have to declare what the use of the building is
- Casinos generally have a very large carbon footprint, high energy consumption, and high water usage
- The present usage of the site has a very minimal footprint, as no one currently goes there
- Sands Corp. would build a site that generates large economic revenue, but then also has large environmental impacts (energy consumption)
- The site is currently able to connect to sewer lines (Cedar Creek)
- Current infrastructure, sewage capacity would not be an issue with the site and Cedar Creek
- Previously approved PSEG substation was put nearby in anticipation of future needs at the Coliseum site
- **Call for Vote:** But first, motion to un-table (7 ayes)
- **Call for Motion:** Motion by Laura Schofer to *NOT* transfer the lease because of a lack of specificity to the project (Seconded by Ralph Healey)
- Three (3) ayes in favor: Laura Schofer, Ralph Healey, and Matthew Meng
- Two (2) abstentions: Ralph Fumante and Monolita Mitra
- Two (2) nays: Daniel Casella and Paolo Pironi
- **MOTION PASSES**

OSPAC 2-2023

- There will be no interruptions to the Uniondale water supply because of this project
- Additionally, there will not be a significant loss of green space at the site
- The location was chosen because of the already existing sewer lines in the area
- The purpose of this project is to improve the water pressure in the *Roosevelt Field Water District* and maintain water pressure in the *Uniondale Water District*
- Ultimately would help with demand for water in the *Roosevelt Field Water District*
- **Call for Motion:** Motion to approve, seconded: seven (7) ayes
- ***MOTION PASSES***

OSPAC 3-2023

- Application deals with the same lease that was approved in the past
- Existing auditorium currently on the west side of the museum; new auditorium would be located directly behind the museum and feature a connecting hallway
- There is also proposed outdoor space and seating as part of the plans
- As the main issue with constructing the new auditorium is securing funding, the donator wants assurances that the Holocaust Museum can continue to operate at the site for the foreseeable future
- There was a question about what exactly will be built at the site, as members of OSPAC didn't like the look of the modern building
- Holocaust Museum has been in existence since the 1990s
- **Question:** How long will construction of the new auditorium take? **Answer:** Over a year
- However, the museum would not have to close during that time
- Request made for the proposed 3rd Amendment to the existing Use & Occupancy Permit to be sent to members of OSPAC
- OSPAC requests the approximate budget of the project; will be supplied before the next meeting on May 10th

Old Business

- None

New Business

- None

Extraneous Business

- **Motion to Approve OSPAC 1-2023 (Transfer of Lease)**
- Two (2) ayes in favor: Daniel Casella and Paolo Pironi
- Five (5) nays against: Ralph Fumante, Laura Schofer, Ralph Healey, Matthew Meng, and Monolita Mitra

Confirm Next Meeting Date

- ***Wednesday, May 10, 2023 at 4:00 P.M.***



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Paolo Pironi

Meeting Minutes (*Wednesday, May 10, 2023*)

Approval of Previous Meeting Minutes (April 19, 2023)

- Five (5) ayes, Two (2) abstentions

OSPAC 4-2023

- Concern that the parcel must be merged and cannot be subdivided going forward
- Only 3,000 sq. ft. and thus not your typical *single and separate* building lot
- Sharing of driveway has been an issue

OSPAC 5-2023

- County acquired parcel from New York City
- Brooklyn installed sewer system in 1870s (aqueduct)
- Sunrise Highway was built in the late 1920s
- Sunrise Highway widened in the 1960s
- Long Island Rail Road (LIRR) elevated in 1972
- Zoned *Industrial*; original staging area for municipal improvements in the area
- Restrictions lifted by Town of Hempstead, Nassau County, and New York City in the past
- *Gramercy Group Inc.* engaged in environmental remediation projects
- Previously involved in the clean-up of *Roberto Clemente Park* in Islip
- Easement for LIRR on northern portion of parcel
- There are currently plans to maintain the old pumphouse on the property
- If acquired by Gramercy Group, existing land would be turned into impervious surface
- Therefore, must be drainage at site
- **Question:** Have any other businesses requested to purchase the property?
- Development plans include the preservation and restoration of the eastern and western-most portions of the property
- There is no egress onto Old Mill Road
- Access would be solely from 3000 Burns Avenue
- Plans maintain *right-of-way agreement* with LIRR for them to access the railroad tracks
- Pumphouse needs a new roof; plans to maintain the structure and not tear it down
- Michael Koontz – *Landscape Architect*
- Will also preserve landscape corridor of trees along LIRR
- Plans to preserve the area as a healthy, native forest
- Land will be preserved about 200 ft. back from Old Mill Road

- Plan is to block the view of the oil tanker that is currently on the property
- **Question:** What service will be used? **Answer:** Applicant will commit to improve the property in whichever way the Town of Hempstead allows; plans for concrete parking lot with drainage, although not against utilizing an impervious surface
- **Question:** Are crushed shells a better alternative to gravel? **Answer:** Crushed shells are unfortunately not dense enough
- A rain garden could easily be accommodated at both bookends of the site
- There are no plans to build on the property, strictly for storage purposes
- Current rough estimate is that 60-70% of the property will be developed
- Looking to restore the property to its native landscape

OSPAC 3-2023

- **Budget:** \$75/foot, approximately 2000 ft.
- 5000 ft. = \$1.75 million
- **Total Budget:** \$2.15 million
- Principle donator very familiar with the challenges of maintaining the existing building
- \$2 million was put into maintaining the existing structure years ago
- Money has been put into maintaining the A/V (audio/visual) components of the building already
- Three (3) major fundraisers a year typically; museum has been funded without disruption for over thirty (30) years already
- Energy concerns at the property will be addressed and utilized at the site in order to save money
- **Motion to Approve OSPAC 3-2023 (3rd Amendment to Use & Occupancy Agreement)**
- Seconded; Seven (7) ayes in favor, None (0) against

New Business

- Introduction of new member: ***Ruka Anzai***

Open Space Fund Balance

- Still in contact with Legislator Rose Walker's office to purchase property and merge it with the farm at *Old Bethpage Village Restoration (OBVR)*

Confirm Next Meeting Date

- ***Wednesday, June 14, 2023 at 4:00 P.M.***



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Meeting Minutes (*Wednesday, June 14, 2023*)

Attendance: Ralph Fumante, Jr., Laura Schofer, Ralph Healey, Ruka Anzai, James Colotti, Matthew Meng

Approval of Previous Meeting Minutes (May 10, 2023)

- Five (5) ayes (*Ruka Anzai not present for vote*)

OSPAC 4-2023

- OSPAC made a recommendation to lower the fence running along the shared driveway as you approach the street
- **Question:** Who owns the fence?
- **Edward Powell (Neighbor):** Mr. Powell has taken care of the county-owned property in question for over 20 years
- Expressed concern that the homeowner the property may eventually be sold to has never taken care of the property before
- Also expressed concern that the homeowner who purchases the property may turn around and immediately sell the property
- As the property in question is only ~3,000 square feet, it was reiterated that the property *cannot* be subdivided in the future
- Mr. Powell expressed interest in purchasing the property himself
- **Question:** Can this application be tabled until all neighboring property owners have a chance to bid on the property? (*Fair-market rate bidding process would take place only after all approvals have been obtained*)
- Mr. Powell supplied his contact information to the County Attorneys present in the hopes of bidding on the property in the future
- Members of OSPAC cited the surrounding properties as another reason why the creation of flag lots should be avoided in the future
- **Motion to Approve OSPAC 4-2023 with the condition that the tax lot is merged with the purchaser's lot and that all adjacent property owners have the opportunity to bid on the property if they so wish**
- **Seconded by Laura Schofer; Six (6) ayes in favor**

OSPAC 5-2023

- **Question:** What were the neighbors' concerns with the petition submitted to the Nassau County Planning Commission?

- **Answer:** Department of Environmental Protection to investigate what is going on at the property, as there was a question by neighbors if diesel fuel is leaking into the ground
- Neighbors also question whether Gramercy is in violation of a noise ordinance, as they accuse them of starting work at 4 A.M. each morning
- Reminder that the applicant would also have to appear before the Town of Hempstead in order to purchase the property
- **Question:** Will there be a SEQRA process by the Town of Hempstead when the property is sold? Also, has anyone contacted the DEP about the neighbors' claims?
- New York City retained interest in the property by putting restrictions on its use
- Proposed landscaping includes plans to remove invasive species and re-plant native species
- Noise issue not an issue for OSPAC
- If these two (2) natural buffers on the side of the property are preserved and improved, why wouldn't the County want to facilitate the sale?
- Everything west of the pumphouse would be preserved, maintained, and fenced-off
- Natural buffers near the railroad tracks, such as trees and shrubs, will *not* be removed
- Applicant is willing to have H2M come in and certify that the property has no environmental issues
- Long Island Rail Road (LIRR) currently maintains a right-of-way along the property and the applicant will reach out to them to make sure they don't have any issues with the plan
- Ultimately, access will be improved for the LIRR
- The industrial area directly north of the site has existed here for ~75 years
- The applicant has already implemented plantings as a screening tool along the property
- **Motion to Approve OSPAC 5-2023 and recommend that the current deed restriction be removed subject to the condition that the eastern and western ends of the parcel utilize the restored woodlands plan presented by the Landscape Architect**
- **Seconded; Five (5) ayes in favor; One (1) abstention (James Colotti)**

New Business

- Reminder that OSPAC members should *not* miss three (3) straight meetings

Confirm Next Meeting Date

- **Wednesday, July 12, 2023 at 4:00 P.M.**



Bruce A. Blakeman
County Executive

Kenneth G. Arnold, P.E.
Commissioner

William Nimmo
Deputy Commissioner

Nassau County Open Space & Parks Advisory Committee (OSPAC)

Nassau County Parks Administration Building
Conference Room, Eisenhower Park
East Meadow, New York 11554
www.nassaucountyny.gov

Ralph Fumante, Jr.
Chair
Laura Schofer
Vice-Chair
Ralph Healey
Secretary
Ruka Anzai
Daniel Casella
James Colotti
Matthew T. Meng
Monolita Mitra
Paolo Pironi

Meeting Minutes (*Wednesday, July 12, 2023*)

Attendance: Ralph Fumante, Jr., Daniel Casella, Matthew Meng & Paolo Pironi

Approval of Previous Meeting Minutes (June 14, 2023)

- Four (4) ayes

OSPAC 7-2023

- 10 Dock Lane, LLC has already had discussions with neighbors about the potential purchase
- Would look for no objections to the sale from neighbors and would enter into a sealed bid process with any adjoining property owners
- Nassau County approached the Village of Kings Point to see if they were interested in purchasing the property
- Property was most likely left alone and subsequently became a County-owned property
- Ultimate sale price would be reflective of assessed value
- Landowner wants to essentially maintain the status quo
- Will hear if any neighbors have comments tomorrow at the NCPC hearing

OSPAC 8-2023

- Compensation has not been discussed yet with the Baldwin Fire District
- Getting the property back on the tax roll is *not* a possibility

Old Business

- Still looking to purchase back the previously sold County-owned lot at OBVR and merge it with the preserve located there
- Still working with Legislator Walker to purchase that property with money from the Open Space Fund
- OSPAC was charged with acquiring funding for Open Space Fund
- Percentage of sales by the County go into this fund (any real estate sales, not just open space)
- There is an audit once a year on where the money is coming from
- The money is meant strictly for purchase and acquisition, doesn't need to be bonded

Confirm Next Meeting Date

- **Wednesday, August 9, 2023 at 4:00 P.M.**



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Meeting Minutes (Wednesday, August 9, 2023)

Attendance: Ralph Fumante, Jr., Laura Schofer, Daneil Casella, James Colotti, Matthew Meng, Monolita Mitra & Paolo Pironi

Approval of Previous Meeting Minutes (July 12, 2023)

- Six (6) ayes
- ***Amend minutes to reflect that OSPAC 6-2023 is 10 Dock Ln. and OSPAC 7-2023 is Baldwin Fire District***

OSPAC 7-2023

- Question if the site is all green space/trees
- Site would be used for Fire Department parking & storage
- Previously saw the sale of the property to the north
- Minimal money exchanged for property as there is no public use
- **Motion to approve OSPAC 7-2023**
- **Seconded, Five (5) ayes in favor, one (1) abstention (Matthew Meng), one (1) nay (James Colotti)**

OSPAC 6-2023

- No reason for the County to continue to maintain the property in question
- Goal of the County is to get the property back on the tax roll
- Owner of the property could not receive permits from the Village of Kings Point because of the encroachment of the gate onto County-owned property
- Nassau County Planning Commission left the public comment period open at their July 13th hearing
- If approved, neighbor to the west would receive an easement for their water meter
- A landscaping plan for the site has been submitted to staff
- **Question:** Was the question of whether the acquisition of additional square footage would allow for a building extension brought up? **Answer:** No, although the Village of Kings Point has their own zoning requirements

Old Business

- OSPAC would still like to see the property in Old Bethpage merged with the Old Bethpage Village Restoration

- First owner's property is not being used anymore
- OSPAC has the funds to purchase the property back
- 1st owner never followed through with their plans for the site, neither did the 2nd owner
- Legislator Rose Walker is keen on purchasing the property back
- Representative for purchaser has reached back out to the County about acquiring the property
- OSPAC has not changed their stance since the beginning

Confirm Next Meeting Date

- ***Wednesday, September 13, 2023 at 4:00 P.M.***



Bruce A. Blakeman
County Executive

Kenneth G. Arnold, P.E.
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William Nimmo
Deputy Commissioner

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Meeting Minutes (Wednesday, September 13, 2023)

Attendance: Ralph Fumante, Jr., Ralph Healey, Ruka Anzai & Monolita Mitra

Approval of Previous Meeting Minutes (August 9, 2023)

- Three (3) ayes (Ruka Anzai not yet present)

OSPAC 6-2023

- An agreement with neighbors at 8 Eagle Point Drive & 26 Dock Lane has been reached so that nothing will change
- A condition of *no further subdivision* has been discussed by the Planning Commission
- Plan to maintain existing sprinklers and water line at the site
- Discussions with the Incorporated Village of Kings Point has revealed that the Village has no interest in purchasing the property
- If the County agrees to sell the property, they would like to make sure that the encroachment issue of the existing sprinklers does not pop up again
- Conditions discussed by the Planning Commission: 1st Condition: no further subdivision; 2nd Condition: establishment of easement
- The homeowner looking to purchase the property (10 Dock Lane) is simply looking to maintain their existing gate after the purchase
- Covenants & Restrictions will be filed with the deed
- The easement will be formalized at a later date
- **Motion to approve OSPAC 6-2023 with two (2) conditions stated above**
- **Seconded, Four (4) ayes in favor**

New Business

- Newbridge Creek runs through both County property and private property
- Newbridge Creek currently not functioning as it should
- It is currently very difficult to gain access to the creek for maintenance
- There is currently a vacant lot and attempts have been made to track down the owner
- Owner of property has torn down the house, yet is still paying property taxes (~\$11k/year)
- Will need a Use & Occupancy permit for access to the creek
- *Ruka Anzai enters meeting*
- County has a responsibility to keep the creek flowing

- Culvert goes underneath the road
- Purchase of land presents an opportunity to gain access to the creek
- Exploring the possibility of fining local neighbors for negligence in regard to the state of the creek
- Inherent difficulty exists in surveying the property
- The idea of using the vacant lot as passive parkland was discussed
- Vacant lot is currently a buildable lot
- A Use & Occupancy permit has been issued for the property just recently, waiting for it to be signed
- May not be a case where this is freshwater wetlands and may not need a permit from the DEC
- Constructing a house on the property though Habitat for Humanity would not allow access to the creek
- Potential to alleviate flooding in the area
- County Attorney can bring fines against neighbors, but there is no Code Enforcement
- ***Agreement made among all members of OSPAC to begin the process of sending letters to all property owners currently encroaching upon the creek***

Confirm Next Meeting Date

- ***Wednesday, November 8, 2023 at 4:00 P.M.***