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OPEN SPACE & PARKS ADVISORY COMMITTEE  
("OSPAC")

ORGANIZATIONAL & REGULAR MEETING

RALPH FUMANTE, JR.  
CHAIRMAN

Held at  
NASSAU COUNTY DEPARTMENT OF PARKS, RECREATION  
& MUSEUMS

1899 Hempstead Turnpike  
Conference Room  
East Meadow, NY 11554

June 18, 2024  
4:00 p.m.

BY: KAREN LORENZO, STENOGRAPHER

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PRESENT:

MEMBERS:

Yaron Levy Board Member

Matthew T. Meng Board Member

Monolita Mitra Board Member

Lauren Moriarty Board Member

Paolo Pironi Board Member

Jason B. Steinberg Board Member

Ruka Anzai Board Member

Paul Spezio, Esq. Committee Attorney

Greg Hoesl, Planner DPW

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APPEARED:

Josh Meyer, Esq.  
Westlaw Group, Inc.  
81 Main Street  
White Plains, NY 10601  
Outside Counsel to County

Dan Baker, Esq.  
Greeberg Traurig  
900 Stewart Avenue  
5th Floor  
Garden City, NY 11530  
Counsel for Las Vegas Sands

PUBLIC COMMENT:

Mary Kiely  
Greg Krug  
Terry Coniglio

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AGENDA

1. Call to Order
2. Approval of Previous Meeting Minutes from May 8, 2024 Meeting
3. Introduction of New Properties
  - A. NCPC OSPAC File # 2-2024  
  
Section: 44, Block: F, Lot(s): 351, 411, 412 & 415 Nassau Veterans Memorial Coliseum  
1255 Hempstead Tpke., Uniondale, NY 11553  
Uniondale, Town of Hempstead  
\*\*\*Coliseum Lease for a Portion of the Nassau County Veterans Memorial Coliseum Site  
Between the County of Nassau and LVS  
HOLDCO 2, LLC\*\*\*
4. Old Business
5. New Business
6. Review of Open Space Fund Balance
  - A. Open Space Fund Balance as of June 7, 2024 - \$2,016,114
7. Confirm Next Meeting Date of Wednesday, July 10, 2024, at 4:00 P.M.
8. Adjournment

\*\*\*\*\*  
The Nassau County Open Space and Parks Advisory Committee (the "Committee") will hold a public meeting on Tuesday, June 18, 2024 at 4:00pm in the Parks Department Conference Room located in the Parks Administration Building in Eisenhower Park in East Meadow. The meeting will be streamed live on <https://www.nassaucountyny.gov/5694/OSPAC>. The Committee notifies the public that the meeting Concerns the Nassau Veterans Memorial Coliseum ("Coliseum"), which is located at 1255 Hempstead Turnpike, Uniondale, NY 11553. Specifically, the meeting will introduce and discuss a proposed lease between the County and LVS NY HOLDCO 2, LLC ("Sands") (a

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subsidiary of Las Vegas Sands Corp.)  
For Section: 44 Block: F, Lot(s): 351, 411,  
412 and 415. That lease will provide Sands  
site control over the Coliseum site and  
provide for Sands to operate the Coliseum. A  
copy of the lease will be made available to  
the public at least twenty-four (24) hours  
prior to the meeting on the OSPAC website at  
the following link:  
[Https://www.nassaucountyny.gov/5694/OSPAC.](https://www.nassaucountyny.gov/5694/OSPAC)  
While Sands intends to seek to develop a  
Casino at the Coliseum site, the proposed  
lease does not authorize the Coliseum site to  
be developed or used for a casino, and any  
such authorization will occur, if at all,  
through a separate lease in the future  
That will be subject to public comment. This  
notice is being provided in accordance with an  
order of the New York Supreme Court, Nassau  
County.

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CHAIRMAN FUMANTE, Jr.: It is 4 o'clock and I'd like to call the meeting to order. I'm not going to ask you to take minutes because I've got court reporters on either side of me, so assuming I can get a copy of those for OSPAC.

You have the minutes in front of you from the May 8th meeting and all of you've had a chance to review them?

(Whereupon, all members respond in favor.)

CHAIRMAN FUMANTE, Jr.: I'll entertain a motion.

MEMBER MENG: I'll make a motion to accept the minutes of the last meeting on May the eighth.

CHAIRMAN FUMANTE, Jr.: And a second.

MEMBER STEINBERG: I'll second.

CHAIRMAN FUMANTE, Jr.: All in favor, aye?

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(Whereupon, all members of the OSPAC Committee respond in favor with, "Aye".)

CHAIRMAN FUMANTE, Jr.: Any opposed?

(Whereupon, no verbal response.)

CHAIRMAN FUMANTE, Jr.: Any abstentions?

(Whereupon, no verbal response.)

CHAIRMAN FUMANTE, Jr.: Motion passes.

I'm going to throw it to you.

PLANNER: Thank you.

Next up on the Agenda, Section 3, we have the "Introduction of New properties".

This is OSPAC Case 2-2024. This is an application for the assignment of the Coliseum lease for a portion of the Nassau County Veterans Memorial Coliseum site between the County of Nassau and LVS HOLDCO2, LLC, also known as Las Vegas Sands Corporation. The site location is

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2 1255 Hempstead Turnpike, Hamlet of  
3 Uniondale. This is a Nassau Coliseum site  
4 in the Town of Hempstead's Mitchell Field  
5 Mixed Use District. The Coliseum site is  
6 approximately 72 acres.

7 Nassau County is requesting  
8 permission to enter into a lease with Las  
9 Vegas Sands Corp. to allow for Sands to  
10 obtain site control over the Coliseum  
11 site and provide for Sands to operate the  
12 Coliseum. The proposed lease term shall  
13 not exceed 42 years. Operation of the  
14 site will include all aspects of  
15 day-to-day maintenance and operation,  
16 such as booking musical acts and or  
17 athletic teams; use the Coliseum as an  
18 event venue; maintaining the parking lot  
19 i.e. plowing, sweeping, etc.; hosting  
20 conventions and exhibitions for any  
21 purpose, and etc.

22 While Sands intends to seek to  
23 develop a casino at the Coliseum site,  
24 this proposed lease does not authorize  
25 the Coliseum site to be developed or used



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2 for a casino, and any such authorization  
3 will occur, if at all, through a separate  
4 lease in the future that will be subject  
5 to public comment. A copy of the proposed  
6 lease has been made available to the  
7 public 24 hours in advance of today's  
8 meeting on the OSPAC website.

9 Nassau County DPW has approved the  
10 request from the County of Nassau to  
11 enter into this operational lease with  
12 Las Vegas Sands Corporation.

13 The public comment period for OSPAC  
14 2-2024 will be opened by the Planning  
15 Commission at their June 20th hearing.  
16 Members of the public who wish to speak  
17 on the application will have an  
18 opportunity to do so at that time. OSPAC  
19 will then review the public comments and  
20 vote on this application at the July 10th  
21 OSPAC meeting.

22 Here today we have Josh Meyer and a  
23 number of other -- Dan Baker with Sands  
24 as well.

25 MEMBER PIRONI: I have a question.

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CHAIRMAN FUMANTE, Jr.: I was going to say, do you want to have them make the presentation?

MEMBER PIRONI: I have no question on lease right now.

There's no public comment at this current meeting? I'm just curious.

CHAIRMAN FUMANTE, Jr.: We have allowed public comment at our public meetings; anytime, anywhere.

MEMBER PIRONI: Okay.

CHAIRMAN FUMANTE, Jr.: Josh, since this is a new lease from the previous one we voted on, I'd like to give the Sands and the County an opportunity to speak to it.

MR. MEYER: Do you want the streaming going or do we want to wait for that?

IT TECHNICIAN: It isn't going yet. I'm still trying to get that going. I apologize.

CHAIRMAN FUMANTE, Jr.: We are going to wait on the technology?

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MR. MEYER: It's how you would like to proceed. It was advertised that it would be streamed. So it's up to you.

CHAIRMAN FUMANTE, Jr.: All right. Yes. Do we have an ETA on the technology side of the business?

IT TECHNICIAN: Five minutes.

PLANNER: Five minutes.

CHAIRMAN FUMANTE, Jr.: We'll recess for five minutes to get the technology going.

(Whereupon, a brief recess is taken to address IT issue.)

CHAIRMAN FUMANTE, Jr.: We're having some technical difficulties, obviously, and there's a lot of people in this room. Some of them very highly paid -- not myself, others -- and the public has come out and I come from a technology background, so when it goes south, I usually try not to wait. Where's our attorney? So I want to move forward.

MR. SPEZIO: Can we give it another five minutes?

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2 CHAIRMAN FUMANTE, Jr.: If you would  
3 like. I'm not sure the rest of us would  
4 like it, but I will take it under  
5 consideration. Is everybody okay with  
6 another five?

7 (Whereupon, OSPAC Committee  
8 responds in favor.)

9 CHAIRMAN FUMANTE, Jr.: I greatly  
10 appreciate it. Thank you.

11 (Whereupon, a brief recess.)

12 CHAIRMAN FUMANTE, Jr.: All right.  
13 So let's move forward.

14 I had given off the floor to Josh,  
15 and you want to kind of give us a little  
16 history and tell us where we are?

17 MR. MEYER: Sure. Thank you very  
18 much, Mr. Chairman. My name is Josh  
19 Meyer. I'm outside counsel for Nassau  
20 County on the negotiations of this lease.  
21 I'm here today to introduce the lease to  
22 the Board, to give you a brief overview  
23 of the lease, to explain to you a little  
24 bit about how we arrived here at this  
25 point and to tell you where we're going

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from here and the process moving forward just so that we can familiarize the Board with that process.

PLANNER: We're live, to let everyone know.

(Whereupon, a brief interruption notifying Livestream up and running.)

CHAIRMAN FUMANTE, Jr.: Why don't we rerack the tape, okay?

MR. MEYER: All right. You want me to repeat that?

Again, my name is --

CHAIRMAN FUMANTE, Jr.: I'd just like you to introduce yourself.

MR. MEYER: Sure, sure.

CHAIRMAN FUMANTE, Jr.: We're moving on whether technology goes down or not, we will just plow through it.

MR. MEYER: That's fine.

Again, my name is Josh Meyer. I'm outside counsel for the County on the negotiation of this lease. I'm here today to introduce the lease to the Board, to

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give you a brief summary and overview of the lease itself, to describe a little bit of how we arrived here at this point and to discuss where we're going in the process moving forward.

So how we arrived here is, back in 2015, the County procured an operator for the Coliseum and the lease for the Coliseum site. The County entered into an agreement with Forest City Ratner at that time, Nassau Event Center. That was for renovations of the Coliseum, as well as operation, maintenance, repair and replacement of the Coliseum and to promote events and to host events at the Coliseum. Those renovations were conducted between 2015 and 2017. In 2017 Nassau Event Center then began operating the Coliseum. Subsequent to that, they had stepped away, it was assigned or transferred to various parties. The last one was Mastroianni, they were the lender at the time. Subsequent to that, the County entered into negotiations with Las

1  
2 Vegas Sands. That agreement from  
3 Mastroianni was assigned to Las Vegas  
4 Sands through the contract with Las Vegas  
5 Sands. That agreement was terminated and  
6 Las Vegas Sands then took over control of  
7 the Coliseum site.

8 Subsequently, Hofstra University  
9 filed litigation. The Court held that the  
10 the lease with Mastroianni was, in fact,  
11 terminated, and they annulled the lease  
12 with Las Vegas Sands. This lease that you  
13 have before you today is to replace the  
14 lease that was held by Mastroianni. It's  
15 limited to just the operations of the  
16 Coliseum and maintenance, repair and  
17 replacement of the Coliseum. The lease  
18 term is 27 years plus three, five year  
19 renewals. That's because the prior lease  
20 that was entered into, the term began in  
21 2017, so seven years had elapsed on that  
22 lease. That original term of that lease  
23 was 34 years plus three, five year  
24 renewals. So now that seven years have  
25 elapsed, the term of this lease is 27

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2 years, plus three five year renewals for  
3 a total term of 42 years.

4 Again, it's just limited to  
5 operation, maintenance, repair and  
6 replacement of the Coliseum itself to  
7 host events there. And that's all that  
8 we're doing with this lease at this time.  
9 There's no development. There's nothing  
10 else associated with this lease. It's  
11 just operations.

12 Where we're going moving forward  
13 with this lease, OSPAC is hearing it  
14 today. There will be plenty of  
15 opportunity for the Board to ask any  
16 questions they'd like today.

17 On Thursday, this lease will be  
18 heard by the Planning Commission and the  
19 Planning Commission will hold a public  
20 hearing.

21 On July 10th, the lease will come  
22 back to this Board -- the transcript from  
23 the Planning Commission hearing will be  
24 presented to this board. The Board will  
25 review that and any other public comments



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2 that were heard at the Planning  
3 Commission meeting from Thursday. This  
4 board will issue a report and make  
5 recommendations to the Planning  
6 Commission meeting. The Planning  
7 Commission meeting will be held on July  
8 18th. At that time, the Planning  
9 Commission will prepare a report and  
10 issue recommendations to the Nassau  
11 County Legislature. The Nassau County  
12 Legislature, it's anticipated, will take  
13 this up on August 5th.

14 That's about it. So I'm open to any  
15 questions or comments or anything about  
16 the process or the lease itself.

17 CHAIRMAN FUMANTE, Jr.: Any  
18 questions with Board?

19 MR. PIRONI: Can you clarify? You  
20 said operations on the lease. What  
21 exactly are the operations?

22 MR. MEYER: So they'll operate the  
23 Coliseum itself. They will host events  
24 there. They can host events in the  
25 parking lot. It is the 72 acre site as

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well as the Coliseum itself. They're keeping it running. They're maintaining it, repairing it, replacing it, keeping the lights on. And because they will be hosting events there, they need to be in control of operations.

CHAIRMAN FUMANTE, Jr.: Very similar to the lease that was there before.

MR. MEYER: Right.

CHAIRMAN FUMANTE, Jr.: It's an extension of the same operating lease.

MR. MEYER: It's to replace that lease because through the litigation, the Court determined that the prior lease was terminated. So this is to put the prior tenant back in -- for someone to be in control of this because the prior tenant was terminated, as determined by the Court.

MEMBER STEINBERG: Who's in control now?

MR. MEYER: Who's in control now?  
The party with this is LVS New York  
HOLDCO2, which is effectively Las Vegas

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Sands.

MEMBER PIRONI: So who's  
Mastroianni?

MR. MEYER: Mastroianni, they were  
the lender under the prior lease, and  
because the other tenant had walked away  
previously, the lender took over. It took  
control of the lease pursuant to the  
terms of the lease.

CHAIRMAN FUMANTE, Jr.: Any other  
questions?

MEMBER MENG: The current lease that  
goes before the Commission on Thursday,  
is that the same lease presented at the  
last presentation?

MR. MEYER: No. So the --

CHAIRMAN FUMANTE, Jr.: It might  
help to clarify the difference between  
this lease and the previous lease we  
heard about, which was that big lease of  
the development of the property and the  
Marriott was involved. There was a lot of  
rumble around that. This is just to  
operate the Coliseum.

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MR. MEYER: Right. So that was a 99 year lease with Las Vegas Sands to operate the Coliseum, apply for a license and develop the property at their discretion based on the terms of the lease. This is not that lease, completely independent of that. Right now, this is just for the operation of the Coliseum.

Since the time of the decision by the Court, the property has been operating -- the Coliseum has been operating pursuant to use and occupancy permit. But that was temporary. This formalizes the relationship between the parties so that you have someone in there operating and maintaining it. It's expensive to operate.

CHAIRMAN FUMANTE, Jr.: So someone is turning on the lights.

MR. MEYER: That's right. Who's paying for the utilities, who's operating it and to host events there. So that's to formalize the process but much different and completely independent from the 99

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year lease.

CHAIRMAN FUMANTE, Jr.: Could people assume that the way the Coliseum has been run historically in the past with events, etcetera, etcetera, it will be similar going forward against this lease?

MR. MEYER: What's that? In terms of?

CHAIRMAN FUMANTE, Jr.: How the Coliseum is run.

MR. MEYER: Yes. Yes.

CHAIRMAN FUMANTE, Jr.: It's basically, somebody else is going to be running the Coliseum; I just want to clarify.

MR. MEYER: That's right. A private entity --

CHAIRMAN FUMANTE, Jr.: I think there's some people that might be confused that there's all this other --

MR. MEYER: Right. There's a private entity operating the Coliseum. Again, it's much different than, independent of the 99 year lease with Las

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Vegas Sands. So this is just to make sure that somebody is in there hosting events and operating the Coliseum.

MEMBER LEVY: Is there a quality control mechanism from the County to ensure that Las Vegas Sands is conducting business the way it should be?

MR. MEYER: In terms of --

MEMBER LEVY: Quality control in general.

MR. MEYER: The standard of the building, you're saying, or the quality of events or?

MEMBER LEVY: All encompassing.

MR. MEYER: Yes. Throughout the lease they're required to maintain the facility in a first class manner, as well as host events; similar as to what's been held in the past.

CHAIRMAN FUMANTE, Jr.: Just for clarification, everybody did receive a copy of the lease?

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(Whereupon, all members  
respond, "yes".)

CHAIRMAN FUMANTE, Jr.: I just want  
to make sure.

MR. MEYER: And, Mr. Chairman, this  
is very similar to the lease that's  
previously been before this Board a  
number of times at this point. But the  
difference is with the prior lease that  
involved the renovation of the Coliseum,  
which was done the last time under Nassau  
Event Center and Forest City Ratner,  
about \$180 million in renovations were  
were done to the Coliseum. So this is  
the same lease as was with the prior  
tenant, Mastroianni, but all the  
renovation provisions have been removed  
because that's not part of this. They're  
just in to operate the Coliseum and keep  
it running.

MEMBER PIRONI: So currently, the  
current lease, the one you're proposing,  
has no land development rights at all in  
it?

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MR. MEYER: None whatsoever.

MEMBER PIRONI: They can't touch a single thing inside the building -- to repair, replace; besides that.

MR. MEYER: Yes they can conduct repairs, alterations, things along those lines. But no development, no significant capital repairs to the Coliseum itself.

CHAIRMAN FUMANTE, Jr.: Although, certain capital repairs may not be objectionable to some of us.

MR. MEYER: This is true.

CHAIRMAN FUMANTE, Jr.: I think it's important to point that out. That's why I kind of drove that point, that this is not what was presented to us any way, shape or form in the previous meetings.

MR. MEYER: Right.

CHAIRMAN FUMANTE, Jr.: Everybody in the room needs to understand the Coliseum is going to run --

MR. MEYER: That's correct.

CHAIRMAN FUMANTE, Jr.: -- as it's run in the past. We can comment on that,



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but --

MR. MEYER: The 99 year lease that was in effect, the last one that came before this Board, was annulled by the Court pursuant to the legislation. So this is just to replace and effectively put the County back into position with the private entity operating the coliseum.

CHAIRMAN FUMANTE, Jr.: Other questions?

MEMBER PIRONI: Just confirm for us, who is the lessor and the lessee?

MR. MEYER: The lessor on this is the County itself, and the lessee is LVS New York HOLDCO, which is a subsidiary of Las Vegas Sands.

CHAIRMAN FUMANTE, Jr.: Any other questions?

(Whereupon, members of the public inquire if they can ask questions.)

CHAIRMAN FUMANTE, Jr.: I will allow it, but I'd like to finish. Yes, to

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answer your question.

You guys want to say anything at this point?

MR. BAKER: No, I don't think so.

CHAIRMAN FUMANTE, Jr.: I'm sorry.

MEMBER MENG: Yeah. I had a question.

I'm not an attorney by any means, but it seems like it's worded for the benefit of Las Vegas Sands. So as time progresses, if they get the permission from the governor to have a casino, would this lease be revised or held in place or restructured with that consideration in mind?

MR. MEYER: There's no provision in there that would permit that. That would be the subject of a separate lease, if at all.

CHAIRMAN FUMANTE, Jr.: Josh, just to clarify that for everybody, if the Sands was to get the license to be a casino to run on that site, you would come back to us and have a new lease

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drawn up?

MR. MEYER: That's correct. That's what that would require.

CHAIRMAN FUMANTE, Jr.: I just don't want to mix apples and oranges there. And I want it to be clear to everybody that this is somebody just to run that building and that parking lot.

MR. MEYER: That's right.

MEMBER PIRONI: In its current state.

CHAIRMAN FUMANTE, Jr.: And the second piece is, down the road if somebody -- and it may not even be the Sands, it could be Fumante Enterprises, who knows -- that's my last name (laughter).

(Whereupon, off the record commentary.)

CHAIRMAN FUMANTE, Jr.: So, anyway, if that was to happen, if there was some change, massive retail, etcetera, etcetera, etcetera, or whatever you can think up, on that 73 acres (sic) of

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cement, you would propose a new lease for that purpose.

MR. MEYER: That's correct.

CHAIRMAN FUMANTE, Jr.: Okay.

MR. MEYER: Which would require a significant environmental review process at that point. And this Board and the public and the Planning Commission would have multiple opportunities to comment on that lease.

CHAIRMAN FUMANTE, Jr.: Is this group okay with that? Before I talk to somebody else.

(Whereupon, all members of the OSPAC Committee respond, "yes".)

CHAIRMAN FUMANTE, Jr.: Do you want to say anything. You don't have to.

MR. BAKER: No. I know I don't have to, but again, just for the record, Daniel Baker, on behalf of LVS.

I think that Josh pretty much covered everything. Again, the whole point of this lease is to give LVS the

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operational day-to-day capacity that is needed to run the Coliseum and the property around it. So, as Josh has stated, and now the Chair has eloquently addressed it, this is all about operating the property on a day-to-day basis. Simple as that.

CHAIRMAN FUMANTE, Jr.: Now to the public.

(Whereupon, request for public to identify themselves for the record is made.)

MS. KIELY: Monica Kiely and I'm a Nassau County resident.

So I have two questions. The first--

MEMBER PIRONI: Your address, please.

MS. KIELY: I live in Garden City, New York.

CHAIRMAN FUMANTE, Jr.: Are you associated with any group?

MS. KIELY: I'm associated with "Say No to the Casino".

CHAIRMAN FUMANTE, Jr.: Got it.

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MS. KIELY: My first question is quick: Did the County consider any other operator for this 42 year lease?

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MR. MEYER: No.

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MS. KIELY: Okay.

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My second question is longer. A little background, I'm not an attorney, but the whole reason that the other lease was unwound was because Nassau County and the Planning Commission were found guilty of two things: Violation of Open Meeting Law, not giving sufficient notice, public notice for meetings, not giving the public time to digest information and weigh in.

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And the other thing they were found guilty of was the attempt to segment. Segmentation, the chopping up of one big project into smaller pieces in an attempt to push those small pieces through -- -

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CHAIRMAN FUMANTE, Jr.: If we can, Excuse me. Sorry.

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MS. KIELY: How is this not segmentation?

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CHAIRMAN FUMANTE, Jr.: No. I guess my point is this, we have a lease in front of us. If we can have the questions related to that lease, because that's really what this is about. The litigation, all this other stuff, it has nothing to do with the lease. I just like to focus.

MS. KIELY: Okay. But the intent of the Sands is, eventually, as we all know--

CHAIRMAN FUMANTE, Jr.: We don't know what their intent is. They may not even get the license and then they'll be stuck with that building. So. Please just ask the questions about relative to the lease that's in front of us. That's what we're voting on. That's what the hearing is going to be about. That lease. The rest is history. I prefer not to dig it up.

MS. KIELY: Okay, I won't dig it up. I would point out that the intent of this -- Sands is not in the business of

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operating --

CHAIRMAN FUMANTE, Jr.: We don't know -- we don't know their intent, but they do operate a lot of stuff. I'm not defending them. I'll let them defend themselves.

MS. KIELY: They're developers and operators of casinos.

MEMBER LEVY: But that's a conspiracy theory. We're talking about the lease right now, please.

MS. KIELY: Okay.

CHAIRMAN FUMANTE, Jr.: All we have in front of us is the lease.

MEMBER PIRONI: And as you mentioned, they were brought to court because whatever you said, and as it states right now, we're not even supposed to open this up until June 20th. We're doing this out of a courtesy.

MS. KIELY: I said my peace and I thank you for engaging with the public.

MEMBER PIRONI: I'd like to close public comment.



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MR. SPEZIO: Listen, while we are interested in hearing what you have to say, technically this is not the forum for that. There will be subsequent meetings where you can voice your opinion, and I politely ask you to please just save them for that time.

MS. KIELY: Thank you.

CHAIRMAN FUMANTE, Jr.: He's OSPAC's attorney by the way. Sometimes I listen to him.

MR. KRUG: Would entertain one more question. Just a question about the nature of the nature of the hearing.

CHAIRMAN FUMANTE, Jr.: Can you state your name and address.

MR. KRUG: George Krug, Garden City.  
What is OSPAC's jurisdiction over this? Why does OSPAC have to weigh in on this?

CHAIRMAN FUMANTE, Jr.: OSPAC was formed to -- when the County wants to sell a piece of property, change its usage, acquire open space, parks -- I'll

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do a little history just for grace. There was a time in the County that to plug operational holes, they would sell stuff. OSPAC was formed as an advisory board to take a look at those items. To come up with monies for open space, make some recommendations on how the parks should be used. And it's turned out that OSPAC has taken part -- if you're aware of all the bonds that were passed, OSPAC was part of recommending what those properties might be. It's a recommendation. It's no more than that. We look at a variety of things. There's various little pieces of property the County, for tax reasons, that they got pulled into the County. And we try to look, should it be a pocket park or should it be the County doesn't mean to maintain this because they shouldn't. So we advise the County of that. That, in a nutshell, is what OSPAC is about. I've been doing this since it was formed 20 plus years ago. We've been successful at

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maintaining a lot of the properties in the county that we as residents would like to see those remaining as open space or used as parks, etcetera, etcetera. So that's OSPAC's role. We advise the Planning Commission, and the Planning Commission takes our advice, rolls it into theirs and that eventually goes to the Legislature. That is sort of the process.

MR. KRUG: And how does this lease fall under that umbrella?

CHAIRMAN FUMANTE, Jr.: Well, it's use of any piece of property, as I said.

MR. KRUG: Okay. Thank you to you on the other volunteers for your service.

CHAIRMAN FUMANTE, Jr.: Okay. Based on that, I'm going to move on.

We have some other business. I should look at the Agenda.

PLANNER: No, not particularly.

CHAIRMAN FUMANTE, Jr.: Other than to confirm on next meeting, which is July 10th. There is no new business. There is

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no old business.

MS. CONIGLIO: Those who signed up,  
are they going to have the opportunity --

MS. MORIARITY: We need your name.

MS. CONIGLIO: Terry Coniglio.  
Hofstra University.

There was a sign up list for people  
to speak.

CHAIRMAN FUMANTE, Jr.: Who put that  
list up.

MS. KIELY: I had a number.

MS. CONIGLIO: Right. They gave us  
numbers.

MR. SPEZIO: Once again, I don't  
think we should be opening up to public  
comment.

MR. WALSH: They took numbers to  
make sure there weren't too many people  
in the room for the Fire Marshal.

UNIDENTIFIED SPEAKER: That was  
because of the fire requirements, the  
capacity of the room.

MS. CONIGLIO: But then they asked  
us if we wanted to speak, to sign up on

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the paper so that --

CHAIRMAN FUMANTE, Jr.: Who said that?

UNIDENTIFIED SPEAKER: The Parks Commissioner.

MR. SPEZIO: That instruction should not have been given. Again, this is an introductory meeting to introduce the lease for the operations of the construction of the Coliseum. We don't know what's coming next or when it's coming. At that point that will be open to public comment. I'm saying, the next meeting about that, that's when we open to public comment.

MS. CONIGLIO: The next OSPAC meeting?

MR. WALSH: On the 20th.

CHAIRMAN FUMANTE, Jr.: I'm going to step in here. I know I'm probably going to get in trouble, but fine.

OSPAC gets a property introduced, a lease, whatever the County is going to do that affects OSPAC, it gets an

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2 introduction which we heard before, so we  
3 have some idea about it and maybe we'd go  
4 out and look at that piece of property,  
5 etcetera, etcetera. Then it goes in its  
6 official capacity to the Planning  
7 Commission. They open up a hearing. At  
8 that point -- you can stop me from saying  
9 something wrong -- at that point, the  
10 public gets an opportunity to state  
11 whatever they want to say. We get the  
12 transcript of that so we can hear the  
13 public. That doesn't preclude us from  
14 hearing the public in person here. So  
15 that's the process. At that meeting, that  
16 second meeting that we talked about,  
17 which is July 10th, that's where we vote.  
18 Our vote will be based on what we read,  
19 what was said at the Planning Commission  
20 hearing against the hearing at Open  
21 Space, etc.

22 Sir, are you okay with that.

23 MR. SPEZIO: Proceed.

24 CHAIRMAN FUMANTE, Jr.: Based on  
25 that I will call for a motion to adjourn.

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MEMBER MORIARITY: Motion.

CHAIRMAN FUMANTE, Jr.: I got a motion. Second?

MEMBER STEINBERG: Second.

CHAIRMAN FUMANTE, Jr.: All in favor?

(Whereupon, all members of the OSPAC Committee respond in favor with, "Aye".)

CHAIRMAN FUMANTE, Jr.: Opposed?

(Whereupon, no verbal response.)

CHAIRMAN FUMANTE, Jr.: Any abstentions?

(Whereupon, no verbal response.)

CHAIRMAN FUMANTE, Jr.: Thank you all.

MR. MEYER: Thank you.

MR. BAKER: Thank you.

(Whereupon, above matter concludes, 4:48 p.m.)

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C E R T I F I C A T E

STATE OF NEW YORK            )  
  :  SS.:  
COUNTY OF NASSAU            )

I, KAREN LORENZO, a Notary Public for and  
within the State of New York, do hereby  
certify:

That the above is a correct transcription  
of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set  
my hand this 18th day of June, 2024.

*Karen Lorenzo*  
KAREN LORENZO



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	<b>81</b> <sup>[1]</sup> - 3:6		
	<b>8th</b> <sup>[1]</sup> - 6:11		
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	<b>900</b> <sup>[1]</sup> - 3:12		

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