

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
Paolo Pironi
Vice-Chair
Lauren E. Moriarty
Secretary
Ruka Anzai
Daniel Casella
Yaron Levy
Matthew T. Meng
Monolita Mitra
Jason B. Steinberg

Meeting Minutes *Wednesday, August 14, 2024*

Attendance: Ralph Fumante, Lauren Moriarty, Yaron Levy, Matthew Meng, Monolita Mitra, Jason Steinberg

Approval of Previous Meeting Minutes (July 14, 2024)

☐ NUMBER (5) ayes (Jason Steinberg not yet present)

OSPAC X-2024

☐ Review and Vote on Recommendations for Lease of Properties:

NCPC OSPAC File # 3-2024

**Section: 15, Block: 204, Lot(s): 14
100 Gordon Dr., Syosset, NY 11791
Syosset, Town of Oyster Bay
Grant Easement**

- **John Perrakis presents: LI Electric: Replacement of existing overhead utility lines and insulation of underground wires**
- **10 ft wide x 500 ft long**
- **Allow for insulation of underground electric wires**
- **County attorney and PSEG representative present**

Concern of OSPAC reviewed by Ralph: Replacement of vegetation. PSEG rep said he will work with DPW to make sure any vegetation will replace

☐ NUMBER (5) ayes (Jason Steinberg not yet present)

➤ **Introduction of New Properties:**

NCPC OSPAC File # 4-2024

**Section: 43, Block: 183, Lot(s): 1-10 & 32-41
3915 Austin Blvd., Island Park, NY 11558
Barnum Island, Town of Hempstead
Convey Property**

- **T2T (Tunnel to Towers Foundation):** County requesting property to convey to T2T to build affordable housing for veterans and first responders
- **Property:** 40,000 square feet
- **Tunnel to Towers Foundation and County attorneys present**
- **Tunnel to Towers Representative Justin Holcomb and Luis Menendez:** Reviews the history and mission of the T2T Foundation
- **Currently they are building housing for Veterans throughout the country in addition to supporting veterans get the support they need**
- **42 unit apartment building (all studio apartments, full kitchen, full bathroom, kitchen, stovetop).** First floor will have no housing but will have service support for Veterans that include case management, employment assistance, resume writing, legal advice, banking, addiction treatment. Will also have 24/7 security.
- **They will also pay for busing to get to grocery store, VA and other needed locations**
- **Will be investing nearly \$10,000,000 and commitment to not cut any corners**
- **Shared projects they have successfully built around the country (Texas, Florida, Buffalo, New Jersey, Pennsylvania, etc)**
- **Sign lease, pay no more than 30% of income and this is a long term approach to housing for Veterans**

OSPAC Board Questions/Answers:

-Q: How do you phase veterans out?

A: Service support team and VA who we work with can support them but this program is to allow Veterans to take as long of time as they need. The idea is long term affordable housing.

-Q: What about veterans who have a family?

A: It is about making sure that person has the appropriate support outside of the village. No children at this facility.

-Q: Where does the funding come to maintain this and is there ongoing funding?

***Paul Spezio, Deputy County Attorney, interjects: "That is out of the purview of this board. Justin and Luis explain that the Veterans pay rent and that their financials are open on the website and all projects are funded through philanthropic dollars and if there is a short fall, the Foundation puts the money in**

-Q: What are the taxes on property?

A: No taxes have been collected since 2016 and County attorney does not recall prior to that

-Q: What is the average age of candidates who will live here?

A: About 50 years old

-Q: What is the length of lease for veterans?

A: The veteran can choose and we are very flexible so they can do 6 months, a year or longer. If they need more time or need to "break" their lease, they are released of it before the lease ends with no penalty

-Q: Can you provide clarification that rental restrictions terminate after 30 years. What happens after?

A: County attorney: There is a deed restriction

***Paul Spezio, Deputy County Attorney asks for the Board to explain how any of their questions pertain to their purview. Chair answers that we need to make sure that it is a viable situation and it has happened in parks where it has not been a viable situation. This is part of the decision making for Open Space. We want to make sure that this is a better use than parks or keeping this open space.**

-Q: Where are the Veterans coming from? Are they in close proximity to Island Park?

A: We identified a need in this area, in NY and in Nassau County. The VA has identified many local veterans in need and 42 units is quite small compared to the need. They will not be coming from other

states. They will be coming from here. Other projects in other states will help Veterans from those states and this one here in Nassau County will help local Veterans in Nassau County and NYS. It is estimated that there are 50,000 homeless Veterans in the USA so there will continue to be a need as some move out.

-Q: Why this location and is it on the floodplain?

A: We will mitigate that through our design and we will make sure all of the units are above flood level so it does not impact the facility.

-Q: What is the landscaping plan for this?

A: We have a landscape architect and introduce a memorial to all of the folks we have helped in NY that will be part of the landscape plan and will be include reflection space and a walk through garden and create a residential village and not a facility.

Old Business

- None**

New Business

- Matthew Meng brought information on a piece of property from Friends of the Bay in Oyster Bay. They are a non-profit that works to maintain the quality of water in Oyster Bay and Cold Spring Harbor. 25 years ago they were gifted 0.11 of an acre of beach front property (180 ft x 40 ft). They feel they should dispose of it because it is not part of their mission. The money they can get from selling it can preserve Oyster Bay Harbor. It is at the end of a neighborhood community, Harbor Road, and it leads to a dead end street at the water. Currently the neighborhood uses it and some leave kayaks or small rowboats on the side. It is on the market for approximately \$175,000. You cannot build on it.
- As a committee, we will consider this option to purchase. Address is: 25 Harbor Road SBL 27 C 42
- The committee requests that if something is going up on the OSPAC website, that we are notified beforehand and request that Paul speak to the powers that be and let us know how that is handled. Paul shared that Greg will share what is posted with us simultaneously to the post or within minutes.

Review of Open Space Fund Balance:

- Open Space Fund Balance as of July 10, 2024- \$2,016,114

Confirm Next Meeting Date

- Wednesday, September 11, 2024 at 4:00 P.M.*
- Based on the date, we may move the meeting to September 18, 2024. John will send an email to the entire committee to determine a potential date change.*