

NASSAU COUNTY PLANNING COMMISSION

CONVEYANCE OF COUNTY-OWNED PROPERTY & SEQRA DETERMINATION

NCPC-OSPAC FILE NO: 4-2024

WHEREAS, pursuant to Nassau County Administrative Code Section 11-8.0, the NASSAU COUNTY PLANNING COMMISSION (the “COMMISSION”) issues the following recommendation to the NASSAU COUNTY LEGISLATURE (the “LEGISLATURE”) and the NASSAU COUNTY EXECUTIVE regarding the conveyance of real property owned by Nassau County; and

WHEREAS, the NASSAU COUNTY BUREAU OF REAL ESTATE forwarded to the COMMISSION a proposal for the conveyance of the following County-owned property to the Stephen Siller Tunnel to Towers Foundation, Inc. (“T2T”), more particularly described as:

NCPC-OSPAC FILE # 4-2024 Section: 43, Block: 183, Lot(s): 1 - 10 & 32 - 41
3915 Austin Blvd., Island Park, NY 11558
Island Park, Town of Hempstead

WHEREAS, the COMMISSION forwarded to the NASSAU COUNTY OPEN SPACE AND PARKS ADVISORY COMMITTEE (“OSPAC”), the proposal to convey the above-referenced real property to T2T; and

WHEREAS, the COMMISSION held a public hearing on August 15, 2024, in accordance with N.Y. Public Officers Law and the Nassau County Administrative Code § 11-8(b), notice of which was sent to Nassau County Legislator Patrick Mullaney and Town of Hempstead Supervisor Donald X. Clavin, Jr., as well as to all surrounding property owners within a 150 ft. radius, regarding this proposal; and

WHEREAS, OSPAC passed a verbal resolution at its September 4, 2024 meeting to [approve/disapprove] the conveyance of the County-owned property described in NCPC-OSPAC File # 4-2024 to the Tunnel to Towers Foundation; and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the LEGISLATURE, the COMMISSION is required to review certain actions in accordance with the New York State Environmental Quality Review Act (“SEQRA”) and the COMMISSION has conducted such environmental review; and

NOW THEREFORE BE IT RESOLVED that, based upon review of the environmental documents and supporting documentation, the COMMISSION recommends that the LEGISLATURE classify the proposed action regarding NCPC-OSPAC File # 4-2024 as [Type I/Type II/Unlisted] and determine that it [will/will not] have a significant adverse impact on the environment; and be it further

RESOLVED, that the COMMISSION hereby recommends that the LEGISLATURE complete the review of the proposed action under SEQRA by classifying the action as [Type I/Type II/Unlisted] and issuing a [NEGATIVE/POSITIVE DECLARATION]; and be it further

RESOLVED, that the COMMISSION hereby recommends that the LEGISLATURE [approve/disapprove] the proposal for the conveyance of the subject property to the Tunnel to Towers Foundation.

The foregoing resolution was offered:

The resolution herein was, in accordance with all applicable law, duly considered, moved, and adopted by the following vote:

Leonard Shapiro, <i>Chair</i>	[AYE/NAY/ABSTAIN]
Jeffrey Greenfield, <i>Vice-Chair</i>	[AYE/NAY/ABSTAIN]
Neal Lewis, <i>3rd Vice-Chair</i>	[AYE/NAY/ABSTAIN]
Dana Durso	[AYE/NAY/ABSTAIN]
Ronald J. Ellerbe	[AYE/NAY/ABSTAIN]
Murray Forman	[AYE/NAY/ABSTAIN]
Denise Gold	[AYE/NAY/ABSTAIN]
Khandan Kalaty	[AYE/NAY/ABSTAIN]
Reid Sakowich	[AYE/NAY/ABSTAIN]

The Chair declared the resolution duly adopted.

OSPAC File # 4-2024

Adopted: September 5, 2024

This resolution may be modified to allow for the correction of any mathematical, typographical and/or clerical errors subsequent to any approval and adoption of said resolution without the necessity for a vote to be taken by the Nassau County Planning Commission if said resolution is approved and adopted by the affirmative vote of a majority of said Nassau County Planning Commission.

