



Bruce A. Blakeman
County Executive

Michael Kwaschyn, P.E.
Acting 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, November 13, 2024

Attendance: Ralph Fumante, Paolo Pironi, Lauren Moriarty, Matthew Meng, Monolita Mitra, Ruka Anzai & Jason Steinberg

Approval of Previous Meeting Minutes (September 4 & October 9, 2024)

- ***Four (4) ayes (Mathew Meng, Ruka Anzai, and Jason Steinberg not yet present)***

Vote to adopt 2025 OSPAC calendar meeting dates:

Motion made to change calendar for meetings to be held on Tuesdays rather than Wednesdays

- ***Five (5) ayes (Ruka Anzai and Jason Steinberg not yet present)***

Introduction of New Properties:

OSPAC 5-2024

***Section: 56, Block: S-06, Lot(s): 592
N/O 2499 Oak St., Bellmore, NY 11710
Bellmore, Town of Hempstead
Sell Property***

- ***5x50 feet is the size of the land to purchase. Owner of the surrounding land is the potential buyer.***
- ***If purchased, the size of the new property would allow for a potential subdivide because new owner would meet requirements to request variances, etc. for subdivision.***
- ***Tax lien parcel***
- ***Would most likely require them to merge with existing property***

OSPAC 6-2024

***Section: 14, Block: E, Lot(s): 1010
25 South Woods Rd., Woodbury, NY 11797
Woodbury, Town of Oyster Bay
Land Transfer (Inter-Municipal Agreement)***

- *We strongly recommend that any transfer of this property includes a contractual provision ensuring that the entire preserve area remains intact and unalterable by the Town of Oyster Bay. This will safeguard its status as a protected preserve and prevent it from being converted into a field or repurposed for any other use.*

Response: We (Kevin from Nassau County) will have that information at the next meeting

- *Capital improvements and the maintenance will be the responsibility of the Town of Oyster Bay*
- *Q: Does the permit that was originally given (approximately five years ago) to the fire department remain intact with the land transfer for the building that they built? Does that permit carry with the property?*

Answer: They (fire department) have an emergency storage permit.

**There was no answer regarding if the permit would carry with the property transfer*

- *Q: When and how was this property acquired and were there any restrictions?*
- *Anthony Curcio (Deputy Town Attorney with the Town of Oyster Bay) is in attendance. He responded that there is a provision that, "The Town shall honor any permits issued by county..." (Section 1.12 of agreement)*
- *The land has been perpetually preserved since 1989. What would stop anyone now or in the future to stop anyone from cutting down more trees and making more active playing fields?*
- *Where are the lines for what is perpetual preserved? If this property is all under perpetual preservation, how did they build fields on it already and then based on what has already been done, what stops more fields from being built and the preserve being infringed on?*
- *Q: Could we put up lines between the preserve so that the preserve and fields be distinctly divided and that the agreement include a contractual provision ensuring that the preserve stays intact and untouched?*
- *There is a recharge basin on the site (NorthWest side) that the Town of Oyster Bay currently maintains by permit.*
- *Parks Dept Representative: There is no fence delineation, as it is natural. Q: Will existing events that take place like BMX train runs, still be permitted by the Town of Oyster Bay? A: After the closing, as of now that is no. -Parks Dept representative would like the courtesy allowed to issue those permits, around 4-5 times per year.*
- *Who wrote up the IMA agreement? A: County Attorney's Office*
- *We strongly recommend that the agreement has a clear delineation regarding the fields usage and the preserve and that one part does not encroach on the other in order to fully preserve the preservation.*
- *We would like to see the deed.*
- *Public Question: Ron Gannes: I was part of stopping the transfer 15 years ago and again 2 years ago. Shared concerns about lighting and astroturf.*
- *Public Question: Ron Gannes: Newsday reported that there were plans for a dog park. A: No one knows why Newsday reported that, that has not been shared with anyone here so we can only assume it was done in error.*
- *Recommendation: We strongly urge the agreement to state that the remainder of the land under perpetual preserve is not developed and maintenance and work can only be done on active fields.*

Ruka Anzai left the meeting at this time

OSPAC 7-2024

Section: 35, Block: N, Lot(s): 25B-C, 26 & 27A-B

E/O Ray Ln., Malverne, NY 11565

Incorporated Village of Malverne

*****Land Transfer (Inter-Municipal Agreement)*****

- *The parcel that The Village of Malverne is requesting includes a part from Lakeville, which is unincorporated Town of Hempstead.*
- *What is the current breakdown of the percentage of this land transfer as it relates to the land that is the Village of Malverne versus Lakeville? Answer from Kevin Walsh: I don't know the legal answer*
- *Can property that is not actually in the Village be transferred to the Village? Answer from Kevin: The answer to that is yes.*
- *There is a license agreement currently. As of today, there is current construction happening on the property. Do they currently have a permit to do construction on County leased property? Answer from Kevin Walsh (attorney): We started this project a while ago and have a license agreement to maintain the park. We went through the state and gave the last license we had and there was nothing in there to prohibit us but in retrospect, that is a fair question.*
- *We are concerned about trees being removed from this area.*
- *Kevin Walsh (attorney) in attendance: We received a state grant to re-do some things in this park. We are not interrupting anything or cutting down trees. We are cleaning out the debris to maintain a walking path. There is one structure on the site, a concession stand, that has been there since the 1950s. We will honor all permits and endeavor to support and award any future permits that are the same type.*
- *Are you proposing tree removal? Answer from Kevin: Yes, to clean up dead trees. We want to maintain the walking path and existing walking path.*

Old Business

- *N/A.*

New Business

- *N/A*

Review of Open Space Fund Balance:

- *Open Space Fund Balance as of November 1, 2024- \$2,016,114*

Confirm Next Meeting Date

- *Wednesday, December 11, 2024 at 4:00 PM*