

PROPOSED ORDINANCE NO. 137- 2017

MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM JMDH REAL ESTATE OF GARDEN CITY, LLC OF CERTAIN PREMISES LOCATED IN THE UNIONDALE, TOWN OF HEMPSTEAD, COUNTY OF NASSAU. STATE OF NEW YORK, SAID PROPERTY KNOWN AS SECTION 44, BLOCK D, LOT 133 ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A DEED AND ALL PERTINENT DOCUMENTS IN CONNECTION THEREWITH TO CONSUMATE THE SALE

WHEREAS, the County of Nassau did heretofore acquire title to the premises;
and

WHEREAS, the premises are no longer required by the County of Nassau for public purposes; and

WHEREAS, JMDH Real Estate of Garden City, LLC owners of the adjoining property have requested that the County of Nassau convey to them the aforesaid parcel and have made an offer of One Hundred Seventy-Five Thousand (\$175,000.00) Dollars, pursuant to a certain Direct Sale Letter Agreement, a copy of which is on file in the office of the Clerk of the Nassau County Legislature; and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the Nassau County Legislature, the Nassau County Planning Commission has reviewed the proposed action and found that it is an “Unlisted Action” pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and has further reviewed the Environmental Assessment Form (“EAF”) for the proposed action and recommends that the Nassau County Legislature upon its review of the (“EAF”) and any supporting documentation, if any, determine that the evidence before it

indicates that the proposed action will have no significant environmental impact and does not require further environmental review; and

WHEREAS, the Nassau County Planning Commission, acting in an advisory capacity to the Nassau County Legislature, passed a resolution regarding the proposed action, a copy of such resolution being attached hereto as Appendix A and incorporated herein, recommending that the Nassau County Legislature conclude that no further environmental review or action is required on such proposed action.

THEREFORE, BE IT ORDANED BY THE LEGISLATURE OF THE COUNTY OF NASSAU AS FOLLOWS:

1. That the County Executive be and he is hereby authorized to accept the offer of purchase of JMDH Real Estate of Garden City, LLC in the sum of One Hundred Seventy-Five Thousand (\$175,000.00) Dollars for said premises described as Section 44, Block D, Lot 133 on the Land and Tax Map of the County of Nassau subject to all of the terms and conditions as outlined in the Direct Sale Letter Agreement.

2. That the County Executive be and he is hereby authorized to execute the deed from the County of Nassau, as Grantor to JMDH Real Estate of Garden City, LLC as Grantee, and to execute any ancillary documents and instruments necessary to effectuate the terms of the Direct Sale Letter Agreement.

3. That it is hereby determined pursuant to the provisions of the New York State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that the proposed sale of the property has been determined not to have a significant effect on the environment and that no further review is required;

4. That this Ordinance shall take effect immediately.