

PROPOSED ORDINANCE NO. 40- 2018

MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE AN AMENDMENT AND CONSENT TO AN ASSIGNMENT OF A LEASE BETWEEN THE COUNTY OF NASSAU, AS LANDLORD AND BELZONA MOLECULAR, INC., AS TENANT FOR PREMISES LOCATED AT 100 CHARLES LINDBERGH BOULEVARD, UNIONDALE, NEW YORK AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE ANY AND ALL DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, the County of Nassau is the Landlord under a Lease, dated December 16, 1980 between the County of Nassau, as Landlord and Belzona Molecular, Inc as Tenant as modified by Agreement, dated July 14, 1981 for the premises located at 100 Charles Lindbergh Boulevard, Uniondale, New York, and

WHEREAS, 102 Kings Point Road Associates, Inc. and CLB 100, LLC, as tenants-in-common are the current Tenants under said Lease, and

WHEREAS, the Lease contains a prohibition on the assignment of such Lease to an entity which may create a real property tax exempt status and the parties desire to amend the Lease to permit the assignment of said Lease Agreement to The Academy Charter School, a 501(C)(3) entity that is exempt from the payment of real property taxes pursuant to applicable provisions of law, and.

WHEREAS, the proposed action has been reviewed and found to be an “Unlisted Action” pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and the Environmental Assessment Form (“EAF”) for the proposed action has been reviewed and that the Nassau County Legislature upon its review of the (“EAF”) and any supporting documentation determines that the evidence before it

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

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

1., That the County Executive be, and she is hereby authorized to execute the Amendment of Lease, Consent to Assignment of Lease and any ancillary documents and instruments necessary to effectuate said Amendment and Consent to Assignment.

2. That pursuant to the 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, the proposed amendment of lease has been classified as an Unlisted Action determined not to have a significant effect on the environment and that no further review is required for the reasons set forth in the attached Determination of Non-Significance;

3. That this Ordinance shall take effect immediately.