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NASSAU COUNTY LEGISLATURE

RICHARD NICOLELLO,
Presiding Officer

PLANNING, DEVELOPMENT AND THE
ENVIRONMENT COMMITTEE

LAURA SCHAEFER, Chairwoman

1550 Franklin Avenue
Mineola, New York

Monday, May 7, 2018
3:18 P.M

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A P P E A R A N C E S :

LAURA SCHAEFER,
Chairwoman

THOMAS MCKEVITT,
Vice Chairman

STEVEN RHOADS

DENISE FORD (Substituted by Rose Walker)

ARNOLD DRUCKER,
Ranking

JOSHUA LAFAZAN

SIELA BYNOE

MICHAEL PULITZER,
Clerk of the Legislature

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LIST OF SPEAKERS

KEVIN WALSH 6
META J. MEREDAY 12

1 Planning & Development/5-7-18

2 CHAIRWOMAN SCHAEFER: At this
3 time I will call the Planning, Development
4 and Environment Committee to order. Clerk,
5 please call the roll.

6 CLERK PULITZER: Thank you,
7 Madam. Legislator Siela Bynoe?

8 LEGISLATOR BYNOE: Here.

9 CLERK PULITZER: Legislator
10 Joshua Lafazan?

11 LEGISLATOR LAFAZAN: Here.

12 CLERK PULITZER: Ranking Member
13 Arnold Drucker?

14 LEGISLATOR DRUCKER: Here.

15 CLERK PULITZER: Legislator
16 Steven Rhoads?

17 LEGISLATOR RHOADS: Present.

18 CLERK PULITZER: Legislator
19 McKevitt?

20 LEGISLATOR MCKEVITT: Here.

21 CLERK PULITZER: Chairwoman
22 Laura Schaefer?

23 CHAIRWOMAN SCHAEFER: Here.

24 CLERK PULITZER: We have a
25 quorum.

1 Planning & Development/5-7-18

2 CHAIRWOMAN SCHAEFER: We have two
3 items on the agenda. The first item is
4 181-18, it's an ordinance making certain
5 determinations pursuant to the State
6 Environmental Quality Review Act and
7 authorizing the grant of an easement to Long
8 Island Electric Utility Servco, LLC as agent
9 of and acting on behalf of Long Island
10 Lighting Company, d/b/a/ LIPA over a parcel
11 of county owned real property situated in
12 Uniondale, East Garden City, Town of
13 Hempstead, County of Nassau, State of New
14 York, said real property known as Section
15 44, Block F, and a part of Lot 317E on the
16 land and tax map of the County of Nassau and
17 authorizing the County Executive to execute
18 an easement agreement and all pertinent
19 documents in connection therewith to grant
20 such easement.

21 May I have a motion, please?

22 LEGISLATOR RHOADS: So moved.

23 LEGISLATOR DRUCKER: Second.

24 CLERK PULITZER: So moved by
25 Legislator Rhoads, seconded by Legislator

1 Planning & Development/5-7-18

2 Drucker.

3 CLERK PULITZER: Ma'am, for the
4 record, I would like to call Denise Ford, is
5 she present? Ms. Walker, are you here?

6 LEGISLATOR WALKER: Yes.

7 CHAIRWOMAN SCHAEFER: Is there
8 someone here to speak on this item?

9 MR. WALSH: Good afternoon.
10 Kevin Walsh from the Office of Real Estate
11 Services.

12 The item before you is a
13 permanent easement being granted by the
14 county to PSEG, or I should be more
15 specific, the Long Island Electric Utility
16 Servco, LLC, as agent for LIPA.

17 This is going to be a new
18 substation on a 41,000 square foot piece of
19 land directly adjacent to the Suez plant on
20 Charles Lindbergh Boulevard.

21 The property is owned by the
22 county and trust for the purposes of Nassau
23 Community College.

24 So this particular easement
25 required the approval of the Nassau

1 Planning & Development/5-7-18
2 Community College and the board has approved
3 it and consented to this easement.

4 We had an appraisal done of the
5 value of this easement. We're actually
6 getting \$1,337,760 based on the appraisal
7 and this is going to enhance the viability
8 with the growth in the hub for the various
9 uses in the hub.

10 CHAIRWOMAN SCHAEFER: Thank you.
11 So we have Clerk Item 182-18. I'm going to
12 read that as well because they really should
13 be called together.

14 So Clerk Item 182-18 is an
15 ordinance making certain determinations
16 pursuant to the State Environmental Quality
17 Review Act and authorizing the grant of an
18 easement to Keyspan Gas East Corporation
19 d/b/a as National Grid, over a parcel of
20 county owned real property situated in
21 Uniondale, East Garden City, Town of
22 Hempstead, County of Nassau, State of New
23 York, said real property known as Section
24 44, Block F, and a part of Lot 317E and 407
25 on the land and tax map of the County of

1 Planning & Development/5-7-18
2 Nassau and authorizing the County Executive
3 to execute an easement agreement and all
4 pertinent documents in connection therewith
5 to grant such easement.

6 May I have a motion for this as
7 well, please?

8 LEGISLATOR WALKER: So moved.

9 LEGISLATOR RHOADS: Second.

10 CLERK PULITZER: So moved by
11 Legislator Walker, seconded by Legislator
12 Rhoads. Is there any additional information
13 that you need to add?

14 MR. WALSH: Yes, this is another
15 easement utility related. Immediately
16 adjacent to the easement we just discussed
17 for LIPA, this easement is for KeySpan Nat
18 Grid smaller footprint, 7,954 square feet
19 also along Charles Lindbergh Boulevard.

20 This will improve the gas supply
21 reliability to the local area specifically
22 to the college right in the direct vicinity.
23 So the college did support this and consent
24 to this.

25 There is an appraisal again done.

1 Planning & Development/5-7-18

2 The easement fee here will be \$246,000.

3 Also want to mention in both
4 cases of the easements, they both went
5 through the full process of OSPAC, the
6 Planning Commission, whose approved these
7 easements or recommended the approval of
8 these easements without any conditions.

9 CHAIRWOMAN SCHAEFER: You
10 mentioned something on the prior item with
11 regard to the hub and development there,
12 that this would somehow benefit that, is
13 that what you said?

14 MR. WALSH: Yes, both of these,
15 certainly the Nat Grid is for gas supply and
16 reliability.

17 The other properties slightly --
18 significantly larger, 41,000 square feet, a
19 little less than an acre, to build a new
20 substation. They will be putting a berm
21 around this to blend it in nicely with the
22 college.

23 The college is very much a part
24 of the process, as well as the Department of
25 Public Works trying to select the

1 Planning & Development/5-7-18
2 appropriate site for this, so obviously they
3 keep the nice entrance to the college.

4 This site currently is honestly
5 just a vacant piece where people, right
6 adjacent to the existing plant over there,
7 unfortunately garbage gets dumped and other
8 problems so this is actually a welcome
9 addition to that little piece of land.

10 CHAIRWOMAN SCHAEFER: Any
11 questions from the legislators? Legislator
12 Drucker.

13 LEGISLATOR DRUCKER: Thank you,
14 Madam Chairwoman. Good afternoon, Mr.
15 Walsh. I just want to confirm for the
16 record, National Grid will at all times bear
17 the sole cost and expense for any repair or
18 replacement or restoration of the portion of
19 the easement?

20 MR. WALSH: That's correct. The
21 easement agreement puts all the burden of
22 repairs on the grantee of the easement which
23 is KeySpan doing business as National Grid.

24 LEGISLATOR DRUCKER: Thank you.

25 CHAIRWOMAN SCHAEFER: Legislator

1 Planning & Development/5-7-18

2 Bynoe.

3 LEGISLATOR BYNOE: Thank you,
4 Madam Chairwoman. How do we come up with
5 these amounts, like \$246,000, how do we
6 assign value?

7 MR. WALSH: The appraiser looks
8 at the value, looks at the zoning in the
9 area, just like another appraisal of a piece
10 of property, what is allowable on the square
11 footage basis and so forth.

12 In some cases could have been
13 maybe sided a little bit different location,
14 for example, with the PSEG, maybe could have
15 been on the other side of the plant, but
16 obviously it would impacted the college
17 more.

18 Parties did work together and an
19 appraisal was done of the utility kind of
20 space and use and a permanent easement, even
21 those it's an easement where the county does
22 maintain title, but they have a permanent
23 easement because this is a facility we
24 expect will be there permanently. It's a
25 little bit less than a full outright

1 Planning & Development/5-7-18

2 transfer. It's an easement.

3 LEGISLATOR BYNOE: Thank you very
4 much.

5 CHAIRWOMAN SCHAEFER: Any other
6 questions from the legislators?

7 (No verbal response.)

8 Is there any public comment on
9 this item?

10 MS. MEREDAY: Meta J. Mereday.
11 Just a quick question. 146-18 is still on
12 the agenda?

13 CHAIRWOMAN SCHAEFER: No.

14 MS. MEREDAY: So it's just these
15 two?

16 CHAIRWOMAN SCHAEFER: Yes.

17 MS. MEREDAY: Okay. I just
18 wanted to have that clarified. Thank you.

19 With regard to both of them, the
20 statement was referenced that this would
21 benefit the hub, but I believe the hub is
22 still in a design process. So is there
23 flexibility in terms of the type of the
24 design or will this have to be reviewed
25 again once there is more definition with

1 Planning & Development/5-7-18

2 regard to what actually will take place at
3 the hub? That's one question.

4 And just to follow-up with regard
5 to the actual structure itself and who would
6 be responsible for maintenance and any other
7 types of debris or things of that nature.

8 Thirdly, if we're talking about
9 actual delivery of services because these
10 are utilities, what is the environmental
11 impact in that region for the sake of being
12 in a vulnerable storm related condition?

13 I understand the value of having
14 substations, per se, but when those
15 structures that are delivering those types
16 of things particularly gasoline, when there
17 is a break in the system and it gets into
18 our water supply or things of that nature,
19 that's a major roadway in that area.

20 So, what are the considerations
21 or the safeguards for the residents, the
22 students, as well as those that take
23 transport in that area? Because it's not
24 far from where our buses are.

25 So I'm just concerned about that

1 Planning & Development/5-7-18
2 particular nature that we are providing all
3 of this, and is there going to be any tax
4 burden on residents with regard to what we
5 are giving up or is there a significant
6 gain? Thank you.

7 CHAIRWOMAN SCHAEFER: Thank you,
8 Ms. Mereday. There is no other comments.
9 All those in favor of passing Clerk Items
10 181-18 and 182-18 signify by saying aye.

11 (Aye.)

12 Any opposed?

13 (No verbal response.)

14 The ayes have it. Both items
15 pass. May I have a motion to close Planning
16 Development and the Environment?

17 LEGISLATOR WALKER: So moved.

18 LEGISLATOR BYNOE: Second.

19 CHAIRWOMAN SCHAEFER: Moved by
20 Legislator Walker, seconded by Legislator
21 Bynoe. All in favor?

22 (Aye.)

23 Public Works is up next.

24 (Whereupon, the Planning
25 Development and the Environment Committee

1 Planning & Development/5-7-18
2 adjourned at 3:28 p.m.)
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C E R T I F I C A T E

I, FRANK GRAY, a Shorthand Reporter and
Notary Public in and for the State of New
York, do hereby stated:

THAT I attended at the time and place
above mentioned and took stenographic record
of the proceedings in the above-entitled
matter;

THAT the foregoing transcript is a true
and accurate transcript of the same and the
whole thereof, according to the best of my
ability and belief.

IN WITNESS WHEREOF, I have hereunto set
my hand this 24th day of May, 2018.

FRANK GRAY