

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

NASSAU COUNTY LEGISLATURE

RICHARD NICOLELLO
PRESIDING OFFICER

PLANNING DEVELOPMENT AND THE ENVIRONMENT COMMITTEE

LEGISLATOR LAURA SCHAEFER
CHAIR

Theodore Roosevelt Building
1550 Franklin Avenue
Mineola, New York

July 23, 2018
3:37 P.M.

1

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

3

4 LEGISLATOR LAURA SCHAEFER

5 Chair

6

7 LEGISLATOR TOM MCKEVITT

8 Vice Chair

9

10 LEGISLATOR STEVEN RHOADS

11

12 LEGISLATOR DENISE FORD

13

14 LEGISLATOR ARNOLD DRUCKER

15 Ranking member

16

17 LEGISLATOR JOSHUA LAFAZAN

18

19 LEGISLATOR SEILA BYNOE

20

21

22

23

24

25

1 Planning - 7-23-18

2 LEGISLATOR SCHAEFER: I would
3 like to call the Planning, Development and
4 Environment Committee to order. Clerk would
5 you call the roll please.

6 MR. PULITZER: Thank you.
7 Planning Development and Environmental
8 Committee roll call. Legislator Siela Bynoe.

9 LEGISLATOR BYNOE: Here.

10 MR. PULITZER: Legislator Joshua
11 Lafazan.

12 LEGISLATOR LAFAZAN: Here.

13 MR. PULITZER: Ranking member
14 Arnold Drucker.

15 LEGISLATOR DRUCKER: Here.

16 MR. PULITZER: Legislator Denise
17 Ford.

18 LEGISLATOR FORD: Here.

19 MR. PULITZER: Legislator Steven
20 Rhoads.

21 LEGISLATOR RHOADS: Present.

22 MR. PULITZER: Vice chairman
23 Thomas McKevitt.

24 LEGISLATOR MCKEVITT: Here.

25 MR. PULITZER: Chairwoman Laura

1 Planning - 7-23-18

2 Schaefer.

3 LEGISLATOR SCHAEFER: Here.

4 MR. PULITZER: We have a quorum.

5 LEGISLATOR SCHAEFER: Thank you.

6 We have one item on the calendar clerk item

7 438-18. Make a motion. Legislator Rhoads

8 motion to open. Seconded by Legislator

9 Lafazan.

10 Our one item is clerk item 438-18.

11 This is an ordinance making certain

12 determinations pursuant to the State

13 Environmental Quality Review Act and

14 authorizing the county executive of the County

15 of Nassau to accept on behalf of the County of

16 Nassau an offer of purchase from Rafael

17 Maldonado and Jaime L. Maldonado of certain

18 premises located in the city of Glen Cove,

19 County of Nassau, State of New York said real

20 property known as Section 31 Block 70, Lot 24

21 on the land and tax map of the County of

22 Nassau and authorizing the county executive to

23 execute a deed, contract of sale and all

24 pertinent documents in connection therewith to

25 consummate the sale.

1 Planning - 7-23-18

2 MR. SERANDIS: Nicholas

3 Serandis. This is a direct sale of property
4 to an adjourning property owner. There was a
5 sealed bid that was conducted in 2017 between
6 the two adjacent property owners. The one
7 adjacent property owner, the Maldonados,
8 submitted a bid of \$20,052 to purchase the
9 property which consists of approximately 4,000
10 square feet. The appraisal was conducted by
11 one of our appraisers in 2017 appraising the
12 lot at \$15,000 number.

13 A sealed bid was conducted, and as
14 I said, the Maldonados were the most
15 successful bidder. The matter went through
16 the Planning Commission, the Open Space
17 Committee, determined that the property was
18 suitable for transfer. The Department of
19 Public Works had no public use for the
20 property. And my understanding is that the
21 Maldonados want to purchase the property to
22 make an additional yard for their family and
23 it would not result in any ability to create
24 an additional building lot. We just ask that
25 the legislature consider the sale of the

1 Planning - 7-23-18

2 property.

3 LEGISLATOR SCHAEFER: Thank you.

4 The appraised value you said is \$15,000?

5 MR. SERANDIS: The appraised
6 value was \$15,000 and the bid was \$20,052.

7 LEGISLATOR SCHAEFER: Any
8 questions from the legislators? Legislator
9 Rhoads first.

10 LEGISLATOR RHOADS: Just quick
11 question. This was considered by OSPAC,
12 right?

13 MR. SERANDIS: Yes, it was
14 considered by OSPAC a while back. It was
15 originally brought for sale back in I believe
16 2011 or '12 and then it was reinstituted back
17 last year. Then there was the sealed bid and
18 the appraisal and all that based upon the
19 reinstitution by the homeowner, the
20 Maldonados.

21 LEGISLATOR RHOADS: I appreciate
22 it. Thank you.

23 LEGISLATOR SCHAEFER: Legislator
24 Drucker.

25 LEGISLATOR DRUCKER: County

1 Planning - 7-23-18

2 attorney Serandis, can you describe the lot?

3 Is it just a vacant lot in between two

4 residential homes?

5 MR. SERANDIS: It's a vacant lot

6 between two other lots and consists of

7 approximately 4,000 square feet.

8 LEGISLATOR DRUCKER: The

9 appraisal was done a year ago?

10 MR. SERANDIS: We have many of

11 these vacant lots. This was acquired by the

12 county by tax deed back in 1988. Generally

13 what happens is when developers do a

14 subdivision sometimes they have lots that are

15 not there and maybe they're thinking of them

16 for roadways or some other use of them and the

17 developers then walk away from the entire

18 project because they finish it and we get it

19 by tax deed. We have many, I would venture to

20 guess, we have 500 to 2,000 of these lots

21 throughout Nassau County and over the last 20

22 years of doing this I have sold many of these

23 lots.

24 LEGISLATOR DRUCKER: My only

25 concern is the value. Has the value undergone

1 Planning - 7-23-18

2 any appreciable increase or uptick over the
3 past year because the market has done
4 remarkably well in the past year?

5 MR. SERANDIS: The value --
6 because the lot doesn't result in an ability
7 to tear down a house and put up two houses,
8 and whenever we have that lot, sometimes we
9 get that situation, the value is basically the
10 value for purposes of increasing the enjoyment
11 of the homeowners for a new lot, not
12 recreating a substantial increase in value
13 which still goes to the house.

14 So, the appraisal of \$15,000, even
15 over the course of the last six months, gone
16 up even 20 percent, it wouldn't even meet the
17 bid price of \$20,052. I don't think the
18 appraisal is the issue because there is no
19 ability to utilize the lot for other purposes
20 other than single family residence.

21 LEGISLATOR DRUCKER: To the best
22 of your knowledge the county doesn't have any
23 affiliation with the any of the adjourning
24 homeowners?

25 MR. SERANDIS: No. The county

1 Planning - 7-23-18

2 has no affiliation. These are all
3 independent.

4 LEGISLATOR DRUCKER: You are
5 satisfied that that \$20,000 represents a
6 reasonable price?

7 MR. SERANDIS: Yes. The
8 appraisal and the purchase price are within
9 appropriate for this parcel.

10 LEGISLATOR DRUCKER: How many
11 bids did you get by the way? You got the two
12 bids by the way?

13 MR. SERANDIS: Two bids. The one
14 bid was \$20,000. The other was about \$17,000
15 to the adjourning homeowners.

16 LEGISLATOR DRUCKER: Thank you
17 very much.

18 LEGISLATOR SCHAEFER: Any other
19 questions from the legislators? Any questions
20 from the public? There being none, all those
21 in favor of clerk item 438-18 signify by
22 saying aye. The ayes have it.

23 LEGISLATOR LAFAZAN: There was
24 one opposition. One vote no.

25 LEGISLATOR SCHAEFER: So you're

1 Planning - 7-23-18

2 voting against. Six and one. May I have a
3 motion to close the Planning Committee. Made
4 by Legislator Rhoads. Seconded by Legislator
5 Bynoe.

6 (TIME NOTED: 3:47 P.M.)

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 Planning - 7-23-18

2
3
4 CERTIFICATION

5
6
7
8 I, FRANK GRAY, a Notary
9 Public in and for the State of New
10 York, do hereby certify:

11 THAT the foregoing is a true and
12 accurate transcript of my stenographic
13 notes.

14 IN WITNESS WHEREOF, I have
15 hereunto set my hand this 26th day of
16 July 2018

17
18
19 -----
20 FRANK GRAY
21
22
23
24
25