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NASSAU COUNTY LEGISLATURE

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RICHARD NICOLELLO

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PRESIDING OFFICER

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PLANNING, DEVELOPMENT AND THE ENVIRONMENT COMMITTEE

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LEGISLATOR LAURA SCHAEFER

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CHAIR

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Theodore Roosevelt Building

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1550 Franklin Avenue

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Mineola, New York

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September 13, 2021

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3:36 P.M.

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2     A P P E A R A N C E S:

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4     LEGISLATOR LAURA SCHAEFER

5                     Chair

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7     LEGISLATOR TOM MCKEVITT

8                     Vice Chair

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10    LEGISLATOR STEVEN RHOADS

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12    LEGISLATOR DENISE FORD

13

14    LEGISLATOR ARNOLD DRUCKER

15                     Ranking member

16

17    LEGISLATOR JOSHUA LAFAZAN

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19    LEGISLATOR SEILA BYNOE

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1 Planning - 9-13-21

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

6 MR. PULITZER: Thank you madam.  
7 Legislator Carrie Solages.

8 LEGISLATOR SOLAGES: Here.

9 MR. PULITZER: Legislator Siela  
10 Bynoe.

11 LEGISLATOR BYNOE: Here.

12 MR. PULITZER: Ranking Member  
13 Arnold Drucker.

14 LEGISLATOR DRUCKER: Here.

15 MR. PULITZER: Legislator Denise  
16 Ford.

17 LEGISLATOR FORD: Here.

18 MR. PULITZER: Legislator Steven  
19 Rhoads.

20 LEGISLATOR RHOADS: Present.

21 MR. PULITZER: Vice Chairman  
22 Thomas McKevitt.

23 LEGISLATOR MCKEVITT: Here.

24 MR. PULITZER: Chairwoman Laura  
25 Schaefer.

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2 LEGISLATOR SCHAEFER: Here.

3 MR. PULITZER: We have a quorum  
4 ma'am.

5 LEGISLATOR SCHAEFER: Thank you.  
6 We're going to start with clerk item 268-21,  
7 which is a resolution authorizing the county  
8 of Nassau to endorse the application of the  
9 Trust for Public Land for a grant for the  
10 Empire State Trail extension project.

11 Can I have a motion? Moved by  
12 Legislator Rhoads. Seconded by Legislator  
13 Solages. The item is before us.

14 MR. SALLIE: Sean Sallie, Nassau  
15 County Department of Public Works. This item  
16 is essentially a request from the Trust of  
17 Public Land request for a municipal resolution  
18 of support in conjunction with its application  
19 to the New York State Parks Department under  
20 the consolidated funding application process.

21 The Trust for Public Land is  
22 seeking funding to advance the design of its  
23 Long Island Empire Trail extension which would  
24 create a multi-use trail between the  
25 Queens-Nassau border out to the Twin Forks.

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2 They're working with both Nassau County and  
3 Suffolk County as far as the planning and  
4 preliminary design is concerned.

5 Again, the Trust for Public Land, a  
6 not-for-profit, is seeking grant funds through  
7 the state through the CFA process. In order  
8 to complete their application they require a  
9 municipal letter of support from Nassau and  
10 Suffolk counties.

11 LEGISLATOR SCHAEFER: Thank you.  
12 Can you tell me how long is the -- what's the  
13 distance that it would be or they're hoping  
14 for it to be from start to finish?

15 MR. SALLIE: Sure. The portion  
16 within Nassau County is roughly 12 miles. It  
17 would incorporate already constructed  
18 multi-use trails through the Nassau Hub,  
19 Eisenhower Park and then continue east through  
20 the central portion of Nassau County through  
21 Bethpage State Park and then into Suffolk  
22 County in the vicinity of Spagnoli Road and  
23 then continue on existing right of way in  
24 Suffolk County all the way to the twin forks.

25 There are certain segments in

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2 Suffolk that already exist similar to Nassau  
3 County. So they are trying to stitch those  
4 together.

5 The Trust for Public Land is very  
6 adamant that Long Island has this amenity.  
7 The New York State Empire Trail is on mainland  
8 New York if you will connecting Buffalo to  
9 Albany and then south down to just north of  
10 New York City. Then there are trails  
11 interdispersed within the five boroughs.

12 This is an initiative by the Trust  
13 for Public Land to bring that amenity here to  
14 Long Island. So, the county has been helping  
15 with some of the logistics. But, again, all  
16 of the design work and advocacy is being done  
17 through the Trust for Public Land.

18 LEGISLATOR SCHAEFER: The grant  
19 funds are they seeking to have it 100 percent  
20 grant funded?

21 MR. SALLIE: The state program  
22 that they are seeking funds through is 50  
23 percent. So 50-50.

24 LEGISLATOR SCHAEFER: Is there an  
25 anticipated amount, that 50 percent, what that

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2 costs per county to contribute?

3 MR. SALLIE: The county wouldn't  
4 contribute.

5 LEGISLATOR SCHAEFER: It's Trust  
6 for Public Land.

7 MR. SALLIE: Right. Trust for  
8 Public Land funds that they raised and they  
9 match that with state funding.

10 LEGISLATOR SCHAEFER: Does it  
11 look something like you did over at Eisenhower  
12 Park in the last few years?

13 MR. SALLIE: Essentially yes.  
14 Visually it would look the same. Ten, 12 feet  
15 of asphalt meandering through right of way  
16 corridors.

17 LEGISLATOR SCHAEFER: Any other  
18 legislators have any comments?

19 LEGISLATOR FORD: So, is this an  
20 uninterrupted trail or is this something where  
21 you would have to like go off of the trail  
22 onto like maybe county streets or something  
23 like that? Or is it something where it's  
24 going to be completely protected trail from  
25 beginning to end?

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2 MR. SALLIE: For the most part  
3 they're looking to design it so that it's  
4 separated from the vehicular travel way.  
5 There is a utility corridor that's, my  
6 understanding, it's partially owned by the MTA  
7 partially owned by the electric utility  
8 through the central eastern part of the county  
9 that connects essentially up to Bethpage State  
10 Park. There's some areas there where you'd  
11 have to get through or pass some busy  
12 intersections. So not completely off  
13 separated from vehicular traffic. But for the  
14 most part it would be a protected bike way.

15 LEGISLATOR FORD: Maybe small  
16 increments of it where you would be with the  
17 traffic but at a minimum basically?

18 MR. SALLIE: Correct. It's an  
19 ambitious plan. It's definitely doable.  
20 Ultimately what it will to cost we'll need to  
21 bring together. It's an effort.

22 LEGISLATOR FORD: Good effort.

23 LEGISLATOR SCHAEFER: Any other  
24 legislators? Legislator Drucker.

25 LEGISLATOR DRUCKER: Thank you.



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2 I don't know if someone had asked this. Maybe  
3 I wasn't paying attention. Sean, what's the  
4 length of time for this project to be  
5 completed?

6 MR. SALLIE: Trust for Public  
7 Land they see this as a five to ten year  
8 build-out for Nassau and Suffolk County.

9 LEGISLATOR DRUCKER: Just the  
10 Nassau portion.

11 MR. SALLIE: Five years. The  
12 design portion is not too much of a heavy  
13 lift. It's access to the utility, slash, MTA  
14 corridor that could take some time. There are  
15 existing power lines, high tension  
16 transmission lines that will need to be  
17 protected and safety is a concern. So that  
18 needs some time to work through.

19 LEGISLATOR DRUCKER: They have to  
20 design the construction would start at the  
21 Eisenhower Park portion rather than some other  
22 portion? It's going to start there?

23 MR. SALLIE: Essentially, yes.  
24 The trail around Eisenhower Park, the  
25 multi-use trail ends at Carmen Avenue and then

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2 there's an on road bike lane that gets you a  
3 little bit further east. So right around the  
4 Wantagh Parkway give or take. You'd have to  
5 get across the Wantagh Parkway and then there  
6 is actually that straight shot utility right  
7 of way.

8 LEGISLATOR SCHAEFER: Any other  
9 legislators? Is there any public comment on  
10 this item? There being none, all those in  
11 favor of passing item 268-21 please signify by  
12 saying aye. Any opposed? The item passes  
13 unanimously.

14 Next we have clerk item 278-21,  
15 which is an ordinance making certain  
16 determinations pursuant to the State  
17 Environmental Quality Review Act and  
18 authorizing the grant of an easement to Long  
19 Island Electric Utility Servco, L.L.C., as  
20 agent of and acting on behalf of Long Island  
21 Lighting Company, doing business as LIPA, over  
22 a parcel of county-owned real property  
23 consisting of approximately 12,185 square feet  
24 situated in Uniondale, Town of Hempstead,  
25 county of Nassau, state of New York said real

1                   Planning - 9-13-21  
2     property known as Section 44, Block F, part of  
3     lot 317E on the land and tax map of the county  
4     of Nassau and authorizing the county executive  
5     to execute an easement agreement and all  
6     pertinent documents in connection therewith to  
7     grant such easement.

8                   May I have a motion? Moved by  
9     Legislator Ford. Seconded by Legislator  
10    Drucker. This item is before us. Hi.

11                  MR. HOMMEL:     Ted Hommel from the  
12    county attorney's office for real estate  
13    services. This is a subsurface transmission  
14    line. It's a request to grant an easement to  
15    Long Island Electric Utility Services, L.L.C.,  
16    which is a subsidiary of PSEG, as the agent  
17    for LIPA. The utility line runs across  
18    property occupied by Nassau Community College  
19    and it's to serve the adjacent service area.  
20    The easement fee is based on an appraisal.

21                  And if there are any questions of a  
22    technical nature there are representatives  
23    here from PSEG that will be available to  
24    answer your questions.

25                  LEGISLATOR SCHAEFER:     Thank you.

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2 Does anyone have any questions on the  
3 legislature? Is there any public comment?  
4 There being none, all those in favor of  
5 passing item 278-21 please signify by saying  
6 aye. Any opposed? Item passes unanimously.  
7 Thank you Mr. Hommel.

8 The next item we have is clerk item  
9 279-21. It's an ordinance making certain  
10 determinations pursuant to the State  
11 Environmental Quality Review Act and  
12 authorizing the grant of an easement to Long  
13 Island Electric Utility Servco, L.L.C., as  
14 agent of and acting on behalf of Long Island  
15 Lighting Company, doing business as LIPA, over  
16 a parcel of county-owned real property  
17 consisting of approximately 12,185 square feet  
18 situated in Uniondale, Town of Hempstead,  
19 county of Nassau, state of New York said real  
20 property known as Section 44, Block F, part of  
21 lot 411 on the land and tax map of the county  
22 of Nassau and authorizing the county executive  
23 to execute an easement agreement and all  
24 pertinent documents in connection therewith to  
25 grant such easement.

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2 Can I have a motion? So moved by  
3 Legislator Ford. Seconded by Legislator  
4 Drucker. Mr. Hommel.

5 MR. HOMMEL: Ted Hommel, county  
6 attorney's office on behalf of real estate  
7 services. This is another request to grant an  
8 easement to Long Island Electric Utility  
9 Servco, L.L.C. which is, again, a subsidiary  
10 of PSEG as the agent of LIPA. This is for  
11 what is called switch gear installation. 450  
12 square feet servicing the Nassau Coliseum  
13 surface area. It's located just south of  
14 Charles Lindbergh Boulevard in one of the  
15 Coliseum's parking lot. Again, the easement  
16 fee was based on an appraisal.

17 LEGISLATOR SCHAEFER: Thank you.  
18 Are there any questions from any of the  
19 legislators? Any public comment on this  
20 item? There being none, all those in favor of  
21 clerk item 379-21 please signify by saying  
22 aye. Any opposed? Item passes unanimously.

23 Clerk item 280-21 is an ordinance  
24 making certain determinations pursuant to the  
25 State Environmental Quality Review Act and

1                   Planning - 9-13-21  
2     authorizing the grant of an easement to Long  
3     Island Electric Utility Servco, L.L.C., as  
4     agent of and acting on behalf of Long Island  
5     Lighting Company, doing business as LIPA, over  
6     a parcel of county-owned real property  
7     consisting of approximately 12,185 square feet  
8     situated in Uniondale, Town of Hempstead,  
9     county of Nassau, state of New York said real  
10    property known as Section 44, Block F, part of  
11    lot 182 on the land and tax map of the county  
12    of Nassau and authorizing the county executive  
13    to execute an easement and all pertinent  
14    documents in connection therewith to grant  
15    such easement.

16                   May I have a motion. Moved by  
17    Legislator Rhoads. Seconded by Legislator  
18    Solages. Mr. Hommel.

19                   MR. HOMMEL: Again, this is  
20    another request to grant an easement to Long  
21    Island Electric Utility Servco as agent for  
22    LIPA. This is, again, a switch gear  
23    installation. This one services the new  
24    Nassau Police Academy on land occupied by  
25    Nassau Community College. Once again, the

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2 easement fee was determined based upon an  
3 appraisal.

4 LEGISLATOR SCHAEFER: Thank you.  
5 Any debate or discussion by the legislators?  
6 Any public comment on this item? There being  
7 none, all those in favor of clerk item 280-21  
8 please signify by saying aye. Any opposed?  
9 The item passes unanimously. Thank you  
10 Mr. Hommel.

11 Next we have clerk item 313-21.  
12 It's a resolution to authorize the release of  
13 the surety bond and escrow deposit covering  
14 improvements on the Map of Country Pointe  
15 Condominium I situated in Old Bethpage, Town  
16 of Oyster Bay, county of Nassau, New York.

17 May I have a motion. So moved by  
18 Legislator Ford. Seconded by Legislator  
19 Drucker. I'm sorry. Seconded by Legislator  
20 Solages. Legislator Drucker has recused  
21 himself from this item. He has recused  
22 himself on item 313-21, 314-21 and 315-21.

23 Mr. Sallie you're here to speak on  
24 this?

25 MR. SALLIE: Yes. Good

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2 afternoon. The three actions before you, 313,  
3 314 and 315, are related. They are all  
4 requests to release the bond and escrow funds  
5 for the subdivision known as Map of Country  
6 Point at Plainview. As the legislator  
7 mentioned, there are three separate  
8 applications. One is for condominium section  
9 one. The other is for condominium section  
10 five. And the third is for condominium  
11 section two.

12 For section one the release  
13 requested is \$34,000 of bond and escrow  
14 remaining is \$41,010.09. The Nassau County  
15 Planning Commission recommended that these  
16 funds be released at their meeting on July  
17 29th.

18 For condominium section five the  
19 remaining bond to be released is \$163,683 and  
20 the amount of remaining escrow to be released  
21 is \$38,015.94. The county planning commission  
22 also recommended release after a public  
23 hearing on July 29, 2021.

24 The last section, section two,  
25 remaining bond is \$70,000. Remaining escrow



1                   Planning - 9-13-21  
2    is \$49,376.62. This was also recommended by  
3    the planning commission back on July 29th.  
4    These bonds cover the public improvements  
5    within the subdivision. All public  
6    improvements have been constructed to the  
7    satisfaction of the DPW, slash, planning  
8    commission construction inspector.

9                   LEGISLATOR SCHAEFER:     Thank you  
10   Mr. Sallie. So, my understanding is that the  
11   two other items, 314 and 315, are related to  
12   different phases in this development. So, I'm  
13   going to just read the items for the record so  
14   we have that and then we can see if there's  
15   any debate or discussion on everything.

16                  The next clerk item is clerk item  
17   313-21. It's a resolution to authorize the  
18   release of the surety bond and escrow deposit  
19   covering improvements on the map of Country  
20   Pointe Condominium -- I'm sorry, I just read  
21   the wrong one.

22                  Clerk item 314-21. Resolution to  
23   authorize the release of the surety bond and  
24   escrow deposit covering improvements on the  
25   Map of Country Pointe Condominium 5 situated

1                   Planning - 9-13-21  
2     in Old Bethpage, Town of Oyster Bay, county of  
3     Nassau, New York.

4                   And then clerk item 315-21 is a  
5     resolution to authorize the release of the  
6     surety bond and escrow deposit covering  
7     improvements on the Map of Country  
8     Pointe-Condominium 2 situated in Old Bethpage,  
9     Town of Oyster Bay, county of Nassau County,  
10    New York.

11                  Can we have a motion for those two  
12    items? So moved by Legislator Ford. Seconded  
13    by Legislator Solages.

14                  I know you just explained those to  
15    us Mr. Sallie. Is there any debate or  
16    discussion from any of the legislators on  
17    these items? Is there any public comment on  
18    these items? Didn't think so. There being  
19    none, all those in favor of passing items  
20    313-21, 314-21 and 315-21 please signify by  
21    saying aye. Any opposed? These three items  
22    pass unanimously.

23                  No other business. Thank you  
24    Mr. Sallie. Legislator Drucker can come back  
25    into the chambers. There's no other business

1                   Planning - 9-13-21  
2    in front of this committee. Can I have a  
3    motion to adjourn? So moved by Legislator  
4    Ford. Seconded by Legislator Solages. All  
5    those favor please signify by saying aye.  
6    Planning, Development and the Environment is  
7    now adjourned.

8                   (Committee adjourned at 3:53 p.m.)

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CERTIFICATION

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

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

IN WITNESS WHEREOF, I have  
hereunto set my hand this 21st day of  
September 2021.

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FRANK GRAY