

PROPOSED RESOLUTION NO. 27 - 2023

A RESOLUTION AUTHORIZING THE COUNTY ATTORNEY TO COMPROMISE AND SETTLE THE CLAIMS OF PETITIONER, AS SET FORTH IN THE ACTION ENTITLED *SIB REALTY CO. LLC AND WINTER REALTY LLC V. COUNTY OF NASSAU, ET AL.*, INDEX NO. 4043699/2013, PURSUANT TO THE COUNTY LAW, THE COUNTY GOVERNMENT LAW OF NASSAU COUNTY AND THE NASSAU COUNTY ADMINISTRATIVE CODE

WHEREAS, SIB Realty Co. LLC and Winter Realty LLC (the “Petitioner”) commenced an action entitled *SIB Realty Co. LLC and Winter Realty LLC v. County of Nassau, et al.*, Index No. 4043699/2013 against the County of Nassau (the “County”) and other defendants, alleging excessive assessment of Petitioner’s real property, and the County has agreed to make payment to Petitioner estimated in the aggregate amount of \$472,035, plus interest at a stipulated rate, in full settlement of all possible claims Petitioner may have against the County arising from the alleged excessive assessment; and

WHEREAS, payments are to be made based upon reductions to the assessed value set forth below of Petitioner’s real property, is three separate lots. Lot 38 contains a retail strip center with approximately 16,000 square feet located at 4025 Hempstead Turnpike, Bethpage, NY. Lot 41 is a retail strip center with approximately 35,260 square feet located at 4035 Hempstead Turnpike, Bethpage, NY. Lot 53 is a three-story medical office building with approximately 22,260 square feet of office space located at 4045 Hempstead Turnpike, Bethpage, NY (Section 46, Block W, Lot(s) 38, 41, 43) (hereinafter “Petitioner’s Property”); and

WHEREAS, the reductions of assessed values for Petitioner’s Property are \$2,000.00 for the 2014/2015 tax year, \$4,500.00 for the 2015/2016 tax year, \$12,000.00 for the 2016/2017 tax year, \$15,000.00 for the 2017/2018 tax year, \$17,000.00 for the 2018/2019 tax year and \$19,500.00 for the 2019/2020 tax year; and

WHEREAS, the County Attorney has caused an investigation and analysis to be made of the said action and as a result thereof recommends that it be settled based on the reduced assessed values as set forth above; now therefore, be it

RESOLVED, that the County Attorney be and is hereby authorized and directed to settle the said action based on the reduced assessed values as indicated above, provided that, if any payment arising from said action is to be made from the proceeds of a borrowing, that a bond

ordinance to finance such settlement is adopted by this Legislature and any borrowing pursuant to such bond ordinance is approved by the Nassau County Interim Finance Authority, if such approval is required; and be it further

RESOLVED, that the County Treasurer be and is hereby authorized to pay any refund due and owing based upon the reductions of assessed values for Petitioner's Property, which are \$2,000.00 for the 2014/2015 tax year, \$4,500.00 for the 2015/2016 tax year, \$12,000.00 for the 2016/2017 tax year, \$15,000.00 for the 2017/2018 tax year, \$17,000.00 for the 2018/2019 tax year and \$19,500.00 for the 2019/2020 tax year; and be it further

RESOLVED, that it is hereby determined, pursuant to the provisions of the 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 this settlement is a "Type II" Action within the meaning of Section 617.5(c)(26) of 6 N.Y.C.R.R. and, accordingly, is of a class of actions which do not have a significant effect on the environment; and no further review is required.

