

NASSAU COUNTY LEGISLATURE

COMMITTEES MEETING

RICHARD NICOLELLO

PRESIDING OFFICER

PLANNING, DEVELOPMENT AND ENVIRONMENT

COMMITTEE

LAURA SCHAEFER

CHAIRWOMAN

Wednesday, September 6, 2023

2:27 p.m.

TAKEN BY: KAREN LORENZO, OFFICIAL COURT REPORTER

A P P E A R A N C E S

LEGISLATOR LAURA SCHAEFER CHAIRWOMAN
LEGISLATOR THOMAS MCKEVITT VICE CHAIRMAN
LEGISLATOR DENISE FORD
LEGISLATOR JOHN GIUFFRE
LEGISLATOR CARRIE A. SOLAGES RANKING MEMBER
LEGISLATOR SIELA BYNOE
LEGISLATOR ARNOLD DRUCKER

MICHAEL PULITZER Clerk of the Legislature

A L S O A P P E A R E D

KEVIN WALSH, OFFICE OF REAL ESTATE SERVICES

DARCY BELYEA, PARKS DEPARTMENT

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3 CHAIRWOMAN SCHAEFER: At this time,
4 I'd like to call the Planning,
5 Development and Environment Committee to
6 order and I will ask the Clerk to please
7 call the roll.

8 CLERK PULITZER: Thank you, Madam
9 Chair.

10 Legislator Arnold Drucker?

11 LEGISLATOR DRUCKER: Here.

12 CLERK PULITZER: Legislator Siela
13 Bynoe?

14 LEGISLATOR BYNOE: Here.

15 CLERK PULITZER: Ranking Member
16 Carrie A. Solages?

17 LEGISLATOR SOLAGES: Here.

18 CLERK PULITZER: Legislator Denise
19 Ford?

20 LEGISLATOR FORD: Here.

21 CLERK PULITZER: Legislator John
22 Giuffre?

23 LEGISLATOR GIUFFRE: Here.

24 CLERK PULITZER: Vice Chairman Thomas
25 McKevitt?

1
2 LEGISLATOR MCKEVITT: Here.

3 CLERK PULITZER: Chairwoman Laura
4 Schaefer?

5 CHAIRWOMAN SCHAEFER: Here.

6 CLERK PULITZER: We have a quorum,
7 Ma'am.

8 CHAIRWOMAN SCHAEFER: Thank you.

9 We actually have two Items on the
10 Agenda today.

11 Clerk Item 214-22 and Clerk Item
12 278-23.

13 Clerk Item 214-22, this is an
14 ordinance making certain determinations
15 pursuant to the State Environmental
16 Quality Review Act and authorizing the
17 County Executive of the County of Nassau
18 to accept, on behalf the County of
19 Nassau, an offer of purchase from
20 Greentree Realty of certain real property
21 located in Uniondale, Town of Hempstead,
22 County of Nassau, State of New York, said
23 real property known as Section 44, Block
24 77, Lot 47 on the Land and Tax Map of the
25 County of Nassau and authorizing the

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2 County Executive to execute a Deed,
3 Contract of Sale and any and all other
4 pertinent documents in connection
5 therewith to consummate the sale.

6 May have a motion? Moved by
7 Legislator Giuffre, seconded by
8 Legislator Bynoe.

9 This item is before us.

10 MR. WALSH: Good afternoon,
11 Legislators. Kevin Walsh from the Office
12 of Real Estate Services. I'm joined by
13 Patrick Gallagher, Deputy County Attorney
14 who worked on this contract.

15 This is a sale of a county building,
16 actually an abandoned vacant building. In
17 the vicinity of Roosevelt Field Mall,
18 there's a dead end industrial street
19 known as South Street, just off of
20 Stewart Avenue. We issued an RFP for this
21 quite a while back and we have a contract
22 signed by the highest proposed offer,
23 Greentree Realty, which operates the
24 Akbar Restaurant. Our understanding is
25 Akbar is interested in this property for

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2 additional parking and potential office
3 space and storage space. It was
4 unanimously, without conditions, approved
5 both by the Open Space Committee and the
6 Planning Commission. That's about it. Any
7 questions?

8 LEGISLATOR BYNOE: Legislator Bynoe.

9 Thank you, Madam Chair.

10 Really, not a question. Good to see
11 you.

12 MR. WALSH: Good to see you,
13 Legislator.

14 LEGISLATOR BYNOE: Just for the
15 record, I think it would prove to be
16 helpful if we did this, could you tell us
17 what the appraised value was for this
18 property?

19 MR. WALSH: Yes, the appraised value
20 for this approximately, I think, about
21 \$665,000, factored in potential
22 demolition, which may or may not be
23 necessary depending on how the buyer
24 chooses to proceed. I think without the
25 demolition the property would be worth

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2 about \$750,000. The sales price is a
3 decent amount in excess of that.

4 LEGISLATOR BYNOE: Just for the
5 record, the sales price is?

6 MR. WALSH: \$1,150,000.

7 LEGISLATOR BYNOE: There we go. So
8 it's significantly above what was the
9 appraised value, even with the demolition
10 taken. The appraisal is little dated.
11 It's been kind of moving on a little bit,
12 but we did confirm with the appraiser
13 that the market conditions are relatively
14 the same.

15 LEGISLATOR BYNOE: I was going
16 there.

17 I asked about the appraisal, when it
18 was actually undertaken, and it was
19 undertaken, I guess, in '21. But the
20 appraiser has stated, and if you could,
21 for the record, just say it again.

22 MR. WALSH: Yes. The appraiser did
23 say that the appraisal is still
24 reasonably reflective of the current
25 marking conditions, even though some

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2 prices have increased. We've been through
3 a pandemic that had a value and also now
4 we're going through, unfortunately,
5 rising interest rates and things as such.
6 So we think it's still very, very much
7 more than a fair price to the County.
8 Very reasonable and it's within the range
9 of the highest price were offered, but
10 definitely in the range of the appraised
11 value.

12 LEGISLATOR BYNOE: Yeah, and I felt
13 that the circumstances that the appraiser
14 spoke to, in terms of the rising interest
15 rates and commercial loans actually being
16 even higher than that, this value really
17 would have kind of remained flat. And
18 this is far in excess of what it was
19 evaluated at earlier on, I think it's a
20 good deal.

21 MR. WALSH: It's a very central
22 location. It's kind of an odd piece
23 because it's at the end of the dead end
24 street and backed to the Meadow Brook
25 Parkway, it's not a particularly large

site so of development would be very limited with what you could do. So the needs of that business, it serves a very good purpose.

LEGISLATOR BYNOE: That's right. But valuable to them. Thank you.

MR. WALSH: I also want to point out that the buyer is a County Certified Minority Women Owned Business Enterprise.

LEGISLATOR BYNOE: We like that too.

MR. WALSH: That's good. Thank you.

CHAIRWOMAN SCHAEFER: Legislator Drucker, did you have a question?

LEGISLATOR DRUCKER: Legislator Bynoe asked.

CHAIRWOMAN SCHAEFER: Okay. Thank you.

Any other debate or discussion?

(Whereupon, no verbal response.)

CHAIRWOMAN SCHAEFER: Is there any public comment on this item?

(Whereupon, no verbal response.)

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2 CHAIRWOMAN SCHAEFER: There being
3 none, all those in favor of passing this
4 item, please signify by saying, "Aye".

5 (Whereupon, all members of
6 the Planning, Development and
7 Environmental Committee respond
8 in favor with, "Aye".)

9 CHAIRWOMAN SCHAEFER: Any opposed?

10 (Whereupon, no verbal
11 response.)

12 CHAIRWOMAN SCHAEFER: The item
13 passes unanimously.

14 MR. WALSH: Thank you.

15 CHAIRWOMAN SCHAEFER: Thank you.

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3 CHAIRWOMAN SCHAEFER: Before I read
4 the second item, which is 278-23, I need
5 a motion to suspend the Rules.

6 So moved by Legislator Ford,
7 seconded by Legislator Drucker.

8 All those in favor, please signify
9 by saying, "Aye".

10 (Whereupon, all members of
11 the Planning, Development and
12 Environmental Committee respond
13 in favor with, "Aye".)

14 This is, as I said, Clerk Item
15 278-23. It's a Resolution authorizing the
16 County Executive to execute an amendment
17 to Use and Occupation Permit on behalf of
18 the County of Nassau, as owner to the
19 Holocaust Memorial and Tolerance Center
20 of Nassau County Incorporated a permittee
21 for the use of space at the Welwyn
22 Preserve, City of Glen Cove, County of
23 Nassau, State of New York. May have a
24 motion?

25 So moved by Legislator Ford,

1
2 seconded by Legislator Solages.

3 COMMISSIONER BELYEA: Good afternoon
4 Darcy Belyea, Parks Commissioner. With me
5 is Allan Mendel, who is the chairman of
6 the Board of the Holocaust Museum and
7 Tolerance Center.

8 Presenting amendment number three to
9 the use and occupancy permit issued by
10 the County which, as we know, is in Glen
11 Cove on the County's Welwyn Preserve
12 property. The original agreement dates
13 back to April 14, 2005. The first
14 amendment was granted on June 9, 2008,
15 and the second amendment was granted on
16 December 14, 2009.

17 This amendment seeks to amend the
18 term, which runs from December 31, 5015
19 to December 31, 2035 to be extended for
20 an additional 20 years, so that the new
21 termination date shall be December 31,
22 2055.

23 The parties may renew on the same
24 terms and conditions for two additional
25 10 year periods upon mutual agreement,

1
2 provided that the property is continually
3 used as a museum and that a capital
4 campaign is initiated and funded, and
5 funds used towards capital improvements.
6 Additionally, the permittee intends to
7 construct a new auditorium with these
8 capital funds that will be initially
9 raised. All improvements will be at the
10 permittee's sole cost, pending approval of
11 the County's Department of Public Works.
12 The Department will also maintain
13 oversight of all work throughout and all
14 DPW guidelines will be adhered to by the
15 permittee and their contractors.

16 As noted in the documents provided
17 with this filing, the Nassau County
18 Planning Commission recommends approval
19 of this amendment following a public
20 hearing that was held on April 27, 2023,
21 and the SEQRA determination of the
22 proposed capital improvement was
23 classified as unlisted and issuing a
24 negative declaration.

25 The Rules Committee's support of

1
2 this amendment is greatly appreciated.

3 CHAIRWOMAN SCHAEFER: Thank you. Mr
4 Mendel, I know you had given me public
5 comments slip. Do you want to speak?

6 MR. MENDEL: That's only if there
7 are any questions. I'm available to
8 answer any and all questions.

9 CHAIRWOMAN SCHAEFER: Okay.
10 Are there any questions from
11 legislators or any debate or discussion?

12 (Whereupon, no verbal
13 response.)

14 CHAIRWOMAN SCHAEFER: Thank you.

15 COMMISSIONER BELYEA: Thank you.

16 CHAIRWOMAN SCHAEFER: All those in
17 favor of passing Item 278-23, please
18 signify by saying, "Aye".

19 (Whereupon, all members of
20 the Planning, Development and
21 Environmental Committee respond
22 in favor with, "Aye".)

23 CHAIRWOMAN SCHAEFER: Any opposed?

24 (Whereupon, no verbal
25 response.)

CHAIRWOMAN SCHAEFER: The item
passes unanimously.

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2 CHAIRWOMAN SCHAEFER: There is no
3 other business in front of this
4 Committee. May I have a motion to
5 adjourn?

6 So moved by Legislator Ford,
7 seconded by Legislator Giuffre, we are
8 now adjourned.

9 Public Works is next.

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11 (Whereupon, the Planning,
12 Development and Environmental
13 Committee is adjourned, 2:36
14 p.m.)
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C E R T I F I C A T E

STATE OF NEW YORK)

: SS.:

COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public
for and within the State of New York, do
hereby certify:

That the above is a correct
transcription of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto
set my hand this 6th day of September, 2023.

Karen Lorenzo

Karen Lorenzo

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