

NASSAU COUNTY LEGISLATURE

COMMITTEES MEETING

RICHARD NICOLELLO

PRESIDING OFFICER

PLANNING, DEVELOPMENT AND ENVIRONMENT

COMMITTEE

LAURA SCHAEFER

CHAIRWOMAN

Wednesday, October 11, 2023

1:53 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 (ABSENT)

LEGISLATOR ROSE WALKER (SUB)

LEGISLATOR JOHN GIUFFRE

LEGISLATOR CARRIE A. SOLAGES RANKING MEMBER

LEGISLATOR SIELA BYNOE

LEGISLATOR ARNOLD DRUCKER (ABSENT)

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

NICK SARANDIS, COUNTY ATTORNEY'S OFFICE

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2
3 CHAIRWOMAN SCHAEFER: At this time,
4 I'd like to call the Planning,
5 Development and Environment Committee to
6 order.

7 Clerk, will you please call the
8 roll?

9 CLERK PULITZER: Thank you, Madam
10 Chairwoman.

11 Legislator Arnold Drucker?

12 LEGISLATOR DRUCKER: No response.

13 CLERK PULITZER: Arnold is not here.
14 Thank you. Absent.

15 Legislator Siela Bynoe?

16 LEGISLATOR BYNOE: Here.

17 CLERK PULITZER: Ranking Member
18 Carrie A. Solages?

19 LEGISLATOR SOLAGES: Here.

20 CLERK PULITZER: Legislator Rose
21 Walker?

22 LEGISLATOR WALKER: Here.

23 CLERK PULITZER: Legislator John
24 Giuffre?

25 LEGISLATOR GIUFFRE: Here.

1
2 CLERK PULITZER: Vice Chairman Thomas
3 McKevitt?

4 LEGISLATOR MCKEVITT: Here.

5 CLERK PULITZER: Chairwoman Laura
6 Schaefer?

7 CHAIRWOMAN SCHAEFER: Here.

8 CLERK PULITZER: We have a quorum,
9 Ma'am.

10 CHAIRWOMAN SCHAEFER: Thank you.
11 There is one item on the Agenda
12 today.

13 Clerk Item 297-23. 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 Catherine Commisso of certain premises
21 located in Bethpage, County of Nassau,
22 State of New York, said property known as
23 Section 49, Block F, Lot 433 on the Land
24 and Tax Map of the County of Nassau and
25 authorizing the County Executive to

1
2 execute a Deed and all other pertinent
3 documents in connection therewith to
4 consummate the sale.

5 May have a motion?

6 LEGISLATOR WALKER: So moved.

7 CHAIRWOMAN SCHAEFER: Moved by
8 Legislator Walker, seconded by Legislator
9 Bynoe.

10 This item is before us.

11 Good afternoon.

12 MR. WALSH: Good afternoon. Kevin
13 Walsh from the Office of Real Estate
14 Services with Deputy County Attorney Nick
15 Sarandis.

16 This is a small sale, a small strip
17 on Hicksville Road, about a 600 foot
18 piece of property that was a tax parcel
19 that I guess an owner didn't realize
20 owned. Tax bill is about \$45 a year. And
21 turned out that the house had been
22 constructed slightly on this parcel. It
23 has no value to the County. DPW has given
24 us approval, Open Space Committee and
25 Planning, to transfer it. We're

1
2 transferring it for the assessed value of
3 \$2,200. It's to a senior citizen who
4 lives on Hicksville Road.

5 CHAIRWOMAN SCHAEFER: Thank you.

6 Just out of curiosity, do you get
7 separate tax bills when you have a
8 situation like that?

9 MR. WALSH: I think that's what
10 happened. I will let Nick answer.

11 MR. SARANDIS: Yes. There were two
12 lots on the property. The main house sits
13 on a lot. There was the second bill. We
14 actually took the tax deed in 1984.
15 Apparently the occupant of the house, is
16 in the process of selling the house, and
17 and this came up.

18 CHAIRWOMAN SCHAEFER: But I guess
19 she must have known she had two lots
20 because she'd get two tax bills every
21 year.

22 MR. SARANDIS: Yes. If you have two
23 lots, you get two tax bills. Basically,
24 when I see that one and we have so many
25 of these taxes deeds that come up over

1
2 the years, and all the adjoining owners
3 come in and say, I want to buy it because
4 it now interferes with my title, whatever
5 they want to do, refinancing or whatever.
6 Generally, we try to sell it for the
7 assessed evaluation. In this case the
8 taxes not paid were \$45.

9 If we get these situations when we
10 sell them, we encourage the homeowners to
11 merge the lots before the Planning
12 Commission so they only get one one bill
13 and not have the same situation. Because
14 believe it or not, we've had situations
15 in the past where we sold the property to
16 an adjoining owner and five years later
17 we take the tax bill back because he
18 didn't merge the lot and he stopped
19 paying taxes, the little bill. So this is
20 just to correct a situation.

21 CHAIRWOMAN SCHAEFER: Okay. Very
22 good.

23 Any legislators?

24 Legislator Walker.

25 LEGISLATOR WALKER: So this woman

1
2 had paid the tax bills all along, but
3 then she didn't pay the last \$45. That's
4 why you had a \$45 tax -- just tell me
5 that part.

6 MR. SARANDIS: Well, she paid -- her
7 other tax bills are all current. This
8 one, she missed one payment back in 1984
9 or in '82 that we took a tax deed. And
10 once we take a tax deed on the parcel,
11 it's no longer on the tax roll. So
12 there's no other bill that they would be
13 getting. And I don't even know if they
14 were the owner at the time this happened.
15 I think they were and they just bought
16 the property or something of that nature.
17 And that happens all the time. They get
18 the second tax bill and they say, oh, it
19 must be a mistake because they just paid
20 the taxes.

21 LEGISLATOR WALKER: Okay. I
22 understand.

23 CHAIRWOMAN SCHAEFER: To your
24 knowledge that there are a lot of little
25 parcels like this around the county?

1

MR. SARANDIS: Dozens and dozens.

2

3

CHAIRWOMAN SCHAEFER: Dozens and

4

dozens. So you just kind of wait for the

5

property owner to say something?

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MR. SARANDIS: Usually we will get

7

something from an adjoining owner or

8

something. And occasionally, if it's a

9

strip between two houses and it's not

10

connected to one, will do a sealed bid

11

between the two adjoining owners.

12

MR. WALSH: That's correct. I just

13

want to add what often happens when, like

14

Nick said, they go to sell or refinance,

15

a surveys done by a bank and it gets

16

caught and it becomes an issue at that

17

time. And I think that's what happened in

18

this case, became a title issue at the

19

closing so they had had to address it.

20

And like I said, the lady who owns it is

21

a senior in a nursing home and the

22

children are trying to work on the house

23

to get it sold.

24

CHAIRWOMAN SCHAEFER: Got it.

25

Legislator McKeivitt clearly has

1
2 dealt with it a lot in his other life.

3 Any other legislators?

4 (Whereupon, no verbal
5 response.)

6 CHAIRWOMAN SCHAEFER: Any public
7 comment on this item? There she is.

8 MS. MEREDAY: Meta J. Mereday. Since
9 Veteran Services and Minority Affairs is
10 always blank, just a question and since
11 the Legislator McKevitt said there are
12 quite a few of these, I'm just curious as
13 to whether the seniors involved or the
14 residents involved, because it's a sale
15 or a purchase, have to pay those fees,
16 like the recording fees, any of those
17 fees that seem to be very high for
18 residents who are trying to make a sale
19 or a purchase of their home. So just
20 curious.

21 And again, for those properties that
22 are still, I guess, on the tax rolls for
23 the County, are we responsible for paying
24 the taxes on those properties that we
25 take over for these extended periods of

1
2 time?

3 But largely, I'm just concerned
4 about whether there's an additional
5 burden for seniors or other residents in
6 hardship with these types of properties
7 when they go through this purchase. Is
8 there a waiver process or something for
9 those fees because they're very high.
10 Just curious.

11 Thank you.

12 CHAIRWOMAN SCHAEFER: Legislator
13 McKevitt.

14 LEGISLATOR MCKEVITT: The simple
15 answer is, it's conducted like any type
16 of property transaction? Yes. Those fees
17 are high even though it's a very small
18 and a very little value lot, but that's
19 the issue with it. Again, the incentive
20 we tried to help people is, is try to
21 make sure you go and you pay those taxes
22 because trying to redeem it later on is
23 much more expensive in that instance. But
24 there are literally there are dozens. I
25 think they're actually probably more

1
2 close to hundreds to thousands of these
3 parcels all throughout the county. And
4 what happens with most of them is, is the
5 County goes and takes back by tax deed,
6 and they stay off the tax rolls for
7 again, decades at a time. And the County
8 would rather go and have this to
9 adjoining homeowner and let them maintain
10 the property. So it's our goal. But a lot
11 of times people don't want to get these
12 properties because there's really not
13 much you can do with them. This property
14 is a very thin, narrow piece of property.
15 You couldn't build anything on it, so
16 helps your property, but other than that
17 really doesn't have much other use except
18 to an adjoining homeowner.

19 CHAIRWOMAN SCHAEFER: Thank you.

20 Any other comments from the
21 legislators?

22 (Whereupon, no verbal
23 response.)

24 CHAIRWOMAN SCHAEFER: All those in
25 favor of passing this Item, please

signify by saying, "Aye".

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

CHAIRWOMAN SCHAEFER: Any opposed?

(Whereupon, no verbal
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 Walker,
7 seconded by Legislator McKevitt. All
8 those in favor?

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

13 CHAIRWOMAN SCHAEFER: Committee is
14 now adjourned.

15 Public Works is next.

16
17 (Whereupon, the Planning,
18 Development and Environmental
19 Committee is adjourned, 2:01
20 p.m.)
21
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23
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25

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 11th day of October, 2023.

Karen Lorenzo

Karen Lorenzo

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