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NASSAU COUNTY LEGISLATURE
COMMITTEES MEETING

RICHARD NICOLELLO
PRESIDING OFFICER

PLANNING, DEVELOPMENT AND ENVIRONMENT
COMMITTEE

LAURA SCHAEFER
CHAIRWOMAN

County Executive and Legislative Building
1550 Franklin Avenue
Mineola, New York

Monday, November 13, 2023
2:39 p.m.

TAKEN BY: KAREN LORENZO, OFFICIAL COURT REPORTER

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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

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

NICK SARANDIS, COUNTY ATTORNEY'S OFFICE

JOHN PERRAKIS, PLANNING DPW

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

CLERK PULITZER: Thank you, Madam Chair.

Legislator Arnold Drucker?

LEGISLATOR DRUCKER: Here.

CLERK PULITZER: Legislator Siela Bynoe?

LEGISLATOR BYNOE: Here.

CLERK PULITZER: Ranking Member Carrie A. Solages?

LEGISLATOR SOLAGES: Here.

CLERK PULITZER: Legislator Denise Ford?

LEGISLATOR FORD: Here.

CLERK PULITZER: Legislator John Giuffre?

LEGISLATOR GIUFFRE: Here.

CLERK PULITZER: Vice Chairman Thomas McKevitt?

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LEGISLATOR MCKEVITT: Here.

CLERK PULITZER: Chairwoman Laura Schaefer?

CHAIRWOMAN SCHAEFER: Here.

CLERK PULITZER: We have a quorum.

CHAIRWOMAN SCHAEFER: Thank you.

There is one item on the Agenda today, it's Clerk Item 336-23.

Clerk Item 336-23 is an ordinance making certain determinations pursuant to the State Environmental Quality Review Act regarding a lease of a portion of the property designated as a part of Section 7, Block 259, Lot 3 located on Stratford South in Roslyn Heights, New York, to RH 361, LLC and authorizing the County Executive to execute said lease and all pertinent documents in connection therewith.

May have a motion? Moved by Legislator Ford, seconded by Legislator Bynoe.

This item is before us.

MR. SARANDIS: Nick Sarandis,

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Deputy County Attorney.

This is a piece of property owned by the County that is partially used by the Stratford South Pump Station. There's another portion of the property not termed for use necessary for the pump station purposes, which adjoins a shopping center which was recently purchased by the party requesting this.

The proposal was to rent a small portion of the property, like I said, not not utilized for county purposes, to the shopping center under terms and provisions, lease of approximately \$10,000 per year with 2% increases over a period of time, proper insurance indemnification to the County, some landscaping to make sure that the property is aesthetic to the residents and it meets with the appraisal requirements as to the value of the property. And that's before you.

CHAIRWOMAN SCHAEFER: Thank you. And the appraisal determined the rental

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amount?

MR. SARANDIS: Yes, appraisal as a rental. Obviously DPW, because of the potential that eventually it might be needed for County purposes, doesn't want to sell the property. But if the County were to desire to sell the property in the future, the lease provides that the current tenant would have a right to match the price or whatever so that they would get the property. It's a very small portion of property. I think it's about 10 or 12 parking spaces for the expansion of the shopping center.

CHAIRWOMAN SCHAEFER: Thank you.
Any legislators have any questions?

(Whereupon, no verbal response.)

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

(Whereupon, no verbal response.)

CHAIRWOMAN SCHAEFER: There being none, all those in favor of passing this

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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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CHAIRWOMAN SCHAEFER: May I have a motion to suspend the Rules.

So moved by Legislator Ford, seconded by Legislator Drucker.

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

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

CHAIRWOMAN SCHAEFER: The Rules are suspended. There is one item on the Agenda.

Clerk Item 343-23, which is a Resolution to authorize the release of the surety bond and escrow deposit covering improvements on the map of Oakwood Landing, situated in Oceanside, Town of Hempstead, County of Nassau, New York.

May have a motion?

So moved by Legislator Ford, seconded by Legislator Giuffre.

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MR. PERRAKIS: John Perrakis, Nassau County Department of Public Works, Planning Division.

The applicant, Harold Road Realty LLC's requesting the release of a surety bond in the amount of \$138,790.65, and a cash escrow in the amount of \$6,354.35 for all public improvements secured under the bond for the subdivision known as Map of Oakwood Landing, located in Oceanside, Town of Hempstead. All bonded public improvements were determined to be completed and deemed in compliance with all applicable codes and standards according to DPW Chief Subdivision Inspector.

In a duly noticed public hearing held on October 26, 2023, the Planning Commission recommended that the legislature release the bond in escrow in the amount stated above.

CHAIRWOMAN SCHAEFER: Thank you.

Are there any comments from legislators on this item?

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(Whereupon, no verbal
response.)

CHAIRWOMAN SCHAEFER: Any public
comment on this item?

(Whereupon, no verbal
response.)

CHAIRWOMAN SCHAEFER: There being
none, all those in 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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CHAIRWOMAN SCHAEFER: There is no other business in front of this Committee.

May I have a motion to adjourn?

So moved by Legislator Ford, seconded by Legislator McKeivitt.

All those in 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: Committee is now adjourned.

Public Works is next.

(Whereupon, the Planning, Development and Environmental Committee is adjourned, 2:46 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 13th day of November, 2023.

Karen Lorenzo

Karen Lorenzo

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