

PROPOSED ORDINANCE NO. 44 -2026

MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM THE TOWN OF OYSTER BAY OF CERTAIN REAL PROPERTY LOCATED IN THE HAMLET OF OLD BETHPAGE, TOWN OF OYSTER BAY, COUNTY OF NASSAU, STATE OF NEW YORK, SAID REAL PROPERTY KNOWN AS SECTION 47, BLOCK E, LOTS 749D, 749E, AND 766 ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A DEED, CONTRACT OF SALE, AND ALL ANCILLARY DOCUMENTS IN CONNECTION THEREWITH TO CONSUMATE THE SALE.

APPROVED AS TO FORM

Deputy County Attorney

Deputy County Attorney

RECEIVED
NASSAU COUNTY
CLERK OF THE LEGAL OFFICE
2026 SEP 11 P 2 00

WHEREAS, the County of Nassau (the "County") did heretofore acquire title to this property (the "Property"); and

WHEREAS, the Nassau County Charter §105 provides that no real property of the County shall be alienated except by ordinance; and

WHEREAS, the Town of Oyster Bay (the "**Purchaser**") has requested that the County of Nassau convey to it the Property consisting of approximately 28,646 square feet of land and has made an offer to purchase same in the amount of One Dollar (\$1.00), pursuant to the terms and conditions set forth in that certain Contract of Sale (the "**Contract**") by and between the County of Nassau and the Purchaser, a copy of which is on file in the office of the Clerk of the Nassau County Legislature (the "**Sale**"); and

WHEREAS, the Nassau County Planning Commission, acting in an advisory capacity to the Nassau County Legislature, passed a resolution regarding the proposed sale of Lots 749D and 749E, a copy of such resolution being attached hereto as **Appendix A** and incorporated herein, recommending that the Legislature approve the release of these lots subject to the condition that two (2) trees are planted for each tree that is removed (the "**First Resolution**"); and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the Nassau County Legislature, the Nassau County Planning Commission has reviewed the proposed action, namely the sale of Lots 749D and 749E, and, pursuant to the First Resolution determined that it is an "Unlisted Action" pursuant to the New York State Environmental Quality Review Act ("**SEORA**"), and has further reviewed the Short Environmental Assessment Form ("**SEAF**") for the proposed action and recommends that the Legislature, upon its review of the SEAF and any supporting documentation, if any, determine that the evidence before it indicates that the proposed action will have no significant environmental impact and does not require further environmental review; and

WHEREAS, the Nassau County Planning Commission, acting in an advisory capacity to the Nassau County Legislature, passed a resolution regarding the proposed sale of Lot 766, a copy

of such resolution being attached hereto as Appendix B and incorporated herein, recommending that the Legislature approve the release of this lot without condition (the "Second Resolution"); and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the Nassau County Legislature, the Nassau County Planning Commission has reviewed the proposed action, namely the sale of Lot 766, and, pursuant to the Second Resolution determined that it is an "Unlisted Action" pursuant to •the New York State Environmental Quality Review Act ("SEORA"), and has further reviewed the Short Environmental Assessment Form ("SEAF") for the proposed action and recommends that the Legislature, upon its review of the SEAF and any supporting documentation, if any, determine that the evidence before it indicates that the proposed action will have no significant environmental impact and does not require further environmental review.

BE IT ORDAINED BY THE LEGISLATURE OF THE COUNTY OF NASSAU AS FOLLOWS:

1. That the County Executive is hereby authorized to accept the offer of purchase from the Purchaser in the sum of One and 00/100 (\$1.00) Dollar, for said real property being more particularly described as follows:

All that certain plot, piece or parcel of land situated, lying, and being in the Hamlet of Old Bethpage, Town of Oyster Bay, County of Nassau, State of New York, known and designated as Section 47, Block E, Lots 7490, 749E, and 766 on the Land and Tax Map of the County of Nassau, subject to all of the terms and conditions as outlined in the Contract.

2. That the County Executive be and hereby is authorized to execute for, and on behalf of the County of Nassau, the deed from the County of Nassau, as Grantor, to the Purchaser as Grantee, upon compliance with the terms and conditions of the Sale, and to execute any and all other ancillary or other instruments, including but not limited to the Contract, and to take such other action as is necessary, to effectuate the terms of such offer and carry out the purposes of the Contract.

3. 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 the proposed sale of the Property has been determined not to have a significant effect on the environment and no further review is required for the reasons set forth in the attached SEAF.

4. This ordinance shall take effect immediately.