

NASSAU COUNTY LEGISLATURE
COMMITTEES MEETING

HOWARD KOPEL
PRESIDING OFFICER

**PLANNING, DEVELOPMENT AND ENVIRONMENT
COMMITTEE**

**SAMANTHA GOETZ
CHAIRWOMAN**

ORGANIZATIONAL MEETING

Monday, May 11, 2026

2:14 p.m.

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

TAKEN BY: ALEXA LORENZO, OFFICIAL COURT REPORTER

A P P E A R A N C E S

CHAIRWOMAN SAMANTHA GOETZ (abs)

VICE CHAIRMAN KAYLA KNIGHT

LEGISLATOR JOHN GIUFFRE

LEGISLATOR THOMAS MCKEVITT

LEGISLATOR ROSEMARIE WALKER (SUB)

LEGISLATOR SCOTT DAVIS - RANKING MEMBER

LEGISLATOR OLENA NICKS

LEGISLATOR CYNTHIA NUNEZ

MICHAEL PULITZER Clerk of the Legislature

1
2 LEGISLATOR KNIGHT: Thank you. At
3 this time, I will call the Planning,
4 Development, and Environment Committee to
5 order. I will ask the Clerk to call the
6 roll.

7 CLERK PULITZER: Thank you, Madam.
8 Chairwoman Kayla Knight?

9 LEGISLATOR KNIGHT: Present.

10 CLERK PULITZER: Thank you.
11 Ranking Member Scott Davis?

12 LEGISLATOR DAVIS: Present.

13 CLERK PULITZER: Member Rose Marie
14 Walker?

15 LEGISLATOR WALKER: Here.

16 CLERK PULITZER: Legislator John
17 Giuffre?

18 LEGISLATOR GIUFFRE: Here.

19 CLERK PULITZER: Legislator Thomas
20 McKevitt?

21 LEGISLATOR MCKEVITT: Here.

22 CLERK PULITZER: Legislator Cynthia
23 Nunez?

24 LEGISLATOR NUNEZ: Here.

25 CLERK PULITZER: Thank you. And

Legislator Olena Nicks?

LEGISLATOR NICKS: Here.

CLERK PULITZER: We have a quorum.

LEGISLATOR KNIGHT: First, may I have
a motion to suspend the Rules?

All in favor of suspending the Rules
signify by saying Aye?

(Whereupon, all members respond in
favor.)

LEGISLATOR KNIGHT: Opposed?

(Whereupon, no response.)

LEGISLATOR KNIGHT: Excellent. The
Rules are suspended.

There was one item on the Agenda
today, which is Clerk Item number 111-26.
Clerk Item number 111-26 is an ordinance
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 and offer
of purchase from the Peconic Land Trust,
Inc. of certain premises located at the
hamlet of Riverhead, Town of Riverhead,

1
2 County of Suffolk, State of New York,
3 said real property known as District 600,
4 Section 41, Block 1, Lot 15, on the Land
5 and Tax Map of the County of Suffolk, and
6 authorizing the County Executive to
7 execute a deed, direct sale letter and
8 all pertinent documents in connection
9 therewith to consummate the sale.

10 May I have a motion? Moved by
11 Legislator Giuffre, seconded by
12 Legislator Rose Walker. The item is
13 before us.

14 Who is here from the administration
15 to speak about this item?

16 MR. DEBONE: Good afternoon, Dave
17 Debone and Pat Gallagher, Deputy County
18 Attorneys. This is a proposal for the
19 sale of the property in Riverhead,
20 currently occupied by the Dorothy P.
21 Flint 4H Camp. The goals of this
22 transaction are to preserve the space and
23 to preserve the operation of the camp
24 itself. The sale is to Peconic Land Trust
25 is an is an organization that's been in

1
2 operation since the early 80s, has been
3 responsible for the preservation of about
4 15,000 acres of land during that period
5 of time, the transaction would be the
6 sale to Peconic Land Trust by the County
7 of Nassau, \$10 million.

8 Subsequent to that, Peconic Land
9 Trust will be obtaining funds from
10 various organizations, including Suffolk
11 County Farmland Preservation Program,
12 which will provide for the purchase of
13 all development rights with regard to 40
14 acres of farmland on the site.

15 Further, the Town of Riverhead will
16 use some of their community preservation
17 funds for purchase of another 36 acre
18 parcel of the property. And there are
19 grant applications pending with the state
20 DEC and state bonds as well for the
21 remainder of the site.

22 All of those funding sources require
23 the preservation of the land in
24 perpetuity in its current state. There is
25 nothing involved in this transaction that

1
2 will lead to any development on the site.
3 It will, however, give the opportunity,
4 as was stated earlier by a member of the
5 board of the Cornell Cooperative
6 Extension of Nassau County, which
7 operates the camp, will provide them with
8 the opportunity to fundraise. They have
9 been operating on the site since the
10 1950s. I believe they are the longest
11 running 4H Camp in the state of New York.
12 However, they have not had an active
13 agreement with Nassau County for a number
14 of years, which has been a problem for
15 them.

16 For the purposes of fundraising the
17 site does need work with regard to the
18 structures on site of which there are
19 about 101 of them. And this will allow
20 the camp, as I say, to continue on in the
21 future. Are there any questions?

22 LEGISLATOR DAVIS: Yes, I do have a
23 question. To your right over here. So we
24 talked about this over in the audience a
25 little bit earlier. So just to clarify in

1
2 terms of the transfer of this property,
3 the idea behind it is that it is not to
4 be developed and it's to be kept in its
5 natural state; is that right?

6 MR. DEBONE: That is entirely
7 correct. That's one of the goals of this
8 whole transaction. When a primary goals
9 was to preserve the property and also
10 preserve the operation of the 4H Camp.

11 LEGISLATOR DAVIS: Having said that,
12 I think we're all on the same page with
13 that. According to the terms of this
14 agreement, the lease is for three years
15 renewable. Renewable after that annually;
16 is that correct?

17 MR. DEBONE: Yes. It's automatically
18 renewed.

19 LEGISLATOR DAVIS: All right. What's
20 the idea behind that?

21 MR. DEBONE: Well, Peconic Land Trust
22 in its nature, and by the way, we have a
23 representative Peconic Land Trust here. I
24 defer to Julie if you have any further
25 questions with regard to Peconic Land

1
2 Trust specifically, but I would describe
3 them, and Julie can correct me if she has
4 a better description, as a facilitator of
5 doing transactions such as this. So
6 they're going to put together the funding
7 to acquire the property from Nassau
8 County. Ultimately, this property,
9 depending on how things go, could be
10 turned over to Cornell Cooperative
11 Extension to continue with the operation
12 of the site. In either case, whether they
13 take title to the property or they
14 continue to occupy it under the lease.
15 That lease that you mentioned, that's
16 part of this agreement, will continue for
17 such for so long as Cornell Cooperative
18 Extension seeks to operate the camp and
19 remains in existence.

20 LEGISLATOR DAVIS: All right. Thank
21 you.

22 LEGISLATOR KNIGHT: Thank you,
23 Legislator Davis. Any other debate or
24 discussion? Legislator Rose Walker?

25 LEGISLATOR WALKER: I'm just very

1
2 happy to feel that this land will be
3 preserved. And as a child, I was -- not
4 quite as as much as the 100th
5 anniversary, but I was involved with 4H.
6 And then as my I had my family, we went
7 out to the 4H Camp every year for the
8 family camp weekends, and was just a
9 wonderful experience. I just would love
10 to see that that camp refurbished. And I
11 know that the cabins are rustic and so on
12 and so forth, but it does need a lot of
13 refurbishing and to be a very active camp
14 again. And I'd love to see that happen.
15 So thank you for your hard work.

16 MR. DEBONE: Thank you very much for
17 your input. I think it's a tremendous
18 opportunity.

19 LEGISLATOR DAVIS: Legislator Knight,
20 with your permission, is it possible that
21 I could request that Julie from the
22 Peconic Land Trust come up to speak for a
23 moment, please?

24 LEGISLATOR KNIGHT: Yes. Of course.

25 LEGISLATOR DAVIS: Thank you.

1
2 Good afternoon.

3 PECONIC REPRESENTATIVE: Good
4 afternoon.

5 LEGISLATOR DAVIS: So I just want to
6 get a little bit more traction on the,
7 the details of the agreement and
8 specifically with regard to the lease and
9 the extension of the lease annually after
10 three years. Are you familiar with that?
11 Right?

12 PECONIC REPRESENTATIVE: Yes.

13 LEGISLATOR DAVIS: Okay. Can you just
14 give us a little bit more information
15 about that and how that came to pass and
16 what it really actually looks like in the
17 agreement?

18 PECONIC REPRESENTATIVE: Sure. So the
19 intention really here is that Cornell
20 will end up owning as much of the
21 property as possible. The Land Trust is
22 only looking to be an interim landowner
23 here and facilitate the preservation of
24 the parcel, and then get some of it into
25 the hands of Cornell. Because of all our

1
2 different funding partners and how this
3 is playing out, we anticipate that a
4 subdivision of the property will have to
5 happen. So there might be some separate
6 parcels and to get through that process
7 that will take a few years. So that's why
8 we initially made the lease for three
9 years. But if you read it, it can be
10 extended. And the idea is the lease will
11 be in place until such time as we can
12 transfer ownership to Cornell.

13 LEGISLATOR DAVIS: Is that stated in
14 the agreement?

15 PECONIC REPRESENTATIVE: Yes.

16 LEGISLATOR DAVIS: Okay. Do you have
17 a particular section just so we could
18 look at that?

19 PECONIC REPRESENTATIVE TWO: It's
20 actually in paragraph five of the
21 agreement.

22 LEGISLATOR DAVIS: What page?

23 PECONIC REPRESENTATIVE TWO: That is
24 page six of the agreement. The 4H Camp
25 shall continue to operate on the property

1
2 after closing, unless Cornell becomes
3 defunked or otherwise is no longer
4 desires to operate the camp. The
5 provisions of this section shall survive
6 the termination of this agreement.

7 LEGISLATOR DAVIS: Can I just have a
8 brief moment, please? Thank you.

9 (Whereupon, a brief moment was
10 taken.)

11 LEGISLATOR DAVIS: Thank you. So is
12 there a mechanism in the agreement for
13 Cornell to take ownership of this
14 property?

15 MR. DEBONE: That's the provision
16 that was just read to you. How Cornell
17 would go about doing that is not foreseen
18 in this agreement. This is something that
19 they'll develop down the road. But with
20 regard to whether they were to take title
21 to the property or not, they will remain
22 on site operating that camp just as they
23 do today. So it's not impacting on the
24 operation of the camp. Ultimately, the
25 intent is that not only will they operate

1
2 the camp, but they will own the real
3 estate upon which it operates.

4 LEGISLATOR DAVIS: But it doesn't
5 speak to the mechanics of how that would
6 happen?

7 MR. DEBONE: No, because we don't
8 know what that is. We don't have a
9 crystal ball to look into the future. But
10 the purpose of this agreement, not the
11 sole purpose, but a major accomplishment
12 of this agreement, is to preserve the
13 property, give them time, as was
14 mentioned by Julie. Give them time to
15 determine how that's going to work. So
16 they have three years plus auto renewing
17 one year terms after that period. So that
18 gives them time to determine how this
19 would work.

20 But in any case, even if they were
21 unable at some point in time, should that
22 become the case five years down the road,
23 whatever it might be, determine that they
24 can't, for whatever reason, unforeseen,
25 unable to purchase the property, they can

1
2 still maintain the camp and operate the
3 camp on the property.

4 LEGISLATOR DAVIS: Thank you.

5 MR. DEBONE: Again. The goals of this
6 deal, it's a very complicated deal, quite
7 frankly, with this funding sources, et
8 cetera, took a long time to put together.
9 But the goals are the preservation of the
10 property, preservation of the camp.

11 LEGISLATOR KNIGHT: Any further
12 debate or discussion?

13 (Whereupon, no response.)

14 LEGISLATOR KNIGHT: All those in
15 favor of passing this item, please
16 signify by saying Aye.

17 (Whereupon, all members respond in
18 favor.)

19 LEGISLATOR KNIGHT: Opposed?

20 (Whereupon, no response.)

21 LEGISLATOR KNIGHT: The item passes
22 unanimously.

23 There is no other business in front
24 of this committee.

25 May I have a motion to adjourn? So

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2 moved by Legislator McKevitt, seconded by
3 Legislator Walker.

4 All those in favor?

5 (Whereupon, all members respond in
6 favor.)

7 LEGISLATOR KNIGHT: This committee is
8 now adjourned.

9 Our last committee today is the
10 Finance Committee. Thank you.

11 (Whereupon, committee
12 adjourns, 2:26 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, ALEXA 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 May, 2026.

Alexa Lorenzo

Alexa Lorenzo

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