

In Re May OSPAC meeting Nassau County Open Space & Parks Advisory  
Committee  
May 13, 2025

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

-----x

REGULAR MEETING  
of the  
NASSAU COUNTY OPEN SPACE & PARKS  
ADVISORY COMMITTEE

-----x

Tuesday, May 13, 2025  
5:05 p.m. - 4:44 p.m.

PARKS HEADQUARTERS  
Administrative Building  
1899 Hempstead Tpke  
East Meadow, New York

In Re May OSPAC meeting Nassau County Open Space & Parks Advisory  
Committee  
May 13, 2025

1       A P P E A R A N C E S :

2                   Ralph Fumanti, Chair

3                   Paolo Pironi, Vice-Chair

4                   Lauren Moriarity

5                   Samantha E. Seter

6                   Monolita Mitra

7                   Matthew T. Meng

8                   Yaron Levy

9                   Jason B. Steinberg

10

11       Also Present:

12                   Paul Spezio, Esq.

13                   Greg Hoesl

14                   Darcy Betyea, Parks Department Commissioner

15                   Kevin Walsh, Esq.

16                   Daniel P. Grippo, Esq.

17                   Scott Johns, Esq.

18

19

20                   Stephanie O'Keefe - Court Reporter

21

22

23

24

25

PROCEEDINGS

1 CHAIR FUMANTI: We've got the minutes.  
2 You know, what, before -- I'm gonna move this  
3 around unless somebody has an objection.

4 I'd like to introduce Samantha, our newest  
5 member of the Committee.

6 Normally, when we have a new member, we  
7 ask them to sing their school song, but I will  
8 save you from that.

9 MS. SETER: Thank you, I appreciate it.

10 CHAIR FUMANTI: Do you want to tell us a  
11 little bit about yourself, and why would like  
12 to be here?

13 MS. SETER: Well, I'd like to thank the  
14 Planning Commission for appointing me to join  
15 you. Thank you to my fellow committee members  
16 for the warm welcome. I look forward to  
17 working with you.

18 My name is Samantha Seter, I'm from  
19 Massapequa Park. I am an attorney and my firm,  
20 Certilman Balin, has a pretty decent size land  
21 use department, so I look forward to being a  
22 member of the committee and working with you.

23 CHAIR FUMANTI: Welcome.

24 MS. SETER: Thank you so much.

25 CHAIR FUMANTI: Okay. Do we want to go

PROCEEDINGS

1 around the table and introduce ourselves?

2 MS. MORIARTY: Sure. I'm Lauren Moriarty.  
3 Nice to meet you again.

4 MR. PIRONI: Paolo Pironi, I'm the vice  
5 chair.

6 MR. LEVY: Yaron Levy.

7 MR. MENG: Matthew Meng.

8 MR. HOESL: Greg Hoesl.

9 CHAIR FUMANTI: Who are you down there?

10 THE REPORTER: I am the court reporter,  
11 Stephanie. Nice to meet you all.

12 CHAIR FUMANTI: Now, is Stephanie, Paul is  
13 Stephanie going to be with us --

14 (Simultaneous speakers.)

15 -- or is this a special session that we're  
16 going to have a stenographer for?

17 MR. SPEZIO: Going forward, there will be  
18 stenographers at all the meetings, barring some  
19 sort of, you know --

20 CHAIR FUMANTI: Got it, okay.

21 Just, Samantha, you should know, we have a  
22 stenographer; we are also live. We don't do  
23 makeup in here, but just for your information.

24 So I've got the minutes of March 11th  
25 because, I guess, April didn't happen, which

PROCEEDINGS

1 will come up, I got it on the agenda.

2 Can I have a motion to approve the minutes  
3 of March 11th?

4 MR. LEVY: Motion.

5 MR. PIRONI: Second.

6 CHAIR FUMANTI: All in favor?

7 (Chorus of ayes.)

8 Any opposed?

9 (No response.)

10 Any abstentions?

11 (No response.)

12 Motion carries. Thank you.

13 Okay so, we're selling some property.

14 MR. HOESL: Do you want me to take it  
15 away?

16 CHAIR FUMANTI: Please, sir.

17 \* \* \*

18

19

20

21

22

23

24

25

OSPAK CASE 2 OF 2025

1 MR. HOESL: Alright, so first up, we a  
2 review and vote on the sale of County-owned  
3 property.

4 This is OSPAk case 2 of 2025. The County  
5 would like to sell the highlighted parcel there  
6 on the map to the adjacent homeowner at 968  
7 Park Avenue.

8 We actually have Julio here today; he the  
9 homeowner looking to purchase.

10 Nassau County is requesting permission to  
11 sell. If approved, the property in question  
12 should be merged with the adjacent homeowner's  
13 property.

14 The public comment period for this was  
15 open at the March 20th Planning Commission  
16 hearing and was subsequently closed after there  
17 were no public comments from the public.

18 As there was no quorum at our last  
19 meeting, this case was adjourned by the  
20 Planning Commission at their May 1st hearing  
21 until the next hearing date of May 29th.

22 So, we'll hopefully be voting on this  
23 today.

24 CHAIR FUMANTI: Anybody have any  
25 questions?

OSPAK CASE 2 OF 2025

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

(No response.)

Did you want to make a statement?

JULIO: Ha?

CHAIR FUMANTI: Did you want to make a statement about buying the property?

JULIO: No.

CHAIR FUMANTI: It's okay.

MR. LEVY: The process usually is there --

CHAIR FUMANTI: The real estate agent goes out and does his job and appraises the property, and that appraiser comes back and the purchaser then approves, then they purchase it.

MR. LEVY: Is there anything that the County benefits from the sale, the transaction, or it's just a straight sale?

CHAIR FUMANTI: They benefit, A, from a point that they get the revenue from the property; but, B, more to the point, they get it off their -- they put it on the tax roll, they're no longer responsible for it.

MR. PIRONI: What is the property being used for now?

MR. HOESL: Nothing yet, there is these excess properties that we don't really know why the County owns them, but they like to get them

OSPAK CASE 2 OF 2025

1 off and sell them, yeah.

2 MR. PIRONI: I got no other questions.

3 CHAIR FUMANTI: Do you need his name?

4 THE REPORTER: I do need his name.

5 Can I have your name?

6 MR. STEINBERG: Jason Steinberg.

7 CHAIR FUMANTI: Jason, do you have any

8 questions on this piece of property we're

9 looking at before we call for a vote?

10 MR. STEINBERG: No, no questions.

11 CHAIR FUMANTI: I'd like to entertain a  
12 motion.

13 MR. PIRONI: Motion to approve the sale.

14 CHAIR FUMANTI: I have a motion to approve  
15 the sale.

16 Can I have a second?

17 MR. MENG: Second.

18 CHAIR FUMANTI: We have a second.

19 All in favor?

20 (Chorus of ayes.)

21 CHAIR FUMANTI: Any opposed?

22 (No response.)

23 Any abstentions?

24 (No response.)

25 Thank you. Motion carries.

OSPAK CASE 3 OF 2025

1 Thank you for taking that off our back.

2 CHAIR FUMANTI: Alright, what do you got  
3 next for us?

4 MR. HOESL: Next we have the review and  
5 vote on a proposed land swap.

6 This is OSPAk case 3 of 2025. Nassau  
7 County is requesting permission to initiate a  
8 land swap with the Coral House in Baldwin.

9 A use and occupancy permit has been in  
10 place since 1993, and it's understood that  
11 certain property of the County is currently  
12 occupied by the permittee, which is the Coral  
13 House, being that the permittee's building  
14 encroaches on County-owned land. Total land  
15 area of encroachment will be calculated and the  
16 permittee will then offer to the County a  
17 parcel of land of equal dimensions for the  
18 swap.

19 I believe they have calculated it out,  
20 it's approximately 287 square feet, which would  
21 be swapped between the County and the Coral  
22 House.

23 DPW approves of this land swap. Also the  
24 process for parkland alienation from New York  
25 State has already been completed, so that's

OSPAK CASE 3 OF 2025

1 good.

2 Public comment period was opened at the  
3 March 20th Planning Commission hearing, and  
4 there was one comment from the public, but they  
5 were just looking to clarify exactly what was  
6 taking place with the land swap. We explained  
7 that to them.

8 There was also a complaint about noise in  
9 park and who should be contacted regarding the  
10 noise.

11 As there was no quorum present, this was  
12 adjourned at the May 1st Planning Commission  
13 hearing and will be heard again on May 29th  
14 pending our vote today.

15 CHAIR FUMANTI: If I recall, we had one  
16 question about the land swap, about waterfront.  
17 Did we ever get that resolved, what piece was  
18 swapping for what?

19 MR. PIRONI: Can you go back to the map?

20 MR. HOESL: Yes, sorry.

21 So, you see there, that's the Coral House  
22 in blue. The real small slivers, as you can  
23 see here, and those are the approximate  
24 locations of where the encroachment is  
25 happening.

OSPAK CASE 3 OF 2025

1 MR. JOHNS: We didn't have that map for  
2 the last -- We got it from the appraisal  
3 action, they did an appraisal on this already.

4 Like Greg mentioned, we already had -- the  
5 State already approved this alienation.

6 They are, along the west side of the pond,  
7 right on the boundary line between the two  
8 properties, so we're 267 feet, roughly, I think  
9 was encroached upon, and we're getting 267 in  
10 another location, so we're not losing any land  
11 area for the park.

12 MR. PIRONI: They both appraised at the  
13 same value?

14 MR. GRIPPO: They did. They came in at 55  
15 a square foot, so we're getting equal.

16 CHAIR FUMANTI: Sorry, I might have  
17 misunderstood the answer.

18 We talked about, we'll give them  
19 waterfront property, are we getting waterfront?

20 MR. JOHNS: It's close to the pond, yeah,  
21 yep, waterfront property.

22 CHAIR FUMANTI: Okay, the front of the  
23 pond, we're giving a piece that the public had  
24 access to.

25 MR. GRIPPO: Right. I don't think it's

OSPAK CASE 3 OF 2025

1 actually -- I don't think it actually gets  
2 those land pieces -- Greg, tell me if I'm  
3 wrong, I didn't think they touch the pond.

4 CHAIR FUMANTI: Did they get the water was  
5 my question.

6 MR. HOESL: No, they don't touch the pond.

7 CHAIR FUMANTI: Neither one?

8 MR. HOESL: No. You can see here, kid of,  
9 this line here is that boundary line where  
10 the --

11 CHAIR FUMANTI: Again, that was just a  
12 question that was originally asked, so if  
13 financially, it's a swap for a swap, it solves  
14 our encroachment problem.

15 I don't have any further questions.

16 Anybody else have any questions?

17 MR. PIRONI: The park is a Nassau County  
18 park?

19 MR. HOESL: Correct.

20 MR. PIRONI: Does it impede on any kind of  
21 pedestrian traffic? Do they have to cross over  
22 into Coral House property to get to the other  
23 side of the park?

24 MR. HOESL: There is an entrance over here  
25 to the park. No, I don't believe they have to

OSPAK CASE 4 of 2025

1 cross over any Coral House property. No.

2 MR. PIRONI: Okay.

3 CHAIR FUMANTI: Anybody else have any  
4 questions?

5 (No response.)

6 I'd like to entertain a motion. Do I have  
7 a motion?

8 MR. MENG: Motion to accept.

9 CHAIR FUMANTI: To sell.

10 MR. MENG: Swap.

11 MS. MORIARTY: Second.

12 CHAIR FUMANTI: Make sure we word that  
13 right.

14 We got a second.

15 All in favor?

16 (Chorus of ayes.)

17 Any opposed?

18 (No response.)

19 Any abstentions?

20 (No response.)

21 Thank you.

22 Just ripping right along.

23 MS. MORIARTY: I like it.

24 CHAIR FUMANTI: Trying to beat the rain.

25 MR. HOESL: Our next case is an

OSPAK CASE 4 of 2025

1 introduction of a new case. This OSPA 4 of  
2 2025. The County would like to enter into a  
3 use and occupancy permit with Paddle Sports  
4 Unlimited LLC.

5 They are requesting this U&O permit in  
6 order to construct a state-of-the-art indoor  
7 facility, which will contain eight full  
8 panoramic paddle courts and four professional  
9 pickle ball courts.

10 The proposed indoor facility will be  
11 constructed on a portion of Christopher Morley  
12 Park, formally known as the Boat Basin, which  
13 is located just south of the park's ice rink.  
14 There is the ice rink here, there is a large  
15 open field here where the facility would be  
16 constructed. These are the indoor tennis  
17 courts they have already, and the basketball  
18 courts.

19 Nassau County issued a request for  
20 proposal, an RFP, on December 10, 2023 and  
21 ultimately selected Paddle Sports Unlimited LLC  
22 as the winning proposer based on the view that  
23 they were well qualified to develop,  
24 facilitate, improve, and enhance the public use  
25 and enjoyment of the premises.

OSPAK CASE 4 of 2025

1           The County wishes to provide for the  
2           longterm operation and maintenance of the  
3           premises consistent with recreational purposes.

4           It should be noted that the operator has  
5           agreed to use commercially reasonable efforts  
6           to obtain a certified ranking under the lead  
7           rating system for design and construction of  
8           the facility.

9           DPW approves of this use and occupancy  
10          permit without condition.

11          We have Kevin Walsh here, if you have any  
12          questions on this.

13          MR. WALSH:  Actually, I have not worked on  
14          this.

15          MR. HOESL:  Sorry.

16          MR. WALSH:  My colleague Richard --  
17                           (Simultaneous speakers.)

18          MR. WALSH:  -- Richard Soleymanzadeh -- do  
19          you want it?

20          THE REPORTER:  Yes.

21          MR. WALSH:  Richard  
22          S-O-L-E-Y-M-A-N-Z-A-D-E-H, for the county  
23          attorney's office, as well as former colleague  
24          of the county attorney's office, Dan Grippo,  
25          who was with us for 20 years, is now the

May 13, 2025

OSPAK CASE 4 of 2025

1 attorney for the vendor.

2 CHAIR FUMANTI: You guys get around. We  
3 appreciate your service.

4 MR. WALSH: As well as a representative of  
5 the proposed permittee, Scott Johns.

6 CHAIR FUMANTI: Okay, so is everybody  
7 familiar the Christopher Morley Park? I kind  
8 of grew up around there; I'm more than familiar  
9 with it in various ways.

10 The park has changed over the years. It  
11 used to have a great pond, we used to go  
12 boating, it's become much more active. When  
13 they built the tennis courts in particular, I'm  
14 not sure we actually had any architects look at  
15 how they appear from the roadway, they're  
16 pretty basic and --

17 Could you zoom out on that map?

18 MR. HOESL: Yes.

19 CHAIR FUMANTI: The back portion, the  
20 upper portion, which is all wooded, there's all  
21 trails through there. There was a time where  
22 they acted wanted to put a water treatment  
23 plant in there. We managed to get away from  
24 that because that's one of the few wooded  
25 pieces of property within that area. There's

OSPAK CASE 4 of 2025

1           condos and townhouses to the left of the woods,  
2           and we would just like to keep it that way, I  
3           would think.

4                     So, where are you gonna put this building  
5           is now just empty, correct?

6                     MR. HOESL: Correct.

7                     CHAIR FUMANTI: This committee is made up  
8           of who? I think that there's a committee  
9           that --

10                    MR. HOESL: We are pre-selection.

11                    CHAIR FUMANTI: Well, not the selection so  
12           much as, who is gonna oversee what this  
13           building is? This is gonna be in your face  
14           right off the roadway, right?

15                    MR. JOHNS: Well, the boat basin is  
16           approximately 20 feet below street level, so  
17           you only see the top, you know, 12 or 14 feet  
18           of the building from the street.

19                    CHAIR FUMANTI: Will it block those ugly  
20           tennis courts, I guess is my question?

21                    MR. JOHNS: Not entirely, they're  
22           approximately 20 feet above --

23                    MS. MORIARTY: That would be a bonus.

24                    CHAIR FUMANTI: That would have been a  
25           quick approval.

OSPAK CASE 4 of 2025

1 MS. BETYEA: We have asked for curb appeal  
2 for the exterior of the building.

3 CHAIR FUMANTI: Sorry, I just want to  
4 finish of the architecture and then we can jump  
5 around.

6 So the architecture of this building, do  
7 you have any renderings of what you're thinking  
8 of? Are you thinking of --

9 MR. JOHNS: (Handing.) This shows interior  
10 renderings mostly. I believe there are some  
11 schematic drawings of the outside of the  
12 building. It will be a prefabricating metal  
13 structure with two-tone wainscotting. It will  
14 be a 112 pitch roof, should be one that lasts  
15 the next hundred year.

16 MR. MORIARITY: Is there a picture of the  
17 outside of the building?

18 MR. JOHNS: There should be a shot on the  
19 schematic.

20 CHAIR FUMANTI: Looks very contemporary,  
21 is that the fair statement?

22 MR. JOHNS: Yes, Friedel (phonetic) is a  
23 newer sport, so on the tracks of, you know --

24 MR. SPEZIO: What sport, I'm sorry?

25 MR. JOHNS: Friedel, paddle ball.

OSPAK CASE 4 of 2025

1 MS. MORIARTY: And pickle ball, right?

2 MR. JOHNS: It's a mixture of squash and  
3 tennis. It's tennis that's played inside of a  
4 glass box and it's approximately a third of the  
5 size of a tennis court. You can play off the  
6 walls, it's a lot lobbing and spiking.

7 MR. HOESL: It's kind of like racket ball.

8 (Simultaneous speakers.)

9 CHAIR FUMANTI: Right at the moment, we  
10 don't have any building there.

11 MR. JOHNS: No, actually --

12 CHAIR FUMANTI: What it's gonna look like  
13 from the roadway as you drive by there, it's  
14 sitting right in front --

15 MR. JOHNS: We have a schematic of the  
16 building showing dimensions, but no renderings  
17 and pictures of the actual, you know,  
18 appearance of it.

19 We did ask the Parks Department for, you  
20 know, their input as to, you know, colors and,  
21 you know, for the facade.

22 As I mentioned, it would be a two-toned  
23 wainscoted building, so it would be -- the roof  
24 would be one color, you know, the top layer is  
25 another, the bottom wainscot.

OSPAK CASE 4 of 2025

1 CHAIR FUMANTI: We just don't what it to  
2 look like you just dropped it in the center --

3 MS. BETYEA: Like the tennis court  
4 buildings, correct, we don't want --

5 CHAIR FUMANTI: You read my mind.

6 MS. BETYEA: We have asked for curb  
7 appeal.

8 MR. JOHNS: We would very much like the  
9 exterior of the building to be as appealing as  
10 the interior that we're envisioning.

11 MR. PIRONI: If you do that, that will be  
12 very nice because the interior look fantastic.

13 MS. MORIARTY: Beautiful.

14 CHAIR FUMANTI: And the landscaping?

15 MR. JOHNS: The intended foundation  
16 planting is going to be existing trees on the  
17 site.

18 MR. PIRONI: So, nothing crazy.

19 MR. JOHNS: We're not going to be moving  
20 foliage, there's nothing in that field  
21 currently, you know, but we will be adding, you  
22 know, landscaping stuff around the building  
23 along the side.

24 CHAIR FUMANTI: This is my last question,  
25 sorry.

OSPAK CASE 4 of 2025

1 Who has the final say on this design,  
2 Parks Department?

3 MS. BETYEA: Parks works in conjunction  
4 with public works, and the architects there.

5 I also -- I report to the administration,  
6 see what they think, just to make sure that  
7 they are onboard with it.

8 CHAIR FUMANTI: In case they drive by and  
9 go, "what the hell happened here?"

10 MS. BETYEA: If I can just make a case  
11 that Christopher Morley Park is a very blighted  
12 park at this point. Before I got here in 2022,  
13 the County was going to put in a significant  
14 amount of capital funds and -- for a pool that  
15 had 1,250 visitors the prior year. So we  
16 opened up the pool for one more year, we had  
17 1,175 visitors, so that works out to about \$250  
18 per visit to operate the pool. So we paused,  
19 and we an RFP, and this project was the one  
20 that was chosen.

21 We now want to put that capital fund  
22 either in -- the capital funds either in to  
23 covering the ice rink where we get more use out  
24 of it. The ramps are a problem and the clock  
25 tower is a problem. And then we're doing one

May 13, 2025

22

OSPAK CASE 4 of 2025

1 more RFP to see if we can find an operator.

2 So, this will really be a real influx of,  
3 not only money, but activity and positive  
4 projects to bring this blighted area back up to  
5 a nicer-looking facility?

6 CHAIR FUMANTI: The pool used to be great  
7 --

8 MS. BETYEA: It was great.

9 CHAIR FUMANTI: -- many years ago.

10 MS. BETYEA: It fell into disrepair about  
11 20 years ago. In that neck of the woods, if  
12 you know the area, most people don't go to a  
13 public pool there, and when we did open up, the  
14 majority of the visitors were from Queens. Our  
15 priority is Nassau.

16 So we're gonna, hopefully use this project  
17 and rating evaluation how to use the capital  
18 funding in order to bring this park back up to  
19 where it belongs.

20 MR. PIRONI: Will the facility take up the  
21 entire field?

22 MS. BETYEA: Yes.

23 MR. JOHNS: (Handing.) Here, I have  
24 introduction of the site. I was told there was  
25 eight, there was eight color copies and eight

OSPAK CASE 4 of 2025

1 black and white copies.

2 MR. LEVY: So, you currently manage Kings  
3 Point Tennis Center?

4 MR. JOHNS: We used to, we sold it to the  
5 JCC several years ago.

6 MR. LEVY: That the one.

7 MR. JOHNS: Actually, prior to our  
8 purchasing the tennis club, that was my  
9 family's tennis club for 25 years, and now my  
10 father actually operates a lease on the tennis  
11 facility in Roslyn Heights, so heights right  
12 around the corner.

13 MR. LEVY: Who would be managing the  
14 day-to-day of this business?

15 MR. JOHNS: It would myself, or a team we  
16 put together to manage the day-to-day.

17 MR. LEVY: Is there an understanding that  
18 you have to adhere to some level of standard or  
19 quality control, something like that with the  
20 business?

21 MR. JOHNS: Yes. I mean, operating a  
22 successful business, you need a maintain  
23 certain level of quality control, so standards  
24 and cleaning, efficiently operating the  
25 facility.

OSPAK CASE 4 of 2025

1 Like I said, I operated the Kings Point  
2 Tennis Center for 20-plus years, my father  
3 operated it for 25 years before me. I've grown  
4 up providing services to high-end clientele.

5 The question is, you know, with a facility  
6 that we intend to look like that, I think we  
7 can achieve the same kind of standard.

8 MR. LEVY: Good luck.

9 CHAIR FUMANTI: You should have the  
10 clientele for it.

11 So all the funding is done by you guys.

12 MR. JOHNS: Correct.

13 CHAIR FUMANTI: The County is not kicking  
14 anything in, right, they will pay us a lease  
15 for the property or part of the --

16 MS. BETYEA: Use and occupancy permit,  
17 fixed fee, and percentage of revenue.

18 MR. PIRONI: How long is the project  
19 projected to take?

20 MR. JOHNS: Between 12 and 18 months.

21 CHAIR FUMANTI: Do you have the funding in  
22 hand?

23 MR. JOHNS: We have a commitment to the  
24 majority of it. We haven't finalized anything  
25 because we still at this stage.

OSPAK CASE 4 of 2025

1 CHAIR FUMANTI: What kind of number are  
2 you talking?

3 MR. JOHNS: Somewhere around \$7 million  
4 dollars.

5 CHAIR FUMANTI: How many square feet?

6 MR. JOHNS: 40,000.

7 CHAIR FUMANTI: Anybody else have any  
8 questions?

9 (No response.)

10 Commissioner of Parks, you will take into  
11 consideration whatever design is come up with,  
12 that should blend so it don't look like a bunch  
13 of hodgepodge things. He may be the lead in  
14 what the whole area should look like, I read  
15 the drawings, right versus the huts.

16 MS. BETYEA: What's that?

17 CHAIR FUMANTI: Versus the huts.

18 MS. BETYEA: Correct.

19 CHAIR FUMANTI: So the ice skating rink  
20 disrepair, the pool, somehow that should sort  
21 of blend.

22 MR. SPEZIO: I have to interject a little  
23 bit. It's fine to discuss aesthetics, but that  
24 is not really what this board is for, it's  
25 determined, you know, the environmental

OSPAK CASE 4 of 2025

1 habitat, you know, significance, and it's fine,  
2 you can ask the question, but the decisions  
3 have to be made on stuff -- you know, factors  
4 that fall under the statutory jurisdiction,  
5 cost and aesthetics don't fall under there, but  
6 that's all.

7 CHAIR FUMANTI: We can discuss here, the  
8 aesthetics of the landscaping actually does  
9 have something to do with the environment.

10 MR. SPEZIO: Okay, then tie that in to  
11 your comment.

12 CHAIR FUMANTI: Pardon me? Look, I'm not  
13 a lawyer, so I'm not going judge here. We're  
14 just having a conversation, so easy, Paul,  
15 we're just talking about it, we're not going  
16 for it.

17 MR. SPEZIO: Okay.

18 CHAIR FUMANTI: Anybody else have any  
19 questions?

20 (No response.)

21 No, okay. Thank you.

22 Appreciate it, good luck to you. Good  
23 luck with the project.

24

25

PROCEEDINGS

1           We don't have any old business, but we do  
2           have new business. And I understand we already  
3           took care of our new business with Samantha.

4           I wanted to discuss this attendance issue  
5           and attendance of the meetings and  
6           communications and policy.

7           I go away one meeting, just like one, so I  
8           don't know what happened, but I got the gist  
9           that it didn't happen.

10          MS. MORIARTY: We got confirmation that  
11          there would be a quorum, that we had enough  
12          people. We got here and then we were  
13          one-person short. We tried to reach out  
14          multiple times. Paolo finally got her after  
15          about 35 minutes.

16          MR. PIRONI: Correct, and it seemed like  
17          the member --

18          MS. MORIARTY: Forgot.

19          MR. PIRONI: Forgot. Seemed like she  
20          forget, and told us she could no longer make  
21          it.

22          So, there was -- I don't know who was  
23          here, but there was a couple of us here and it  
24          was just, you know, a waste of our entire --  
25          you know, after rushing to get here during

May 13, 2025

28

PROCEEDINGS

1 traffic, and it's just -- it's rude. It's not  
2 even unfair, it's just rude for that to happen.

3 So, we need to figure out - and there was  
4 no e-mail saying, "Hey I'm running late. Hey,  
5 I'm not gonna be able to make, we're gonna have  
6 to cancel," or anything like that.

7 MS. MORIARTY: We'd also asked, I think,  
8 Paul, asked you to get us if there were -- what  
9 the actual, like, rules say about attendance.

10 MR. SPEZIO: Yes, so any board member that  
11 misses 30 percent of the meetings, just four  
12 meetings, it's like 3.5 meetings, so four  
13 meeting --

14 MS. MORIARTY: In that calendar year, so.

15 MR. SPEZIO: In a 12-month period,  
16 essentially.

17 MS. MORIARTY: So, once they hit meeting  
18 four of not being here, that can officially be  
19 --

20 MR. SPEZIO: Their seat is vacant.

21 MS. MORIARTY: And what makes it vacant  
22 officially?

23 MR. SPEZIO: It's vacant by -- you, by the  
24 statute.

25 MR. PIRONI: By default?

May 13, 2025

PROCEEDINGS

1 MR. SPEZIO: No, it's vacant because when  
2 she misses it, it triggers that provision and  
3 her seat is now vacant.

4 Now, she show up -- I've reached out many  
5 times, and it took us, between the time we knew  
6 Dan Gesella (phonetic) was not well until  
7 finally Samantha came for me to get them to  
8 change that one, and we knew he had cancer, so  
9 this is --

10 I also reached out them and sent them  
11 template letters of to -- you know, appoint  
12 other member, and I have not heard anything  
13 from anybody.

14 CHAIR FUMANTI: We can come back to what  
15 do we do about filling the seat if it's vacant.  
16 I'd like to deal with the attendance first, so  
17 maybe we won't have to deal with the vacancy.

18 The first thing I want to say is, I  
19 realize we are all volunteers, and I have  
20 worked with a lot of -- pardon me?

21 MR. PIRONI: Which makes it worse that  
22 we're all sitting there.

23 CHAIR FUMANTI: I've worked with a lot of  
24 non-profits, I've been a volunteer at a variety  
25 of organizations, probably more than I you

PROCEEDINGS

1 should have, so I respect the volunteer part of  
2 it, nobody is sitting here getting rich.

3 But at the same time, there is a  
4 responsibility as a volunteer to serve, that  
5 you have been requested to serve and take this  
6 seriously, that, to Paolo's point, you know,  
7 it's sort of rude that if everybody is sitting  
8 around a table waiting for somebody. I've  
9 always said, you can text me. You know, we  
10 have all got -- you know, when I first started  
11 on this committee, there wasn't cell phones.

12 MR. SPEZIO: Were cell phone existing?

13 CHAIR FUMANTI: But I understand  
14 emergencies happen, don't misinterpret that. I  
15 also understand that you all probably have a  
16 job, and sometimes that job gets in the way. I  
17 did have to job at one point a few years ago,  
18 so I understand. I used to come in from  
19 Manhattan, so you want to talk about, could you  
20 make that -- and I drove so, you know, there  
21 were times that it got a little iffy.

22 But just as respect to your fellow  
23 committee members, if you can't make the  
24 meeting or you're gonna be late because of  
25 whatever -- I think you communicated to us you

PROCEEDINGS

1 were going to be late, so we I knew.

2 (Spontaneous speakers.)

3 CHAIR FUMANTI: -- I knew I could start to  
4 the meeting because I knew you were coming, so,  
5 you know, that's the positive side of it.  
6 Traffic happens, life happens.

7 It is important to be here because we are  
8 going to implement the rule about absenteeism.  
9 Now, we have been lax over the years, and I had  
10 a little trouble getting certain people off the  
11 committee. Matter of fact, one person we  
12 thought he was off the committee, remember him,  
13 said I can't believe you thought I was still on  
14 the committee. His way of resigning was not to  
15 come.

16 MR. SPEZIO: That was, kind of, my  
17 question, because by what Paul just said, it  
18 almost is, because then it's vacant by default  
19 after three meetings or four meetings.

20 CHAIR FUMANTI: But nobody knew that at  
21 the time, and I would find it sort of rude to  
22 not say, "I can no longer serve." We're not  
23 gonna punish you, raise your taxes, or  
24 something.

25 So, it comes down to the communications.

PROCEEDINGS

1 Communications is key. So there is the  
2 communications if you're gonna be late, if you  
3 can't make it, we all get it. But backup  
4 before we are gonna be late, to now missing the  
5 meetings.

6 I don't remember when it was, a few months  
7 ago maybe, we decided that it was important to  
8 send out an e-mail from the committee because  
9 everybody is busy, and you, sort of, forget,  
10 and if you put it too far in front -- I mean,  
11 my calendar is already full, and we don't  
12 change the date normally, I don't remember ever  
13 changing it once the calendar is set for the  
14 year, but I am assuming that you all sort of  
15 live off that, I know I do.

16 MR. PIRONI: If it's not on my calendar,  
17 it doesn't exist.

18 CHAIR FUMANTI: Exactly.

19 But I still think we should communicate  
20 it, so the information that comes out by the  
21 County about what the agenda is gonna be, et  
22 cetera, et cetera, that still should continue.  
23 But I really think that, you know, what we had  
24 decided -- what, three days before?

25 MS. MORIARTY: Yeah, it was the Thursday

PROCEEDINGS

1 before.

2 CHAIR FUMANTI: Four, that's when the  
3 meeting was Wednesday, so I don't know if you  
4 want to back it up a day.

5 MR. MORIARITY: It's was once we were  
6 still meeting on Tuesdays; last month was the  
7 first one.

8 MR. SPEZIO: Can I make a quick  
9 recommendation? You guys can decide, but you  
10 feel free to consider this.

11 I think you guys should adopt anything  
12 that you feel would be effective, the most  
13 effective, but if you could just start  
14 sufficiently ahead of time, so that by the  
15 Monday before, we'll know whether there is a  
16 quorum, you know, responding, so that if there  
17 isn't, we can make some last-minute follow-up.

18 Because what happens is, you know,  
19 obviously, there's matters that come before,  
20 this is the first step in a pretty long  
21 approval process, and when we don't have a  
22 quorum, that really, kind of, delays things,  
23 and I get a lot of heat.

24 Every time, we have a meeting, I'm always  
25 asked two, three days before, whether --

May 13, 2025

34

PROCEEDINGS

1 CHAIR FUMANTI: We don't want --

2 MR. SPEZIO: -- it would really help, I  
3 think, that's all. That's all I have to say.

4 CHAIR FUMANTI: If I understand this  
5 right, and I don't have a calendar in front of  
6 me, if I understand this right, you're gonna  
7 send out your information --

8 MR. HOESL: Yes.

9 CHAIR FUMANTI: -- when you get it?

10 MR. HOESL: Yeah, the latest I send it out  
11 is Friday.

12 CHAIR FUMANTI: And you're gonna send --

13 MS. MORIARTY: I e-mailed the schedule for  
14 5:00 p.m. Thursday evening.

15 CHAIR FUMANTI: By that time, Paul, if the  
16 communications hasn't gone out to all the  
17 parties --

18 MR. SPEZIO: Like I said --

19 CHAIR FUMANTI: -- everybody is pretty  
20 quick about answering their e-mail in most  
21 cases, I haven't seen a lot of delay, so by  
22 Monday, to your point, Paul, we should know if  
23 we're gonna have a quorum. Barring an  
24 emergency, something happens, I'm not gonna  
25 debate that, that's life.

May 13, 2025

35

PROCEEDINGS

1 Are we all okay with that?

2 MS. MORIARTY: Yes, I think that's  
3 reasonable.

4 (Spontaneous speakers.)

5 CHAIR FUMANTI: Trying to be diplomatic, I  
6 was on a boat in Europe, what do you want from  
7 me? I couldn't step in, and I did get notice  
8 three times.

9 Any other concerns about it or questions?

10 MR. SPEZIO: Now I think we have a vacant  
11 position.

12 MR. PIRONI: What do we do about this  
13 member?

14 CHAIR FUMANTI: I think the first thing  
15 is, who appointed as -- I believe it's --

16 (Simultaneous speakers.)

17 MS. MORIARTY: No, I thought it -- because  
18 you have to be reappointed every year, so then  
19 it would have been --

20 CHAIR FUMANTI: Lawson Cumming (phonetic).

21 MR. SPEZIO: Yeah.

22 MR. LEVY: No, he appointed --

23 CHAIR FUMANTI: The majority gets --

24 (Simultaneous speakers.)

25 The majority gets one, minority gets the

May 13, 2025

36

PROCEEDINGS

1 remaining, and County executives get one chair.

2 So, you don't want to know the history of  
3 how I get this seat.

4 Anyway, what my recommendation is that the  
5 secretary drafts, or writes a letter, you don't  
6 have to draft it, you already have it in your  
7 folder somewhere, I imagine, because you wrote  
8 already. Unless to my chagrin, I made the  
9 mistake, obviously copy the appropriate people  
10 on it, copy, make sure Paul sees it, and Greg,  
11 and ask for -- and politely ask for an answer  
12 within 30 days. If we don't get an answer in  
13 30 days, then I start making phonecalls.

14 Is everybody okay with that?

15 MS. MORIARTY: Yes.

16 MR. PIRONI: Do about the member?

17 CHAIR FUMANTI: Paul, I always used to  
18 take care of that, but you seem to want to take  
19 care of a lot of that stuff now. Do you want  
20 to --

21 MR. SPEZIO: I'm sorry?

22 CHAIR FUMANTI: The more help the better.

23 Do you want to draft a letter to her and  
24 let her know she is no longer a member of the  
25 committee, based upon her attendance?

PROCEEDINGS

1 MR. SPEZIO: Well, has somebody even  
2 spoken to her. I just want to reach out to  
3 her.

4 CHAIR FUMANTI: I've taken on the  
5 responsibility but --

6 MR. SPEZIO: Do you want me to do it?  
7 I'll do it.

8 CHAIR FUMANTI: You seem to want to take  
9 some of that off my plate, which I greatly  
10 appreciate.

11 MR. SPEZIO: Aha, I'm going to do it.  
12 I'll reach out to her.

13 CHAIR FUMANTI: And I think you should,  
14 not only CC the chair, the vice chair, and  
15 secretary so we get it, but I think you should  
16 also CC Howard, so he's got a heads up.

17 MR. SPEZIO: Sorry who?

18 CHAIR FUMANTI: Howard.

19 MR. SPEZIO: Copelli (phonetic)?

20 CHAIR FUMANTI: Because for all intents  
21 and purposes, he appointed her, whether it was  
22 Rich at the time, she ran for office, you know,  
23 there is a whole story there. Very nice lady,  
24 I think she was running for senate.

25 MS. MORIARTY: No, legislature.

May 13, 2025

38

PROCEEDINGS

1 MR. LEVY: Senator.

2 MS. MORIARTY: It was the senator, yeah.

3 CHAIR FUMANTI: They're all the same.

4 Anyway, would you do that, Paul?

5 MR. SPEZIO: Sure.

6 CHAIR FUMANTI: Thank you. That way it  
7 has your letterhead on it.

8 We okay, anything else relative to, like,  
9 how we should come to school? You're the  
10 teacher, you should know.

11 (Simultaneous speakers.)

12 MS. MORIARTY: Ten percent --

13 MR. PIRONI: -- get to my wife's tenure  
14 ceremony. She'll kill me.

15 MR. SPEZIO: Yeah, you will be dead.

16 CHAIR FUMANTI: I'll get us out of here in  
17 the next half hour. No.

18 MR. PIRONI: No.

19 CHAIR FUMANTI: So, that's all the new  
20 business, unless anybody has anymore questions  
21 about this.

22 Okay. The open space fund has got a  
23 little over \$2 million in it as of May.

24 MR. LEVY: Did you miss one? 986 Park  
25 Avenue. There's three, we did two with this

PROCEEDINGS

1 gentleman and the sport center, maybe I'm  
2 missing it, but I didn't see.

3 MS. MORIARTY: And Coral House.

4 MR. LEVY: Oh, right. Coral House.

5 CHAIR FUMANTI: Don't confuse me.

6 MR. LEVY: No, I just --

7 CHAIR FUMANTI: It's okay.

8 So, now we are starting with the  
9 attendance. The next meeting, so everybody  
10 knows, is June 10, 4:00 p.m., mark your  
11 calendars or whatever you use.

12 I'd like to mark it for adjournment so you  
13 can go --

14 MR. LEVY: Second.

15 MR. MORIARTY: Second.

16 CHAIR FUMANTI: All in favor?

17 (Chorus of ayes.)

18 Abstentions?

19 (No response.)

20 Thank you, everyone. Welcome again,  
21 Samantha.

22 (Time Noted: 4:44 p.m.)

23

24

25

