

Bert Nelson Associates, Inc.

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Kevin Walsh, Deputy Attorney @ Nassau County
One West Street
Mineola, New York 11501

Re: **Land Locked Parcel-Incorporated Village of Hempstead**

No# Bennet Avenue, Hempstead, NY

Section 34, Block 269, Lot 192

Dear Mr. Walsh;

At the direction and request of Chairman Dan Oppenheimer-Zoning Board of Appeals at the Incorporated Village of Hempstead, I am here by writing to request the purchase of a 'land locked' parcel of land noted at the location referenced above. My client owns the parcel in front of the land locked piece, which at one time was in the same ownership as the land locked piece. It has come to our attention that at some point this parcel was vested in title to Nassau County. My client has applied for a variance relief from the Village of Hempstead to develop the land in front. Before the Zoning Board of Appeals renders a decision, they have requested us to make an attempt to reacquire the 'land locked' piece and make the entire property a legal build site and restore what was originally intended to be.

Please advise, if Nassau County would be interested in assisting us and the Incorporated Village of Hempstead in restoring what was once a legal lot and put the 'land locked' piece back on the tax rolls, as otherwise this piece will not have any use for any other purpose.

Please be advised, we have a return date to the Village Zoning Board of July 3, 2025, and would like to at least let the zoning board know we are in discussion.

Please contact me at (516) 297-8282 (Jed D. Nelson) if you wish to discuss this further.

Thank you for your attention herein.

Very truly yours,
BERT NELSON ASSOCIATES, INC.

Jed D. Nelson

Jed D. Nelson

CC: Dan Oppenheimer-Chairman
Incorporated Village of Hempstead