

In Re July OSPAC Meeting Nassau County Open Space & Parks  
Advisory Committee  
July 8, 2025

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

Tuesday, July 8, 2025  
4:08 p.m. to 4:21 p.m.

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

Court Reporter: Stephanie O'Keefe

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1 A P P E A R A N C E S :

2 Yuron Levy, Acting Chair

3 Samantha E. Seter

4 Monolita Mitra

5 Matthew T. Meng

6 Jason B. Steinberg

7 Ruka Anzai

8

9 Also Present:

10 Paul Spezio, Esq.

11 Greg Hoesl

12 Kevin Walsh, Esq.

13 Ryan Brown, Esq.

14 Jed Nelson

15 James Bianco

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17 Stephanie O'Keefe - Court Reporter

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1 MS. SETER: Alright, we're going to open  
2 this meeting.

3 The first order of business is to vote on  
4 an action chairperson of this meeting.

5 I suggest Yaron Levy for chairperson.

6 MR. MENG: I second that.

7 MS. ANZAI: Motion.

8 MR. LEVY: Thank you very much.

9 Welcome everybody. I'd like to call the  
10 meeting to order.

11 Do I have a motion to call the meeting to  
12 order?

13 MS. MITRA: Yes.

14 MR. MENG: Second.

15 MR. LEVY: We'll make a motion first to  
16 approve the minutes of the previous meeting,  
17 June 10, 2025.

18 Do I have a motion to --

19 MS. SETER: Motion.

20 MS. ANZAI: Second.

21 MR. LEVY: Great, so we're gonna review  
22 and vote on the sale of County-owned property.

23 MR. HOESL: Thank you.

24 Before we start, this is Cameron Sands, he  
25 is a new planner with us, so he is observing

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1 the meeting today.

2 First up, we have OSPEC 5 of 2025, which  
3 is an application for the County to sell excess  
4 land that they own at the northwest corner of  
5 29 Irving Drive, Hamlet of Woodbury, Town of  
6 Oyster Bay.

7 Do you want me to run through everything?

8 MR. LEVY: Yes, briefly.

9 MR. HOESL: This was previously introduced  
10 to OSPEC back in 2010 when the County sought to  
11 sell the same piece of land to actually 31  
12 Irving Drive, which is directly in front of the  
13 parcel there. That was approved and  
14 everything, but never actually sold.

15 Then in 2020, it came back again for  
16 transfer. This time the Nassau County Land  
17 Bank for the development of an affordable  
18 single-family residence. That proposal was  
19 ultimately never completed either, as the  
20 property is so heavily sloped, the Nassau  
21 County Land Bank decided it would be too  
22 challenging to construct a single-family home  
23 at this site.

24 As such, before you today, you have the  
25 proposal to sell to 29 Irving Drive.

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1 I believe you represent the home owners?

2 MR. BROWN: Yes.

3 MR. HOESL: If you guys have any questions  
4 from last time, if you remember, they're just  
5 looking to purchase this as a privacy buffer,  
6 essentially.

7 MR. LEVY: Thank you for that.

8 The neighbor next door wants to buy this  
9 property?

10 MR. HOESL: Yeah, if you can see where my  
11 mouse is, it's this home right here.

12 MR. LEVY: So who owns that sliver between  
13 the green and yellow line?

14 MR. HOESL: I don't know, it's either the  
15 State or the Town because there is no actual  
16 parcel here.

17 MR. BROWN: It's a paper street.

18 MR. HOESL: It's a paper street, thank  
19 you, which means that the Town -- the Town  
20 would own it.

21 MR. LEVY: So how does that -- so you  
22 wouldn't be using it, you would just leave it  
23 vacant, is the plan?

24 MR. BROWN: Right now, the plan is to  
25 leave it vacant.

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1 MR. LEVY: Just to leave it vacant to  
2 preserve it from --

3 MR. BROWN: Someone building a house,  
4 looking down on them.

5 MR. HOESL: Also, this went to the  
6 Planning Commission on June 26th. We opened up  
7 the public comment period, and we did not get  
8 any comments from any neighbors in the area.  
9 They were all notified.

10 MR. LEVY: Any questions?

11 MR. MENG: No, I don't.

12 MR. LEVY: Anybody have any questions?

13 MS. SETER: No questions.

14 MR. LEVY: Counsel, any comments?

15 MR. WALSH: Just to add, like Greg  
16 mentioned, this is a property that can't sell  
17 for a long period of time. And we did solicit  
18 interest again after the Land Bank made the  
19 decision not to proceed because of the slope of  
20 the property. I've been there myself, I  
21 certainly understand the challenge of it. We  
22 did solicit all the adjoining parcels to see if  
23 there was interest, one owner reached out and  
24 made an offer in the range of fair-market  
25 value, so we hope to receive it back on the tax

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1 rolls.

2 MR. LEVY: I think, if that's all and  
3 there's no further questions, counsel has  
4 clarified, I think, we can take it to a vote.

5 All those in favor of disposing of the  
6 property?

7 (Chorus of ayes.)

8 Should I state the address?

9 MR. SPEZIO: Section 14, block 38, lot 18.

10 MR. LEVY: All those in disposing of that  
11 property?

12 MR. MENG: Aye.

13 MS. SETER: Aye.

14 MR. STEINBERG: I'll second the motion.

15 MR. LEVY: Greg, there you go.

16 MR. LEVY: Any opposed?

17 (No response.)

18 MR. HOESL: Thank you.

19 Alright. Next we have an introduction of  
20 a new property. This is OSPEC 6 of 2025. This  
21 is another application for the County to sell  
22 excess land to an adjacent property owner.

23 This is located just northwest of 21  
24 Pennsylvania Avenue in the Incorporated Village  
25 of Hempstead in the Residential B Zoning

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1 District. The parcel in question is  
2 approximately 2,400 square feet.

3 As I mentioned, the County is looking to  
4 sell this. DPW approves of this sale without  
5 condition.

6 The Nassau County Division of Real Estate  
7 Services was provided with a letter from the  
8 property owner directly to the west of the  
9 subject property. That's highlighted in green  
10 here on the map.

11 We have the property owners here today  
12 with us as well. That property owner currently  
13 owns a parcel that fronts on Bennet Avenue. In  
14 the letter provided to you guys, the property  
15 owner requests to purchase this landlocked  
16 parcel from the County, per the recommendation  
17 of the Incorporated Village of Hempstead, who  
18 advised that the property owner attempt to  
19 require the landlocked parcel and make the  
20 entire property a legal build site.

21 At some point, the subject property was  
22 under the same ownership as the applicant's  
23 parcel but was eventually vested in title to  
24 Nassau County.

25 It should be noted that the property owner

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1 who provided the letter, currently has an  
2 application for variance relief for the  
3 Incorporated Village of Hempstead to  
4 essentially develop this land here, which is  
5 highlighted in green and yellow.

6 This will be opened for public comment at  
7 the July 17th Planning Commission hearing.

8 I will hand it over to you if you want to  
9 ask any questions or anything.

10 MR. LEVY: You currently own the green  
11 lot?

12 MR. BIANCO: Yes.

13 MR. LEVY: And you want to acquire the  
14 yellow?

15 MR. NELSON: Correct.

16 MR. BIANCO: Yes.

17 MR. STEINBERG: I was the -- well, you  
18 owned the property at one time, and then it was  
19 vested back to Nassau County, is that what --

20 MR. MENG: You know what, I think I wrote  
21 that wrong. They didn't own it back then, but  
22 that property was part of that front property  
23 at one time, and it was vested to the County.

24 I don't know when you guys acquired the  
25 property, I'm guessing recently.

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1 MR. BIANCO: Two years ago.

2 MR. MENG: Yeah, that was way before that,  
3 yeah.

4 MR. STEINBERG: Okay. Do we know why --

5 MR. MENG: It was vested to Nassau County?

6 MR. STEINBERG: Yeah.

7 MR. WALSH: Nonpayment of taxes. The  
8 attorney who handles it in my office is not  
9 here today, but I believe it was nonpayment of  
10 taxes.

11 MR. BIANCO: That's correct.

12 MR. STEINBERG: And it's two separate  
13 lots?

14 MR. HOESL: So this is the property they  
15 own, then there is this concrete in the back,  
16 which is what the County owns.

17 MR. LEVY: Would this all be made into one  
18 property, under-one title?

19 MR. NELSON: Yes.

20 MR. BIANCO: Yes.

21 MR. NELSON: And the intention would be to  
22 build a one-family residence.

23 MR. BIANCO: We can get it back on the tax  
24 role.

25 MR. LEVY: Are there encumbrances, like

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1           incumbering any kind of --

2                   MR. MENG:   Not that I know.

3                   MR. LEVY:   -- easements of anything like  
4           that?

5                   MR. WALSH:   No.

6                   MR. STEINBERG:  If it's landlocked, how  
7           would somebody have access to that?

8                   MR. BIANCO:   I would because I own the  
9           piece in the front, so then it doesn't become  
10          landlocked anymore, but right now it's  
11          currently landlocked.

12                   MR. SPEZIO:   Is there a house on the  
13          property that you own?

14                   MR. STEINBERG:  No.

15                   MR. LEVY:    A shed, it seems like a shed.

16                   MR. BIANCO:   No, that's the neighbor, the  
17          adjoining neighbor.

18                   MR. MENG:    It becomes one buildable lot?

19                   MR. BIANCO:   Yes.

20                   MR. MENG:    What is the size of your lot?

21                   MR. BIANCO:   42 by 90, \$3,600 square feet.

22                   MR. HOESL:   This would make it a -- would  
23          it be -- you would need variances from the  
24          Village?

25                   MR. BIANCO:   If we purchase the lot from

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1 the County, no.

2 MR. MENG: Okay.

3 MR. STEINBERG: You currently have  
4 variances for the property that you own, the  
5 3600 --

6 MR. BIANCO: It requires a variance to  
7 build on his lot on my lot, correct.

8 MR. STEINBERG: Thank you.

9 MR. LEVY: Nobody has any further  
10 questions or comments?

11 (No response.)

12 MR. LEVY: We can go to a vote.

13 MR. MENG: Well, this will just be passed  
14 over to the planning commission and then it  
15 will come back.

16 MR. LEVY: Okay. So we take a vote?

17 MR. HOESL: No, you don't need to. Right,  
18 Paul, we don't need a vote?

19 MR. SPEZIO: No.

20 MR. LEVY: Move to other business.

21 MR. STEINBERG: Do you have anything else?

22 MR. MENG: No, not at the moment, no.

23 MR. LEVY: Do you have any new business?  
24 There's no new business.

25 (No response.)

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1 MR. LEVY: Review the old business, do we  
2 need to go through that?

3 MR. SPEZIO: As far as I know, we have no  
4 real old or new business.

5 MR. LEVY: Old business 5A, do you need to  
6 talk about that, or it's just on the agenda.

7 MR. SPEZIO: I'm sorry, are you looking at  
8 the current agenda?

9 MR. HOESL: Yeah, Ralph had asked us to  
10 put that on to clarify.

11 MR. LEVY: If any member of OSPEC attends  
12 less than 30 percent of the meetings of OSPEC  
13 during a twelve-month period, then the position  
14 of the term of which said member had been  
15 occupying shall be deemed vacant.

16 Are we all clear on that?

17 Great.

18 New business. There was no new business.

19 Review of the open space fund balance, we  
20 have 2,016,114.

21 We can confirm the next meeting, Tuesday,  
22 August 12th.

23 Does that work for everybody?

24 (Chorus of Yeses.)

25 MR. LEVY: Do we have a motion to adjourn

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the meeting?

MR. STEINBERG: Adjourn.

MR. MENG: Second.

MR. LEVY: All in favor?

No abstentions?

Motion carried.

(Time Noted: 4:21 p.m.)

