

In Re August OSPAC Meeting Nassau County Open Space & Parks
Advisory Committee
August 12, 2025

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-----X
REGULAR MEETING
OF THE
NASSAU COUNTY OPEN SPACE & PARKS
ADVISORY COMMITTEE
-----X

Tuesday, August 12, 2025
4:06 p.m. to 5:23 p.m.

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

TRANSCRIPT OF PROCEEDINGS

Julia M. Speros
Stenographer

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

Ralph Fumante, Chairman

Paolo Pironi, Vice Chairman

Lauren Moriarty, Secretary

Matthew T. Meng, Member

Jason B. Steinberg, Member

Ruka Anzai, Member

Also Present:

Paul Spezio, Esq.

Kevin Walsh, Esq.

Greg Hoesl, Nassau County DPW Planner

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1 CHAIR FUMANTE: So, I'll call the
2 meeting to order.

3 The first order of business on the
4 agenda is the approval of the minutes
5 from July 8th.

6 Can I have a motion to approve the
7 minutes of July 8th?

8 MR. MENG: I make a motion.

9 CHAIR FUMANTE: I have a motion.
10 Do I have a second?

11 MS. MORIARTY: Second.

12 CHAIR FUMANTE: Seconded.

13 All in favor?

14 MR. MENG: Aye.

15 MS. MORIARTY: Aye.

16 MR. PIRONI: Aye.

17 MS. ANZAI: Aye.

18 CHAIR FUMANTE: Any opposed?

19 (No verbal response.)

20 CHAIR FUMANTE: Any abstentions?

21 I'm going to abstain. I wasn't at
22 the meeting, and that was 25 pages long,
23 and I didn't have the opportunity to
24 read it.

25 MR. PIRONI: I'm with you. I'm

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1 going to abstain as well.

2 (Whereupon, Member Jason Steinberg
3 entered the room.)

4 CHAIR FUMANTE: We just were voting
5 on the agenda -- the minutes from
6 July 8th.

7 You want to voice your vote; approve
8 them, not approve, abstain?

9 MR. STEINBERG: Approve.

10 CHAIR FUMANTE: Approve.

11 MR. STEINBERG: Approve.

12 CHAIR FUMANTE: Motion carries.

13 All right. So, the first piece of
14 business, Greg, File 6-2025.

15 MR. HOESL: Yeah, thank you.

16 First up we'll have the review and
17 the vote today on the sale of
18 County-owned property.

19 This is OSPAC 6 of 2025. It's an
20 application from the County to sell
21 property just north of 21 Pennsylvania
22 Avenue in the Incorporated Village of
23 Hempstead.

24 The parcel in question is
25 highlighted in yellow here and then

PROCEEDINGS

1 highlighted in green is the property
2 owner who wishes to purchase that
3 property.

4 As mentioned last time, we were
5 given a letter that's actually in your
6 packet today on the next page from that
7 property owner. Essentially, they own
8 that parcel that fronts on Bennet
9 Avenue.

10 In the letter provided to you, they
11 are requesting to purchase this
12 landlocked parcel from the County, per
13 the recommendation of the Incorporated
14 Village of Hempstead, who advised that
15 property owner to attempt to reacquire
16 this landlocked parcel and make the
17 entire property a legal build site.

18 At some point that subject property
19 was grouped together with the parcel
20 that fronts on Bennet Avenue, but was
21 eventually vested in title to Nassau
22 County because of a failure to pay
23 taxes.

24 So, now this is just simply an
25 application to get this back on the tax

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1 roll, make it a legal build site.
2 They're just looking to build a
3 single-family home at the site there.

4 This was forwarded to the Planning
5 Commission, who opened a public comment
6 period on July 17th at their Planning
7 Commission Hearing and it was
8 subsequently closed without any comment
9 from the public.

10 CHAIR FUMANTE: Okay. Anybody have
11 any questions about this before we take
12 a vote?

13 (No verbal response.)

14 CHAIR FUMANTE: No.

15 We don't feel that it meets our open
16 space requirement, which we all agree to
17 that?

18 MR. STEINBERG: Yes.

19 MR. PIRONI: Yes.

20 CHAIR FUMANTE: Yes.

21 So, I'll call for a motion on the
22 sale of the property.

23 MR. PIRONI: I'll make a motion.

24 CHAIR FUMANTE: I have a motion.

25 Can I have a second?

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1 MR. MENG: Second.

2 MR. STEINBERG: Second.

3 CHAIR FUMANTE: All -- he gets it
4 cause he was louder. (Laughter.)

5 MR. MENG: Absolutely. He gets
6 bigger than I am.

7 CHAIR FUMANTE: All in favor?
8 (Chorus of "Ayes".)

9 CHAIR FUMANTE: Any opposed?
10 (No verbal response.)

11 CHAIR FUMANTE: Any abstentions?
12 (No verbal response.)

13 CHAIR FUMANTE: Thank you.

14 All right. We're going to move on.

15 So, this is going to get complicated
16 and I apologize upfront. I think I
17 mentioned this before, and it's not to
18 blow my own horn, so don't misinterpret
19 what I'm about to say.

20 For 23 years I've chaired this
21 Committee -- and I've enjoyed it
22 immensely and I think we've done some
23 really good work -- and in that
24 23 years, I can count on one hand most
25 likely how many times the Planning

PROCEEDINGS

1 Commission didn't go with our vote,
2 whether it was to sell or not.

3 Also, during that time, I only can
4 count on one hand the two times that the
5 agenda that I approved as Chair was
6 modified without my input and wasn't
7 respected for what I wanted on the
8 agenda. So, this isn't for me. This is
9 for the future Chair.

10 The Chair approves the agenda, as
11 most Boards -- and I know many of you
12 sit on other Boards -- with the input
13 from the County through their requests
14 for the various pieces of property that
15 they may have that they'd like us to
16 review for sale, as well as other items
17 that we've had on the agenda -- whether
18 it's the minutes, whether it's old
19 business, new business.

20 All the new business is mainly
21 created by us. We've all agreed on
22 certain things that we've discussed.

23 So, the first time it was taken off
24 the agenda by the County's attorney was
25 because I missed a window that I was

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1 unaware of -- and I apologize for that,
2 but I accept it -- that we didn't meet
3 the publication date for my change and
4 -- but I was told that we could discuss
5 it anyway, which I found odd but went
6 along with anyway.

7 The second was this -- this agenda
8 and I was away, but prior to me going
9 away, I notified Greg -- and this is no
10 dig on Greg, so don't misinterpret cause
11 this is not his problem. He's just the
12 messenger. He's just the administrator.

13 I requested that on the agenda,
14 besides the normal business, was to put
15 under old business Stillwell Farms -- or
16 what -- or Preserve -- whatever we're
17 calling it this week -- and I had a very
18 good reason for it, and it wasn't to
19 stir up anything bad -- okay -- and
20 that's for the County.

21 My purpose, I was going to explain
22 at this meeting, cause I think this
23 Committee needs to have this
24 information.

25 While I was away, Greg notified me

PROCEEDINGS

1 that the County attorney removed it, and
2 because I was away and I was in the
3 middle of stuff with my family, I
4 requested that Greg send an email back
5 to the County's attorney saying I want
6 it reinstated, and if not, I would like
7 the legal reason of why it's being
8 removed from our agenda and why does he
9 have the authority to approve something
10 that we've already approved.

11 So, to my chagrin, when I opened up
12 the agenda, Stillwell wasn't on it.

13 Now --

14 MR. SPEZIO: Okay.

15 CHAIR FUMANTE: No, I run the
16 meeting. I will not -- I will not let
17 you --

18 MR. SPEZIO: You're talking to me.

19 CHAIR FUMANTE: I'm not. I'm
20 talking to my Committee, so you're --

21 MR. SPEZIO: You want me to give you
22 the reason?

23 CHAIR FUMANTE: Not yet.

24 MR. SPEZIO: Okay. Continue.

25 CHAIR FUMANTE: I wanted you to give

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1 me the reason before I walked into this
2 meeting so that I wouldn't have this
3 conversation in this tone. I requested
4 it. I expect professionalism from you.

5 I respect -- I also expect the
6 County to respect this Committee and I
7 will stand up for this Committee. We
8 all are volunteers. We all have better
9 things in our lives to do, but we also
10 care about parks. We care about
11 preserves. We care about the
12 environment and we care about historical
13 sites.

14 That's why this Committee exists,
15 and if we don't care about them, we're
16 wasting our time and everybody has an
17 expertise to bring to this --
18 everyone -- or they wouldn't be on this
19 Committee.

20 And the reason this Committee was
21 formed was to get that expertise because
22 it didn't exist in the County and it
23 didn't exist in the Legislature. That's
24 why OSPAC was formed and they wanted our
25 input.

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1 Now, we're an advisory committee, so
2 if they don't take it, I understand.
3 But as I said earlier, I can count maybe
4 two times that that happened.

5 So, when I wanted to put Stillwell
6 on it, it was because I was contacted by
7 somebody -- actually two people -- in
8 New York State Legislature. The reason
9 they were contacting me was to find out
10 my opinion and why we voted the way we
11 did because Stillwell has to go before
12 the State to be transferred. I gave
13 them the reasons that we said no to the
14 transfer.

15 I was contacted by the public, some
16 of whom might be here today. I've never
17 met personally, but with two letters --
18 very informative, very detailed -- about
19 why maybe Stillwell shouldn't be
20 transferred to the Town. I spoke to
21 this individual on the phone.

22 I said to him, you know, we're an
23 advisory committee. The horse is
24 already out of the barn, but some new
25 things have come to light that I think

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1 you all should know and it's positive,
2 ladies and gentlemen. It's not
3 negative.

4 One of the holdups in the Stillwell
5 transfer, from at least the temperature
6 I took around the table, was there was
7 going to be no survey to separate
8 preserve from active. We all felt that
9 that was a strong piece of business that
10 we had. We were told numerous times
11 during those meetings from the Town's
12 attorney that they were not willing or
13 financially didn't want to spend the
14 money on a survey.

15 Would you all agree that that's sort
16 of what transpired?

17 MR. MENG: Yes.

18 CHAIR FUMANTE: Since then I was
19 notified that -- which I'm not sure why
20 it didn't come up during this whole
21 conversation throughout this whole
22 Stillwell piece of business. It's
23 irrelevant how it slipped through the
24 cracks.

25 But in the Transfer Agreement

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1 between Nassau County and the Town, they
2 must supply a survey.

3 Am I correct on that?

4 MR. WALSH: I don't -- I don't have
5 it in front of me actually. I don't
6 recall.

7 I didn't work on it also, Chairman.
8 My colleague who did, I think he may be
9 there, but I'm not sure.

10 CHAIR FUMANTE: I have documentation
11 that says it is.

12 MR. WALSH: Okay.

13 CHAIR FUMANTE: This would've saved
14 us all time, and aggravation, and angst
15 about moving the preserve to the Town.
16 Why the Town's attorney was so adamant
17 -- sat in that very chair over there
18 (indicating) -- adamantly telling me no,
19 I have no clue.

20 I've since been informed that not
21 only is it in the paperwork, but the
22 Town Supervisor has agreed -- correct me
23 if I'm wrong --

24 MR. STEINBERG: (Indicating.)

25 CHAIR FUMANTE: -- has agreed that a

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1 survey should be done. This is all good
2 news. Skip the part about why it fell
3 between the cracks.

4 What I want this Committee to
5 consider is not only that the Chair,
6 along with one of the members -- I left
7 this out and I didn't mean to -- one of
8 the members of the Committee contacted
9 me and said he would like it on the
10 agenda as well.

11 So, it wasn't just Ralph out there
12 just, like, deciding willy-nilly to put
13 something on the agenda. There were all
14 these other factors. Public I think is
15 important -- public input I was always
16 told was important.

17 You all, as members of the
18 Committee, if you think that there's
19 something we should discuss, we should
20 have it on the agenda, and if something
21 changes, then we just fix it under old
22 business.

23 So, under that old business, besides
24 the point about Stillwell and the
25 survey, I would like this Committee to

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1 approve that this Committee actually
2 sees a survey before it is approved by
3 the County. That is well within our
4 purvey.

5 We've done that with bond money.
6 This Committee was very involved with
7 all of the bond purchases by Nassau
8 County, and I think it behooves the
9 County to get our eyes on it since they
10 don't seem to understand what this might
11 mean, and I only can say that is because
12 they didn't even think that the survey
13 was important.

14 So, our request for that survey
15 shouldn't go to the Planning Commission,
16 although I think we should CC them on
17 it. I think it has to go to the Parks
18 Department and we'll send it to Paul and
19 Paul can take it to whoever those people
20 are that seem to just pull the strings
21 up there because I don't put this at
22 Paul's feet -- Paul, our attorney.

23 Somebody is pulling the strings.
24 I've been through this numerous times
25 now and you all know it. We've all been

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1 there. You want to pull the strings,
2 contact me directly. I would've
3 explained to you why I wanted it back on
4 the agenda.

5 I think my idea of putting it on the
6 agenda eases the concern; not all of the
7 concerns, but eases our concerns that
8 these two pieces are separate. This
9 will be for the future generations.
10 Again, I'll state what we talked about
11 before; we may trust the Town of Oyster
12 Bay with its present administration. We
13 may trust Nassau County with its present
14 administration. We're talking about the
15 future.

16 You guys have any --

17 MR. SPEZIO: Ralph, can I ask you a
18 question?

19 CHAIR FUMANTE: No -- no.

20 MR. SPEZIO: What do you mean "no"?

21 CHAIR FUMANTE: I mean "no".

22 MR. SPEZIO: You're wasting people's
23 time.

24 CHAIR FUMANTE: You are part of the
25 public. I am talking to the Committee.

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1 I'd like their input before I take
2 yours.

3 MR. SPEZIO: First of all, you are
4 rambling off on all types of --

5 MR. PIRONI: Excuse me. Hi.

6 Okay. Thank you. I'm going to
7 suggest we go into executive session.

8 I motion for executive session.

9 CHAIR FUMANTE: Do I have a second?

10 MS. MORIARTY: Second.

11 CHAIR FUMANTE: All in favor?

12 (Chorus of "Ayes".)

13 CHAIR FUMANTE: Any opposed?

14 (No verbal response.)

15 CHAIR FUMANTE: Any abstentions?

16 (No verbal response.)

17 (Brief recess was taken.)

18 CHAIR FUMANTE: Okay. So, we went
19 into executive session to discuss what
20 goes on the agenda. We came to a decent
21 agreement between ourselves and the
22 County about how that will be handled
23 forward.

24 If the County feels that something
25 is inappropriate to put on the agenda,

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1 the County will contact the Chair -- not
2 Ralph. The "Chair", whoever the Chair
3 may be -- to discuss the pros and cons,
4 and I think that's a good outcome.

5 You all agree on that?

6 MS. MORIARTY: Yeah.

7 MR. STEINBERG: Yes.

8 CHAIR FUMANTE: Okay. As how it
9 attaches to the Stillwell piece, as I
10 said before when we went into executive
11 session, I was going to ask the
12 Committee if they wanted to put in
13 writing that we'd like to see the
14 survey.

15 Vice Chair, you had an opinion that
16 I think you should state.

17 MR. PIRONI: Yes, I stated that we
18 review the minutes from that meeting
19 before we vote on it.

20 CHAIR FUMANTE: And I'm in agreement
21 with that.

22 MR. PIRONI: I'll make the motion
23 that we review the minutes of our --
24 that Stillwell meeting before we request
25 the survey for Stillwell.

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1 CHAIR FUMANTE: So, at the next
2 meeting -- and we'll save ourselves some
3 time, Paul -- at the next meeting, one
4 of the things on the agenda will be
5 Stillwell survey, and if we want to take
6 that offline, that you would prefer that
7 I don't put it on the agenda, but I'm
8 going to discuss it anyway cause I'm
9 giving you a heads-up, then we'll do
10 that too. Okay?

11 MR. SPEZIO: I --

12 CHAIR FUMANTE: You can abstain.

13 MR. SPEZIO: Let me just put this
14 on.

15 I will discuss things about the
16 agenda with you going forward, but I
17 don't think that this belongs being
18 discussed since we've already done it
19 and I don't think we can do anything in
20 accordance with our statutory
21 limitations to change anything.

22 There's nothing -- you know, that --
23 I just have to tell you, that's the
24 stance. That's my legal opinion -- okay
25 -- and that's -- just have to put on the

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1 record.

2 CHAIR FUMANTE: I'll take it under
3 advisement.

4 MR. SPEZIO: There you go. That's
5 fine. You can take it under advisement.

6 CHAIR FUMANTE: I said, "I'll take
7 it under advisement". I didn't say, "I
8 took it under advisement".

9 You don't think I'm going to pay for
10 my own attorney at this point in my life
11 with this and don't think it hasn't
12 crossed my mind, but not because of you;
13 just in general.

14 Anyway, so based on what the Vice
15 Chair has requested, we will -- I'll ask
16 the Committee to review the minutes from
17 the multiple Stillwell meetings.

18 Is it one or at least two?

19 MR. HOESL: It would be two, yeah.

20 MS. MORIARTY: I think it was
21 November and December.

22 MR. HOESL: Okay.

23 MS. MORIARTY: I believe that was --
24 yeah.

25 CHAIR FUMANTE: If anybody needs a

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1 copy of them, let Greg or Lauren know
2 and we'll get you those minutes, and
3 then at the next meeting, we'll discuss,
4 do we want to form a request to see the
5 survey or not. Okay?

6 MR. MENG: Okay.

7 MR. SPEZIO: And I have one last
8 thing to add --

9 CHAIR FUMANTE: Yes, sir.

10 MR. SPEZIO: -- what the Chair has
11 requested -- and I consider that act
12 ultra vires, so as far as outside the
13 scope of jurisdiction.

14 But you are -- if you do it, I
15 consider that an ultra vires act. I
16 have to put that on the record -- okay.

17 CHAIR FUMANTE: Give me the
18 technical in layman terms.

19 MR. SPEZIO: It means that
20 considering that this Board has already
21 given a recommendation to the Planning
22 Commission regarding this particular
23 matter, that its jurisdiction has ended
24 at that point, and, you know, anything
25 additional spent -- you know, discussed

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1 about this in terms of whatever else had
2 -- you know, is outside of now the scope
3 of the jurisdiction.

4 CHAIR FUMANTE: Okay. So, just to
5 clarify for me -- and I'm asking your
6 opinion, not arguing with you.

7 MR. SPEZIO: Okay.

8 CHAIR FUMANTE: This Committee
9 discusses a lot about parks in general
10 and --

11 MR. SPEZIO: Sure.

12 CHAIR FUMANTE: -- open space in
13 general, and how things should be done,
14 etcetera, etcetera. So -- and some of
15 it may be going back and looking at
16 mistakes that we -- "we" -- me --
17 might've made or situations have changed
18 and how should we deal with this if it
19 becomes before us going forward.

20 Do you agree that we should be able
21 to have those discussions or are we so
22 formal now -- that this Committee has
23 become such a formal Committee that we
24 can't have just general discussions
25 about these types of items?

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1 MR. SPEZIO: Okay. You can have --
2 yeah, I don't think that's a problem.
3 I said -- you know, re-visiting things
4 that have passed through this and
5 wasting -- not wasting, but just
6 spending a significant --

7 CHAIR FUMANTE: But it's our time.

8 MR. SPEZIO: -- of time -- okay --
9 Board time, right -- and County
10 attorney time --

11 CHAIR FUMANTE: (Indicating.)

12 MR. SPEZIO: Let me please answer.
13 Okay. This is not me being a jerk.
14 This is me having to render doing my
15 job.

16 CHAIR FUMANTE: Okay.

17 MR. SPEZIO: Okay.

18 CHAIR FUMANTE: I'll let you finish.

19 MR. SPEZIO: I think -- I don't
20 think that that is, you know, kind of,
21 you know, part of what is allowed given
22 the scope and here's what I will say:
23 If I'm wrong, I will admit it. I
24 would like to see, you know, if there's
25 something in there that would make this

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1 kind of within the scope -- right --
2 that is furthering the function of this
3 Board, then I will maybe change my
4 opinion.

5 But I don't think -- as of right
6 now, I don't see that, and, you know --
7 but you guys will operate the Board.
8 I'm here to guide. I'm here to just
9 provide guidance. Okay. That's all.

10 That's all I have to say.

11 CHAIR FUMANTE: Okay. Anybody got
12 any questions before I move on?

13 MR. MENG: No.

14 AUDIENCE MEMBER: I'm thinking we
15 can go if we're not going to talk about
16 Stillwell today?

17 CHAIR FUMANTE: I would. You know,
18 you're more than welcome to hang out and
19 talk about the stuff we talk about.

20 But I appreciate your presence and I
21 appreciate the information.

22 AUDIENCE MEMBER: Thank you so much.

23 CHAIR FUMANTE: Whether I agree with
24 it 100 percent or not, I do appreciate
25 it.

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1 AUDIENCE MEMBER: (Indicating.)

2 CHAIR FUMANTE: Yes, sir.

3 AUDIENCE MEMBER: Can I ask when the
4 next meeting is?

5 MS. MORIARTY: September 9th.

6 AUDIENCE MEMBER: September 9th?

7 MS. MORIARTY: (Nodding.)

8 AUDIENCE MEMBER: Thank you.

9 CHAIR FUMANTE: I don't mind the
10 public. I think the public is a good
11 thing.

12 AUDIENCE MEMBER: You're right.

13 AUDIENCE MEMBER: So do we.

14 (Laughter.)

15 CHAIR FUMANTE: I was part of the
16 public.

17 AUDIENCE MEMBER: Thank you.

18 CHAIR FUMANTE: Gentlemen, have a
19 good day.

20 AUDIENCE MEMBER: Thank you.

21 Appreciate everything from everybody.

22 MS. MORIARTY: Thank you.

23 CHAIR FUMANTE: I have to -- I just
24 have to say it -- don't hit me. If you,
25 as a Committee, feel I'm wasting your

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1 time, please let me know.

2 AUDIENCE MEMBER: Thank you -- thank
3 you.

4 MS. MORIARTY: I will.

5 CHAIR FUMANTE: I'm open up enough.
6 I don't have thin skin that I can't take
7 criticism.

8 MR. STEINBERG: I will let you know.

9 MR. PIRONI: I think I've let you
10 know once or twice. (Laughter.)

11 CHAIR FUMANTE: I think you have,
12 but I just want to clarify --

13 MR. PIRONI: Okay.

14 CHAIR FUMANTE: -- because I don't
15 want to be accused of wasting your time.
16 Please let me know.

17 All right. So, we get to new
18 business, and let me tell me why I
19 requested this to be on the agenda, and
20 I took -- I talked to our secretary
21 prior to the meeting cause I didn't want
22 to bring it up at the meeting and then
23 find out she didn't want to do this --
24 and it's not a fata complete.

25 But due to the way Stillwell was

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1 conveyed to the Planning Commission, as
2 well as the Ledge (sic), and reading
3 through the minutes -- and to the
4 stenographer that's here, please do not
5 take offense to what I'm about to say.

6 But when we went to stenography
7 business, a lot hasn't been captured.
8 Maybe because we're not talking loud
9 enough for the stenographer to hear;
10 maybe it's the -- and this is -- this is
11 my realm -- the acoustics of the room.
12 I used to build TV studios -- recording
13 studios -- and the acoustics in here
14 aren't great -- and there's no
15 microphones where normally when a
16 stenographer, like at the Planning
17 Commission or the Ledge -- there's
18 microphones there and they actually can
19 hear what those Committees are saying.

20 So, if you read through the minutes
21 of two, three times ago, there's a lot
22 of dot, dot, dots. I'm assuming -- and
23 you can correct me if I'm wrong. I'm
24 assuming the dot, dot, dots is where the
25 stenographer could not hear what people

PROCEEDINGS

1 were saying.

2 Am I incorrect in that question?
3 Are you allowed to speak? I don't know
4 the rules.

5 THE STENOGRAPHER: If the attorney
6 allows me, I guess? Is that all right
7 with the Board?

8 MR. SPEZIO: (Indicating.)

9 THE STENOGRAPHER: The dot, dot, dot
10 would indicate that. I, however, would
11 ask what was said and ask for someone to
12 repeat it, and if there was cross-talk,
13 I would note that in the transcript so
14 everybody was aware that the reason
15 there isn't readable information is
16 because there was cross-talk.

17 CHAIR FUMANTE: As I said, this was
18 no reflection on you.

19 THE STENOGRAPHER: I totally
20 understand. Read my transcript first.
21 (Laughter.)

22 CHAIR FUMANTE: Thank you for that.

23 So, that prompted -- one important
24 thing is that I think our resolutions on
25 voting is key -- and I sat on my Village

PROCEEDINGS

1 Board as Deputy Mayor and Trustee for 18
2 years, and the resolution that we made,
3 all the chatter in between, maybe
4 important, but most people just cared
5 about the resolution.

6 Nobody -- and no offense, again --
7 nobody is reading through 25, 30 pages
8 of whatever is going on at the meeting.
9 They're zooming in trying to find out
10 what's the result.

11 So, I talked to Lauren about if we
12 vote on something, that she would be
13 able to record that, and it's
14 highlighted as this is what we voted on
15 and a synopsis of why we made that
16 decision -- and I'm really only
17 suggesting it -- although I think we
18 should do it consistently -- but I'm
19 really only concerned on things -- I
20 don't want to back myself up -- but
21 whether it's a Coliseum-type thing or a
22 Stillwell-type thing -- it's not meant
23 on -- where something doesn't meet open
24 space requirements.

25 The piece we looked at today for

PROCEEDINGS

1 arguments's sake. That doesn't fit our
2 criteria of open space. Does Stillwell
3 fit the criteria of parks and open
4 space? I think so. The Coliseum was a
5 whole different story. It can actually
6 fit open space if you took out 73 acres
7 of cement.

8 That said, I'd like to ask the
9 Committee their opinion on extracting --
10 not that the stenographer wouldn't
11 record it. I'm not taking any jobs away
12 -- but that Lauren, when we do a vote,
13 records it separately with a description
14 of why we voted the way we did, if
15 there's some description necessary.

16 MR. PIRONI: In addition to -- in
17 addition to the stenographer?

18 CHAIR FUMANTE: Correct. This is
19 something that the County wanted to do.
20 Again, no offense. You know, we had
21 that argument. This is a different
22 discussion.

23 This is just so it's clarified so
24 when it goes before the Planning
25 Commission, that it's read to the

PROCEEDINGS

1 Planning Commission -- and I will tell
2 you this, the next time if something of
3 the magnitude of Stillwell comes up, I
4 will make sure I go to the Planning
5 Commission to make sure the message,
6 positive or negative, is delivered
7 correctly.

8 Again, no -- no -- this is not a
9 disparaging word on Greg at all --
10 okay -- and I've gone to the Planning
11 Commission before cause I knew sometimes
12 they were going to ask questions,
13 etcetera, etcetera.

14 And, as I said, I was surprised that
15 I didn't get questioned till after the
16 fact and at the State level, which kind
17 of threw me through a loop cause this
18 isn't the first time parkland had to go
19 through that process.

20 So --

21 MR. PIRONI: Lauren, you're okay oak
22 with that?

23 MS. MORIARTY: Yeah.

24 MR. PIRONI: Not a problem.

25 MR. STEINBERG: I'm good.

PROCEEDINGS

1 MR. MENG: I'm delighted.

2 MS. MORIARTY: You good with that?

3 MS. ANZAI: (Nodding.)

4 CHAIR FUMANTE: All right. So, it
5 is agreed that we will ask Lauren, as
6 secretary, to do this.

7 I'm going to say, Paul, do you have
8 any objections to this?

9 MR. SPEZIO: I don't right now see
10 any reason why you can't put a sentence
11 briefly explaining the reason behind
12 your decision. I don't see that right
13 now to be an issue.

14 CHAIR FUMANTE: So, now even Paul
15 agrees with me. Let's mark that down
16 that that's -- no, I'm teasing.

17 MR. SPEZIO: You know -- you know,
18 yeah, it seems --

19 CHAIR FUMANTE: But it's also that
20 the vote pops out -- and, again, no
21 offense -- but if you take the minutes
22 and you try and read through it, go find
23 the vote. You got to go through 30,
24 40 -- I don't know how many pages
25 sometimes -- and I will tell you -- and

PROCEEDINGS

1 this is just -- this is my opinion, not
2 fact. I don't think most people read
3 those minutes.

4 They zoom right to what's the
5 decision. If they didn't like the
6 decision, they go back to the minutes to
7 find out why and that's all -- I've sat
8 on numerous -- I still sit on numerous
9 committees besides this one, and that's
10 the fact. I would assume that others of
11 you have sat on other Boards that kind
12 of maybe didn't read like a nighttime
13 story to your child like the minutes at
14 OSPAC.

15 Anyway, now that said, that's what
16 we're going to do going forward.

17 If everybody is in agreement -- I
18 have all verbal agreements. We got that
19 in the minutes -- that we're okay?

20 MR. MENG: Now, we don't need to
21 vote on that?

22 CHAIR FUMANTE: Well, we could if
23 you -- you know, I just want to make
24 sure that we're all in agreement. I
25 don't think it's a resolution that we

PROCEEDINGS

1 need to do, but --

2 Paul, do you agree that we don't
3 need to do --

4 MR. SPEZIO: What -- sorry. You
5 guys --

6 MR. PIRONI: Formally vote on it

7 MR. SPEZIO: -- were discussing it
8 and if you all agree, you should, you
9 know --

10 CHAIR FUMANTE: Want me to make a --
11 call for a vote?

12 MR. MENG: I think it would be
13 appropriate under the circumstances.

14 MR. SPEZIO: You can do that.

15 CHAIR FUMANTE: All right. Then
16 I'll call for a vote that we're going to
17 request our secretary to record our
18 resolution, along with a small synopsis
19 of why we voted the way we did, not
20 necessarily on every piece of property
21 that comes before us, but on those that
22 are --

23 MR. PIRONI: Well, I think we should
24 -- I think we should do it across the
25 board, not special.

PROCEEDINGS

1 CHAIR FUMANTE: But not a synopsis
2 of --

3 MR. PIRONI: Oh, yeah, yeah -- okay.
4 I understand.

5 CHAIR FUMANTE: I think we should
6 have it consistent.

7 MR. PIRONI: Yes.

8 CHAIR FUMANTE: I don't disagree
9 with you.

10 But we don't need a synopsis of why
11 this didn't meet open space requirements
12 referring to the property that we voted
13 on earlier.

14 Okay. So, I'll call for a motion.

15 MS. MORIARTY: Motion.

16 CHAIR FUMANTE: Second?

17 MR. MENG: Second.

18 CHAIR FUMANTE: All in favor?

19 (Chorus of "Ayes".)

20 CHAIR FUMANTE: Any abstentions?

21 (No verbal response.)

22 CHAIR FUMANTE: Any -- no, nothing?
23 We're good. Motion passes. Thank you
24 all and thank you for indulging me with
25 my craziness.

PROCEEDINGS

1 Okay. So, that moves us to
2 basically the open space fund -- unless
3 anybody else has some new business or
4 old business they'd like to discuss?

5 MS. MORIARTY: We're good.

6 CHAIR FUMANTE: I don't see
7 anybody -- no, we're good.

8 All right. The open space fund sits
9 at 2,159,169. You get that exact number
10 from -- (indicating) -- all right.

11 So, we're going to confirm the next
12 meeting date is Tuesday, September 9,
13 2025 at 4 p.m.

14 Can I have a motion to adjourn?

15 MR. PIRONI: Motion.

16 MS. MORIARTY: Second.

17 CHAIR FUMANTE: All in favor?

18 (Chorus of "Ayes".)

19 CHAIR FUMANTE: Okay. Everybody
20 have the rest of your summer, enjoy.
21 I'll see you in the fall.

22 (Time noted: 5:23 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, Julia M. Speros, a Notary Public within and for the State of New York, do hereby certify:

I reported the proceedings in the within-entitled matter, and that the within transcript is a true record of such proceedings to the best of my ability.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of August, 2025.


Julia M. Speros