

**NASSAU COUNTY OPEN SPACE AND PARKS ADVISORY COMMITTEE**

**REMOVAL OF DEED RESTRICTION ON REAL PROPERTY PREVIOUSLY OWNED BY NASSAU COUNTY**

**NCPC-OSPAC FILE NO: 7-2025**

**WHEREAS**, pursuant to Title 47, Section 1 of the Miscellaneous Laws of Nassau County, the Nassau County Open Space and Parks Advisory Committee (“OSPAC”) was established to provide review, evaluation, and where appropriate, recommendations concerning Nassau County’s (the “County”) open space, parks, and other areas of recreational, cultural, archeological, habitat or historic significance; and

**WHEREAS**, OSPAC reviews the proposed removal of deed restrictions placed on real property previously owned by the County which has since been sold and makes recommendations to the Nassau County Planning Commission (“NCPC”) with respect thereto regarding the impact that such removal may have on open space, parks, and areas of cultural, archeological, habitat, or historic significance pursuant to Nassau County Administrative Code Section 11-8.0(b); and

**WHEREAS**, the NASSAU COUNTY ATTORNEY’S OFFICE forwarded to the NCPC a proposal for the removal of a deed restriction placed on real property previously owned by the County, more particularly described as:

**NCPC-OSPAC FILE# 7-2025**

Section: 34, Block: 188, Lot(s): 192  
248 Main Street, Hempstead, NY 11550  
Incorporated Village of Hempstead

**WHEREAS**, the NCPC forwarded to OSPAC the Proposal for review pursuant to Nassau County Administrative Code Section 11-8.0(a); and

**WHEREAS**, OSPAC held a public meeting concerning the proposal on November 5, 2025, and

**WHEREAS**, the NCPC held a public hearing concerning the Proposal on November 13, 2025 (“Public Hearing”), in accordance with N.Y. Public Officers Law, notice of which was sent to Nassau County Legislator Olena Nicks, and Incorporated Village of Hempstead Mayor Waylyn Hobbs Jr., as well as to all surrounding property owners within a 150 ft. radius, with regard to the Proposal; and

**WHEREAS**, OSPAC is required to report any recommendations concerning the Proposal to NCPC within thirty (30) days of the Public Hearing pursuant to Nassau County Administrative Code Section 11-8.0(b); and

**WHEREAS**, pursuant to Nassau County Administrative Code Section 11-8.0 and Title 47 of the Miscellaneous Laws of Nassau County, OSPAC hereby issues the following recommendation to the NCPC regarding the Proposal:

**NOW THEREFORE BE IT RESOLVED** that, based upon review of the Proposal, OSPAC finds that the Proposal has [a negative / no] impact on County open space or parks or any areas of cultural, archeological, habitat, or historic significance or of an otherwise environmentally sensitive nature and hereby recommends that the NCPC [not recommend / recommend] the Proposal without condition.

The foregoing resolution was offered:

The resolution herein was, in accordance with all applicable law, duly considered, moved, and adopted by the following vote:

Ralph Fumante, <i>Chair</i>	[AYE/NAY/ABSTAIN]
Paolo Pironi, <i>Vice-Chair</i>	[AYE/NAY/ABSTAIN]
Lauren Moriarty, <i>Secretary</i>	[AYE/NAY/ABSTAIN]
Ruka Anzai	[AYE/NAY/ABSTAIN]
Yaron Levy	[AYE/NAY/ABSTAIN]
Matthew T. Meng	[AYE/NAY/ABSTAIN]
Monolita Mitra	[AYE/NAY/ABSTAIN]
Samantha E. Seter	[AYE/NAY/ABSTAIN]
Jason Steinberg	[AYE/NAY/ABSTAIN]

The Chair declared the resolution duly adopted.  
OSPAC 7-2025  
Adopted: December 9, 2025

This resolution may be modified to allow for the correction of any mathematical, graphical and/or clerical errors, and to finalize any placeholders to reflect the vote, subsequent to any approval and adoption of said resolution without the necessity for a vote to be taken by the Nassau County Open Spaces and Parks Advisory Committee if said resolution is approved and adopted by the affirmative vote of a majority of said Nassau County Open Spaces and Parks Advisory Committee.

Resolution of Nassau County OSPAC  
Adopted: December 9, 2025  
OSPAC File# 7-2025