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

Tuesday, December 9, 2025  
4:01 p.m.

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

Court Reporter: Elbia Brumit

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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

Samantha E. Seter

Matthew T. Meng

Monolita Mitra

Jason B. Steinberg

Also Present:

Greg Hoesl, Nassau County DPW Planner

Paul Spezio, Esq.

Kevin Walsh, Esq.

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PROCEEDINGS

MR. FUMANTE: I call the meeting to order. Has everyone had the chance to review the minutes of November 5? We're good? I'll entertain a motion to accept the minutes of November 5th.

MR. MENG: Motion.

MR. FUMANTE: Can I have a second?

MS. MORIARTY: Second.

MR. FUMANTE: All in favor?

(Chorus of ayes.)

MR. FUMANTE: Any opposed?

(No response.)

MR. FUMANTE: Any abstentions?

(No response.)

MR. FUMANTE: Thank you.

You all received the calendar for 2026. Any comments?

MR. PIRONI: No, nothing other than November, really. Other than that, we're good.

MS. MITRA: We're good.

MR. FUMANTE: We're good? All right. Then I'll entertain a motion

## PROCEEDINGS

1  
2 to accept the new calendar for 2026.

3 MR. PIRONI: Motion.

4 MR. FUMANTE: May I have a  
5 second?

6 MR. MENG: Second.

7 MR. FUMANTE: All in favor?

8 (Chorus of ayes.)

9 MR. FUMANTE: Any opposed?

10 (No response.)

11 MR. FUMANTE: Any abstentions?

12 (No response.)

13 MR. FUMANTE: Thank you.

14 All right. You are up, buddy.

15 MR. HOESL: Thank you.

16 Today, we will be reviewing and  
17 voting on spec seven of 2025. Again,  
18 this is an application to remove a  
19 deed restriction at 248 Main Street,  
20 Incorporated Village of Hempstead.

21 As you may remember from last  
22 time, I'll try and go through this  
23 quickly. This property in question  
24 was sold to Arlington Avenue Reality  
25 Group LLC through a foreclosure

## PROCEEDINGS

1 auction by the county back in 2011.

2 At the top of the sale, Arlington  
3 obtained a federal report that did not  
4 disclose any restricted covenant.  
5

6 Following the acquisition of the  
7 property, they commenced a development  
8 process for the home that is currently  
9 situated there now. They got all  
10 necessary building permits and  
11 approvals from the Village of  
12 Hempstead's BZA. And then a  
13 certificate of occupancy was obtained  
14 by Arlington on March 4th of this  
15 year.

16 Arlington then entered into  
17 contract of sale on March 24th, which  
18 is when the restricted covenant  
19 imposed by Nassau County was first  
20 discovered. The restricted covenant  
21 was imposed when Nassau County  
22 conveyed title to the prior owners of  
23 the property. They've since entered  
24 into contract to sell the property to  
25 Mercy Haven. The title company has

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PROCEEDINGS

refused to insure the title until that restricted covenant is removed.

As such, they're asking today for OSPAC to grant the removal of the restricted covenant. And we have the applicant, James Bianco and his attorney here today, and Kevin Walsh.

MR. FUMANTE: Any questions, anybody?

(No response.)

MR. FUMANTE: Was there anything at the hearing?

MR. HOESL: No, there were no comments from the public or anything.

MR. PIRONI: Mercy Haven Inc, who is that?

MR. HOESL: They provide -- they provide housing for at-risk women.

MR. PIRONI: And that's who is occupying the premises?

MR. HOESL: Yes, correct. Or who want to, as soon as this restrictive covenant is removed, yeah.

MR. FUMANTE: If I don't hear

## 1 PROCEEDINGS

2 any further questions, I'll entertain  
3 a motion?

4 MS. MORIARTY: Motion.

5 MR. FUMANTE: Your motion is to  
6 lift?

7 MS. MORIARTY: Yes. Yes.

8 MR. FUMANTE: Just to be clear.  
9 Motion to lift the covenant,  
10 restriction. Can I have a second?

11 MR. MENG: Second.

12 MR. FUMANTE: All in favor?

13 (Chorus of ayes.)

14 MR. FUMANTE: Any opposed?

15 (No response.)

16 MR. FUMANTE: Any abstentions?

17 (No response.)

18 MR. FUMANTE: Thank you.

19 I don't see any old business.  
20 Does anybody have any new business?  
21 Yes?

22 MR. MENG: Is that ice cream  
23 cake?

24 MS. MORIARTY: When are our  
25 terms up?

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PROCEEDINGS

MR. FUMANTE: Depends on when you were appointed.

MS. MITRA: So it's a three-year, two-year?

MR. FUMANTE: It's a two-year term.

MS. SETER: Depends on who you were appointed by as well.

MR. FUMANTE: And it boils over. There's a lot of holdover.

Are you talking about you specifically? I believe there was a letter when you were appointed that actually states the terms. Because they -- we had so many rollovers, everybody lost count, where the group was. So if you don't have that, look it up.

MS. MORIARTY: Okay. Thank you.

MS. MITRA: Can you look it up for us?

MR. FUMANTE: If I got it, sure.

MS. MITRA: Is there any way we can access that?

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PROCEEDINGS

MR. HOESL: I think I have that saved somewhere.

MR. FUMANTE: Because you are the one that forwarded to me.

MR. HOESL: Yeah, yeah.

MS. MITRA: Perhaps that might be a good way to refresh everybody to see --

MR. HOESL: I'll bring that in January, yeah.

MR. FUMANTE: Thank you.

MS. MITRA: Thank you.

MR. HOESL: No problem.

MR. PIRONI: So I just want to say for me, as the vice chairman, that over the last couple of months, I believe the committee or our board needs to know how much I appreciate them for volunteering for what you do. Because I just feel like the last couple of months, we really weren't getting that. But from me, and I'm sure from you too.

MR. FUMANTE: Absolutely.

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PROCEEDINGS

MR. PIRONI: So thank you, guys,  
all your volunteer work. Appreciate  
it.

MR. FUMANTE: Thank you.

MS. MITRA: It's nice to be  
appreciated.

MR. PIRONI: No problem. I feel  
like we kind of need that.

MS. MITRA: Especially around  
the holidays.

MR. FUMANTE: I echo his words.  
I mean, I've said a lot of words, and  
sometimes volunteers are kind of  
looked the other way. Nobody  
appreciates them. And then there's  
other boards that everybody does  
appreciate what they do.

So we are not meeting until  
January, I think. So there's a whole  
bunch of stuff that happens starting  
in a couple of days. We've got some  
other holidays.

MS. MITRA: Christmas. Then we  
have New Year's.

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PROCEEDINGS

MR. FUMANTE: Then we've got  
amateur night. So I want to wish  
everybody happy holidays and a healthy  
New Year to you and your family.

MS. MITRA: Happy holidays for  
everybody.

MR. FUMANTE: With that, I will  
entertain a motion to adjourn.

MR. PIRONI: Motion.

MS. MORIARTY: Second.

MR. FUMANTE: Second? All in  
favor?

(Chorus of ayes.)

MR. FUMANTE: Everybody have a  
wonderful, safe holiday.

(TIME NOTED: 4:08 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, Elbia Brumit, 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 16th day of December, 2025.

  
ELBIA BRUMIT

<p><b>&amp;</b> 4</p> <p><b>16th</b> 12:19</p> <p><b>24th</b> 5:17</p> <p><b>4th</b> 5:14</p> <p><b>5th</b> 3:6</p> <p><b>ability</b> 12:13</p> <p><b>about</b> 8:12</p> <p><b>absolutely</b> 9:25</p> <p><b>abstentions</b> 3:15 4:11 7:16</p> <p><b>accept</b> 3:6 4:2</p> <p><b>access</b> 8:25</p> <p><b>acquisition</b> 5:6</p> <p><b>action</b> 12:15</p> <p><b>actually</b> 8:15</p> <p><b>adjourn</b> 11:9</p> <p><b>administrative</b> 12</p> <p><b>advisory</b> 5</p> <p><b>again</b> 4:17</p> <p><b>also</b> 2:12</p> <p><b>am</b> 12:14,16</p> <p><b>amateur</b> 11:3</p> <p><b>anybody</b> 6:10 7:20</p> <p><b>anything</b> 6:12,15</p> <p><b>applicant</b> 6:7</p> <p><b>application</b> 4:18</p> <p><b>appointed</b> 8:3,9,14</p> <p><b>appreciate</b> 9:19 10:3,18</p>	<p><b>appreciated</b> 10:7</p> <p><b>appreciates</b> 10:16</p> <p><b>approvals</b> 5:11</p> <p><b>are</b> 4:14 7:24 8:12 9:4 10:14,19 (6)</p> <p><b>arlington</b> 4:24 5:3,14,16 (4)</p> <p><b>around</b> 10:10</p> <p><b>asking</b> 6:4</p> <p><b>atrisk</b> 6:19</p> <p><b>attorney</b> 6:8</p> <p><b>auction</b> 5:2</p> <p><b>avenue</b> 4:24</p> <p><b>eyes</b> 3:12 4:8 7:13 11:14 (4)</p> <p><b>b</b> 2:9</p> <p><b>back</b> 5:2</p> <p><b>because</b> 8:15 9:4,21</p> <p><b>believe</b> 8:13 9:18</p> <p><b>best</b> 12:13</p> <p><b>bianco</b> 6:7</p> <p><b>blood</b> 12:15</p> <p><b>board</b> 9:18</p> <p><b>boards</b> 10:17</p> <p><b>boils</b> 8:10</p> <p><b>bring</b> 9:10</p> <p><b>brumit</b> 21 12:8</p> <p><b>buddy</b> 4:14</p> <p><b>building</b> 12 5:10</p>	<p><b>bunch</b> 10:21</p> <p><b>business</b> 7:19,20</p> <p><b>bza</b> 5:12</p> <p><b>c</b> 2:2 12:2,2</p> <p><b>cake</b> 7:23</p> <p><b>calendar</b> 3:18 4:2</p> <p><b>call</b> 3:2</p> <p><b>can</b> 3:8 7:10 8:21,25 (4)</p> <p><b>certificate</b> 5:13</p> <p><b>certify</b> 12:9,14</p> <p><b>chairman</b> 2:3,4 9:16</p> <p><b>chance</b> 3:3</p> <p><b>chorus</b> 3:12 4:8 7:13 11:14 (4)</p> <p><b>christmas</b> 10:24</p> <p><b>clear</b> 7:8</p> <p><b>commenced</b> 5:7</p> <p><b>comments</b> 3:19 6:15</p> <p><b>committee</b> 5 9:18</p> <p><b>company</b> 5:25</p> <p><b>contract</b> 5:17,24</p> <p><b>conveyed</b> 5:22</p> <p><b>correct</b> 6:22</p> <p><b>count</b> 8:17</p> <p><b>county</b> 4 2:13 5:2,19,21 12:6 (6)</p> <p><b>couple</b> 9:17,22 10:22</p> <p><b>court</b> 21</p>
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