

In Re March OSPAC Meeting
March 10, 2026

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

Tuesday, March 10, 2026
4:07 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
- Vanessa Tamari

Also Present:

- Tim Wren, Planner 1
- Cameron Sands, Planner 1
- Paul Spezio, Esq.
- Kevin Walsh, Esq.

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MR. FUMANTE: Welcome,
everybody. I'm going to call the
meeting to order.

First thing on our agenda is
approve the minutes of December 9th,
2025. I assume you all had time to
review them. And if so, I'd like to
take a motion to approve the minutes
of December 9, 2025.

Motion?

MS. MORIARTY: Motion.

MR. FUMANTE: Can I have a
second?

MS. SETER: Second.

MR. FUMANTE: All in favor?

(Chorus of ayes.)

MR. FUMANTE: Any opposed? Any
abstentions?

MS. TAMARI: I'll abstain
because I never reviewed the minutes.

MR. FUMANTE: So you should
abstain. That's the easiest thing.

So let the record show that the
new member wasn't there, so she's

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abstaining and it carries.

All right, so it's up to the introduction of the new properties, which means you are on, Cameron.

MR. SANDS: Introducing OSPAC file 1-2026. This is to remove a deed restriction on the west side of Burns Avenue in the Hamlet of Wantagh, Town of Hempstead.

So Nassau County is requesting permission to remove the deed restriction on Tax Lot 18. Yeah, so that small sliver right there. Which restricts use to non-commercial and/or municipal purposes. There's also a deed restriction that prohibits the Town of Hempstead from either selling or using the premisses in a for-profit manner without the consent of the county.

The property in question is in the process of being sold by the -- or has -- is in the process of being sold by the Town of Hempstead to the

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neighboring business to the north at 3004 Burns Avenue. The business located to the north plans to use the property for commercial purposes, for storage of supplies and vehicles. This property was part of a previous OSPAC application back in 2023.

At that time, the applicant only sought to remove the deed restriction on Tax Lot 19, which is the larger of the two lots. So Tax Lot 19 is the larger lot. The deed for this property was transferred from the county to the Town of Hempstead back in 1991, which was about 10 years after the county inquired the property from the City of New York. As such, any sale by the Town of Hempstead will also require city approval, which they plan to obtain after first asking the county for permission.

Nassau County Department of Public Works approves of the request for the county to remove the deed

In Re March OSPAC Meeting
March 10, 2026

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restriction and subsequently allow the Town of Hempstead to sell the property to the neighboring business.

MR. FUMANTE: Cameron, could you do us a favor and bring us back to the street view of that?

MR. WREN: How far back would you like?

MR. FUMANTE: I want to see the woods. Yeah, that's cool.

So all the surrounding property versus that sliver of land is owned by the town; is that correct to assume?

MR. SANDS: Now the town has sold it already. So sliver 19 has been sold already, and the neighboring business to the north owns it.

MR. FUMANTE: And it's -- it's zoned industrial? Do we know?

MR. SANDS: It's zoned residential, but --

MR. WREN: It kind of -- it cuts the border of Business District X and Residential B.

In Re March OSPAC Meeting
March 10, 2026

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MR. SANDS: Yeah.

MR. WREN: So it's kind of like
in that limbo.

MR. FUMANTE: And the piece that
we are looking to dispose of is --

MR. SANDS: The tiny sliver.

MR. FUMANTE: I'm just asking,
what's the zoning on that? Is that
sort of split, too?

MR. SANDS: That's split as
well, yes.

MR. FUMANTE: Anybody got any
questions?

MR. SANDS: And the attorney is
here.

MR. WREN: Yeah, Al would also
be able to --

MR. FUMANTE: Who is that?

MR. SANDS: Al D'Agostino.

MR. D'AGOSTINO: How are you,
Mr. Chairman?

MR. FUMANTE: I'm good, Al. How
the hell have you been?

MR. D'AGOSTINO: I am. So

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that's good. Do you want me down here
or --

MR. FUMANTE: Al, you have the
ability to be wherever you'd like to
be.

MR. D'AGOSTINO: Okay. I'll go
down here so people don't have to
twist their necks. As you might
remember -- hello, chairman. Hi, how
are you?

We were here, it was in 2023, I
believe. We -- we were in contract --

MR. WREN: Yes.

MR. D'AGOSTINO: To purchase
lots 18 and 19 from the town. The --
this is the original water shed
property, which the Twin Lakes are
there and there was a little weird --
there were some interesting historical
facts involving this whole property.
Mainly that in -- in the -- around
1905 or 1910, when the Brooklyn Water
Company had built -- if some of you
are old like I am, if you remember in

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Freeport, there was a beautiful gothic building, which is now gone, used to be able to see it from the Sunrise Highway because the tracks were not elevated until the early '70s. And these tracks were -- were all at ground level, and they were the old arms. Sometimes they'd have the guy in a -- in a little house with a lantern.

But in any way, I mention that because shortly before the elevation of the tracks, within the decade prior, Sunrise Highway was -- was widened and a lot of these improvements took place. And right after that, the tracks were elevated and then she had the -- the mill road going under instead of cross tracks.

Originally, the property was owned by the city of Brooklyn and ultimately, the -- the conduit -- the -- the city of Brooklyn was --

Let me shut this --

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MR. FUMANTE: That's all right.
Are we offline? I'm sorry.

MR. WREN: No, the screen saver
just went up.

MR. D'AGOSTINO: Was -- was
using it for the water supply. And
while I don't know it for a fact, I
suspect, and I've got a fair amount of
history with that area and -- and in
Wantagh, I suspect that this area here
was used as a staging area for the
widening of Sunrise and the raising of
the tracks.

And this is -- is an industrial
area. The subject property is unzoned
and under the Town of Hempstead code,
unzoned property is deemed to be
Residential B. It's just like a -- a
basket that catches everything.

A Residential B, what it sounds
like, that's primarily to build
residential houses. That's never
going to occur with this property for
several reasons. One of which is

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the -- now that the tracks have been raised, there's an elevation on part of it, which --

Would you say that's 45 degrees, Vincent? Yeah, for what I remember in my geometry, I think it's about 45 degrees. So that's pretty steep.

When we were here last time, we got the approval for the very large portion. But we hadn't gotten our survey in yet. That's a great, great shot to point out what I'm talking about. When we did the survey, we found that the portion, and you can see it. This is looking -- this is looking east from -- from -- from Mill Road, Old Mill Road, you'll see that elevation. And that was built up when they raised the tracks.

Now, we never had any desire to acquire the built-up portion for a couple of reasons. One, the elevation is problematic, and I think it gets a little steeper as you go further west.

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And -- and we always felt that if the railroad had to get to their property, you know, they would -- they would go over that elevated portion. And there is a fence, a safety fence, which runs east/west right along that from the lower portion to the upper portions to keep people from walking on the tracks, et cetera.

So when we got the survey, we realized that that property was -- was unusable to us, and we went back to the town and we amended our request to purchase. So that is now part of what is out and what is going to stay with the town, that elevated portion. Where it looks leveled, that's roughly where -- where -- which is the subject property that we are purchasing.

You can see, and you saw from the aerial, that there were other industrial uses. You see there's a -- I call it a Slomin's tank. Is it still Slomin's? Now it's Meenan.

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They were -- they were all combined in about 20, 30 years ago. And guesstimating and looking at it, I used to do a lot of work for oil companies, I think that tank is probably close to, if not, half a million gallons. Obviously not a residential use.

What I think was a staging area has become the industrial area. We -- we have a -- our building on Burns Avenue is something that my client acquired -- about how many years ago?

MR. PARZIALE: 2010.

MR. D'AGOSTINO: 2010. The only thing I can tell you, takes a drive-by, is -- is that building is -- is absolutely meticulously restored, updated. And we do have heavy equipment and some material, but mainly heavy equipment on the west side. And this was all explained to the board back in 2023. And basically, we are going to -- our

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proposal is to move that to the -- the south, to the subject property. The property that's already been approved, which is -- is lot 18.

And then you have this little tiny piece. This is where we are. And this little tiny piece was so small, it slipped through the cracks. And on the little tiny piece is an old pump house, at least from what I'm looking at.

MR. WREN: That's not the right thing I'm pointing at there. Oh, yeah, there we go.

MR. D'AGOSTINO: And -- and the pump house is not important to us. It's -- but it's -- it's a beautiful little structure.

MR. FUMANTE: Can I stop you for one second?

MR. D'AGOSTINO: Yeah.

MR. FUMANTE: I apologize, Al. Didn't we talk about this pump house the last time around?

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MS. MITRA: Yeah, I think so.

MR. FUMANTE: And your client, I believe was willing to maintain it.

MR. D'AGOSTINO: That's what I was just going to say.

MR. FUMANTE: Okay. I just wanted to refresh my memory.

MR. D'AGOSTINO: Some of this may be repetitive, not just because I'm old and I repeat myself, as the guys from the planning department know.

MR. WREN: I have no idea what you're talking about.

MR. D'AGOSTINO: You heard it. I don't know how many people were here then, not here then. But we are only talking about this small piece that fell through the cracks, and that's the piece where this beautiful little pump house is, which we are going to maintain.

MR. FUMANTE: I think that's the important part here.

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MR. D'AGOSTINO: The other thing, which you may recall or may not --

MS. DARCY: I'm sorry, we were confused on which lots were which. The one that was previously approved was 19 or 18?

MR. D'AGOSTINO: I have to go back to the sheet. We -- we got all the approvals through --

MR. SANDS: For 19.

MS. DARCY: 19, thank you.

MR. D'AGOSTINO: This is 18. And -- and -- and it's so small, as I said, it slipped through the cracks. So the -- the -- we still propose to landscape it, as -- as we --

MR. FUMANTE: Discussed.

MR. D'AGOSTINO: Discussed, yeah. And I'm looking at the -- the landscaping --

MS. TAMARI: In the other picture, you don't see that.

MR. WREN: Well, because that's

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straight up aerial --

MR. FUMANTE: I'd like to have one conversation at a time. I apologize, but --

MS. TAMARI: Okay.

MR. WREN: Sorry.

MR. FUMANTE: That's okay.

MR. D'AGOSTINO: And -- and -- and with what I refer to as either state-type fencing running north, north/south along the -- along the -- the -- the border of Old Mill Road. And the other end, we are going to -- we are going to landscape or leave natural. Because we are not -- we are not destroying the -- the -- the pump house.

I will tell you, and it's only a question, the piece of -- the parcel that continues from this onto the next residential street, we searched and we could find nowhere where that was conveyed out of the original acquisition. As somebody who has --

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as sometimes happens, you know, they have a backyard or -- that they use there. But I don't think there was ever an acquisition. But we don't care because we weren't looking to buy that.

MR. FUMANTE: Right.

MR. D'AGOSTINO: We don't want to -- and that in and of itself constitutes a buffer going through.

MR. FUMANTE: I think we had part -- part of that discussion the last time about --

MR. D'AGOSTINO: Yes.

MR. FUMANTE: I apologize to the newer board members, but -- that that buffer was going to be maintained, the pump house was going to be maintained.

MR. D'AGOSTINO: Yes.

MR. FUMANTE: And you were going landscape.

MR. D'AGOSTINO: All of this is going to be landscaped.

MR. FUMANTE: Which I'm assuming

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still holds true?

MR. D'AGOSTINO: Yes. In the record, there -- there should be a landscape plan, which we submitted then, we submitted it to the planning commission and --

MR. SANDS: The landscaping plan was a requirement for applying.

MR. FUMANTE: From OSPAC?

MR. SANDS: Yeah. It was written in the resolution.

MR. FUMANTE: Just for the newer members, we did go through a variety of things with Al and his client. His client was very helpful to agree to that. So it does refresh my memory. And pump house refreshes my memory, because it's a unique --

MR. D'AGOSTINO: It is, it is.

MR. FUMANTE: -- structure. And I think it's important that the newer board members who weren't here at the time, I'm sorry you don't have a picture of that pump house because

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that might --

MS. MITRA: It's a nice pump house. It was like a historic --

MR. D'AGOSTINO: Yeah, probably --

MR. FUMANTE: I'm not trying to help your case. I'm just trying to --

MR. D'AGOSTINO: The pump house was installed in the 1870s. And we are just -- we are trying to clean up and fine-tune, after we reduce the size of what we are looking to acquire on the main lot, because we are not taking the --

MR. FUMANTE: That buffer.

MR. D'AGOSTINO: -- you know, the 45-degree elevation going up to the railroad. Actually, right up to the tracks. And we -- we believe that the work my client is proposing to do on the buffer on Old Mill, which is where the public will be passing, it's across the street from the Town of Hempstead Twin Lakes Park, is frankly

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going to look a lot nicer than the town, because the town's got an old -- an old fence across it, et cetera. But this is going to be something that you would find -- at least I would find -- more than acceptable if -- if it was constructed around my house.

MR. FUMANTE: So not to cut you off, sir.

MR. D'AGOSTINO: That's okay.

MR. FUMANTE: I know you too well.

MR. D'AGOSTINO: I do have a tendency to repeat myself.

MR. FUMANTE: That's all right. I just want to ensure, and I respect what you said, that the previous request by OSPAC, which was approved by planning, will carry through if -- if we were to approve the sliver of land. Because, you know, I don't have as good memory as you. But I do remember the pump house, and we thought it was part of the deal, but

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maybe I'm mistaken. So -- please.

MR. PARZIALE: My name is Vincent Parziale, 3000 Burns Avenue, Wantagh, New York. I'm the proposed buyer of the property.

We are here today, as Mr. D'Agostino was explaining, we just -- I didn't think we needed to come here today. Al wanted to make sure that we crossed every T, and dotted every I, and that we don't have any issues in the future.

MR. FUMANTE: I think he's a good representation for you.

MR. PARZIALE: Yeah. So that property, that's a slope. If we were to purchase it, we would get in very close to the railroad. And storing equipment, we know the railroad would have said you are too close to our property and we either want to have you -- you can't use that, so we said why are we going to try to purchase that and get ourselves into a

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situation. Let's make the property smaller, let's propose a fence on the property line, which we will do. And this way, we don't have any issues with getting too close to the railroad.

So that was -- that was the reason that we did that. And then in reference to the pump house, the landscaping and everything that we had originally agreed to, we will do everything 100 percent. I think Al is looking at just clean up, that we missed a piece of the property, and we want to make sure that that -- and we did discuss it here. We are not looking to pull anything over on anybody.

MR. FUMANTE: I'm not suggesting you are.

MR. PARZIALE: No, no. I didn't think you were. But we just don't want to -- we just want to make sure the record is clean and that --

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MR. FUMANTE: I think that's smart. That's how a lot of pieces land up in front of us because the record wasn't clean behind us.

MR. PARZIALE: Thank you.

MR. D'AGOSTINO: And the only thing I will add very briefly, the property was acquired by the county in 1980 or '81. This was part of a very large acquisition. Which, generally speaking, ran from the Nassau/Suffolk line, all the way to the city line. Conduit Avenue in Rosedale, that's all part of the same conduit that went to another big beautiful building, which is no longer there. Brooklyn Water Works built it in the 1870s.

So the -- the -- over the years, the segments have been sold, and there is a -- a right reverter, which says that the city has to approve any -- any use that's not municipal. And the town of -- the county imposed the same requirement when they sold to the

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town.

We have been speaking to the city. I sort of say this with a smile, there has been less red tape with the city. Sometimes I wonder if we are really talking to the City of New York. But they have been terrifically supportive, and they know the area because the head of that department lives near the Twin Lakes in Wantagh. So he knows exactly where it is.

MR. FUMANTE: I have a legal question, for real estate, maybe.

We are not looking to go back over what we've already approved.

MR. D'AGOSTINO: No.

MR. FUMANTE: Which was the whole piece?

MR. D'AGOSTINO: Well, it's less than. We are taking less -- less than.

MR. FUMANTE: Al, give me a sec, my old friend.

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From OSPAC's perspective, we are not looking to go back and rereview what we've already approved. What we are trying to do, to your point, clean, help you clean it up. But since we've already approved it, in theory, we are only looking at taking a sliver and that sliver happens to be where that pump house is, which was a big piece of the approval; am I correct? Nassau County?

MR. MENG: Paul?

MR. SANDS: Well, I thought the approval previously was just Lot 19. I don't think this was part of the approval.

MR. FUMANTE: Okay. We had -- it may have not been, but we had numerous discussions about it.

MR. SANDS: Gotcha.

MR. D'AGOSTINO: We all thought it was at that --

MR. SPEZIO: I'm sorry, approval was a different lot. I believe the

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resolution shows that. This is where I'm talking about 18, the approval --

MR. FUMANTE: No, I understand we are talking about the little sliver, right?

MR. D'AGOSTINO: Which is a little square.

MR. FUMANTE: Yeah. I just want to clarify that we are not going back and revisiting the whole piece of business.

MR. PARZIALE: That's correct. And we -- no one -- no one said this and no one even referenced it, but this isn't a bait and switch. Everything that we spoke about --

MR. FUMANTE: Please, please, we totally understand.

MR. PARZIALE: Everything we spoke about when we were here, we -- we -- we lumped it all together as one. And now because it was two lots, we just want to make sure it's right.

MR. FUMANTE: Does anybody else

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have any questions?

MR. STEINBERG: Nope.

MR. FUMANTE: It was a pleasure seeing you, my old friend.

MR. D'AGOSTINO: Good seeing you.

MR. FUMANTE: All right. I'm going to move on.

Next is OSPAC file 2-2026.

MR. SANDS: So this an application to sell property owned by the county. The interested buyers is Peconic Land Trust. The site location is the Dorothy P. Flint 4-H Camp in the Town of Riverhead, Suffolk County, in the Town of Riverhead's A-80 Zoning District. The parcel is roughly 138 acres.

The county is requesting permission to sell this property to Peconic Land Trust. The property in question has been operated as the 4-H Camp by the Cornell Cooperative for many decades.

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The property is located along the northerly side of Sound Avenue in the Town of Riverhead. Many of the surrounding properties have been preserved, including the adjacent 64-acre preserve, also operated by the Peconic Land Trust named in the McQuade Preserve, as well as the 15-acre Town of Riverhead Sound Avenue Nature Preserve.

In addition to the camp, the property consists of farmland, woodland, bluffs, and contains frontage on the Long Island Sound. The property has been used for several decades for this camp, including being used as a year-round outdoor living/learning laboratory, supporting the mission of Cornell Cooperative. The camp contains a building inventory of approximately 101 structures comprised of a mix of camp cabins and bathrooms, meeting centers, dining halls, staff housing and barns. All

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of which need significant improvements due to age and limited availability of funding.

Approximately 36 acres of the property is also being used as a working farm that produces vegetables, flowers, fruits, eggs and many other products. Also included on the property is a horse barn, horse shelter and coupes containing poultry, sheep, goats and horses. The Peconic Land Trust is working with Suffolk County to create a conservation easement to be held in Suffolk County on the farmland portion, which will extinguish residential development rights, keep the scenic viewshed intact, and ensure that the farmland is in active production.

The contract requires the continuing operation of the camp and farm. Pursuant to the contract of sale, the Peconic Land Trust is obligated to enter into a lease with

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Cornell Cooperative upon closing to continue to operate the camp, which will permit the camp to obtain much needed financing to repair and operate the facilities.

The Peconic Land Trust is a non-profit organization with extensive experience in managing similar properties in Suffolk County. Since its establishment in 1983, they have worked with land owners and communities to preserve nearly 14,000 acres of land, including 6,000 acres of farmland, 3300 acres of woodland, 2,000 acres of wetlands and 1700 acres of reduced density conservation.

Nassau County DPW approves of the request for the county to sell the property to the Peconic Land Trust, thus allowing for the continued preservation of the parcel.

MR. FUMANTE: Thank you.
Is there somebody here

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representing them?

MR. WALSH: I can speak on this. One of my colleague, Pat Gallagher (phonetic) has been -- working on this contract, I'm very familiar with this property.

MR. FUMANTE: This has gone before us.

MR. WALSH: Before you for easements and so forth. So I'm happy to say that this is maybe a real aid to this property. We are working cooperatively with the Peconic Land Trust, which has a great track record, of course, working with properties like this, as Cameron mentioned. They have preserve immediately adjacent to this. Property is about 130 acres. It's actually an estate. It's a priority project. I think it's an open base, open space projects.

So we are moving ahead. I think the long term goal is perhaps Cornell will have a permanent presence there.

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But the Peconic Land Trust would love to see this property continue for its use and Cornell thrive and maybe get some funding to improve the structures.

So right now, the Land Trust is doing its environmental due diligence, but we basically have worked the contract out. It's not final, but we are close. So we want to get the process rolling. We think we are in a good place that we have a plan to move forward with this. Cornell has agreed on some lease terms with them, and it's going to -- it's -- as Cameron said, the Land Trust has the ability to leverage grants.

MR. FUMANTE: Right.

MR. WALSH: So for example, the farmland portion, which is basically the 40 acres that runs right along the Sound Avenue, they're going to be able to work with Suffolk County program where it's going to preserve the

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agricultural portion of that property.
That funding will assist with the
acquisition for the Land Trust.

MR. FUMANTE: Although we don't
have the contract completed yet, the
question comes to mind, is it
buried -- not buried, but within the
contract that that land will be
perpetually preserved under some
situation, whether it's the land
acquisition --

MR. WALSH: It's not in the
contract, I don't believe, because
they're -- when they acquire property
in fair market value, they do it under
their -- by own C3 status.

MR. FUMANTE: Right.

MR. WALSH: So there's no
restrictions per se, but as Cameron
mentioned, they are obligated to
maintain it for the camp portion and
for the Suffolk County agriculture,
those are conditions of the contract.
So that --

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MR. FUMANTE: And I think we've discussed this before. Would that sour the deal if we wanted it to be perpetually preserved?

MR. WALSH: Well, it's a camp use. So it's not preserving.

MR. FUMANTE: But would something be in that contract that says if they were to sell it for other purposes, that we revert back to the county? Like --

MR. WALSH: I don't believe there's that kind of restriction. I think it's straight sales of the land trust.

MR. FUMANTE: I trust the land trust. I understand that. But, you know, in 50 years, when nobody's here --

MR. WALSH: Right. The Land Trust has certain requirements, I think when they purchase, it's got to be a for-market sale.

MR. FUMANTE: Anybody else has

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any questions about what's in front of
us? No?

(No response.)

MR. FUMANTE: Okay. Thank you.

MR. WALSH: Sure.

MR. FUMANTE: Let's move on.

MR. SANDS: Okay. Case 3-2026,
this is located in the -- right on the
border of the Town of Hempstead and
Town of Oyster Bay in the
Levittown/Plainedge area.

The United States Navy is
requesting a long-term access
agreement with Nassau County to
utilize storm water basin number 305,
outlined in yellow on the map, for the
purposes of ground water remediation
associated with the Navy's ongoing
plume remediation project. The
property is located on the west side
of Hicksville Road, right on the
border of Plainedge and Levittown.

The Navy seeks permission to
access the eastern portion of storm

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water basin number 305 in order to operate and maintain a ground water extraction system, including pumps, piping, electrical and communication systems, as well as perform ground water sampling and related monitoring activities. The extraction system is associated with recovery well RE137, which is part of the GM38 ground water treatment plant. This facility is being operated to evaluate and capture contaminated ground water within the RE108 Hot Spot plume.

Ground water extracted from the recovery well system will be discharged into the basin through a pipeline extending from GM38 to RE137, with an anticipated discharge rate of approximately 100 to 500 gallons per minute. The project is being conducted pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, which allows certain onsite

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remedial actions to proceed without the requirement of additional federal, state or local permits.

The proposed access agreement grants the U.S. government, acting through the Naval Facilities Engineering Systems Command Mid-Atlantic region, a non-exclusive right of access to the property for a period not to exceed 20 years. The access is limited to activities necessary to conduct environmental remediation.

Under the terms of the agreement, the government will be responsible for repairing any damage caused to the property and restoring the site to its pre-existing condition so that it can continue to function as a storm water basin. All equipment brought onto the property will remain the property of the U.S. government and must be removed upon termination of the agreement unless otherwise

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agreed. The government and its contractors must also comply with applicable safety and environmental standards, also maintain insurance coverage naming Nassau County as an additional insured, and properly dispose of any waste materials generated during the remediation process.

The proposed agreement will allow the Navy to continue remediation efforts while ensuring that the County storm water basin remains operational and protected.

The county's Department of Public Works has signed off and supports the granting of the access agreement to facilitate continued environmental remediation of the ground water plume, while maintaining the long-term functionality of storm water basin.

MR. FUMANTE: Thank you.

Should we make the assumption

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that -- caveats about how the government can use -- assuming you are talking about the United States Government? Not Nassau County?

MR. SANDS: Yes, yes.

MR. FUMANTE: I don't know, does the County have a Navy? I'm not sure.

The DPW, Nassau County's DPW will stay on top of making sure those requirements are met. Is that -- am I correct in --

MR. SANDS: Yeah. Yeah.

Because they will still be owning the storm water basin.

MR. FUMANTE: So if the government drops stuff on the property, they shouldn't, DPW is the one that will police that if -- for lack of a better word --

MR. SANDS: Yeah.

MR. WREN: Yeah. Yeah. That should fall under us to catch it, and then we'll force the Navy to clean it up. Hopefully.

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MR. FUMANTE: Well, it's just clarification of leasing the land to them or giving them rights to use the land. But somebody -- even our government might make a mistake.

So I know in past leases we've done, sometimes we police them and sometimes we don't. So I was just curious where that lies. I would assume it's the Department of Public Works.

MR. WREN: Yeah. Yeah. Especially with the storm water basin, we would -- we would definitely --

MR. FUMANTE: You got a real reason for it.

MR. WREN: Right.

MR. SANDS: Yeah.

MR. FUMANTE: Okay. Anybody else have any questions? So in 20 years, somebody is going to restore this at the end of the usage?

MR. SANDS: Yeah, correct.

MR. FUMANTE: And the county

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will be the one to make sure they restore it properly?

MR. SANDS: Yes, yeah. They'll be -- yeah.

MR. WALSH: The terms are in the permit. It is a permit, just to be clear. It's not a lease. It's a long-term permit. It's kind of in between. In the past we've done long-term easements, permanent easements. This is just a --

MR. FUMANTE: This is just a permit, straight up?

MR. WALSH: Yes.

MR. FUMANTE: For 20 years?

MR. WALSH: 20 years. Not to exceed 20 years.

MR. MENG: Does anyone know why, in the basin, they want to do it? Is it just deeper and easier access? Less drowning or something?

MR. SANDS: I believe because it has access to the storm -- the ground -- the ground water treatment

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plant. There's an access point between that storm water basin and the ground water treatment plant. So I think there's a way for them to test whatever goes into that storm water basin from the ground water treatment plant, if any excess run-off adds into the --

MR. FUMANTE: To build on -- on that point, there's a plant somewhere treating -- a public of water across, which is what those lines are?

MR. SANDS: Yeah.

MR. FUMANTE: It's going to go into this facility that's going to clean it up, using layman's terms. Clean it up. And then the clean water is going to be pumped into the recharge basin; is that the big picture?

MR. SANDS: Mm-hmm.

MR. FUMANTE: And obviously, DPW believes that whatever volume they're pumping is not going to overflow that

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recharge basin based on, we have storms every five days. I'm assuming -- I got to assume that all that work has been done. And I'm not going to question. I just want to bring it up on the record that, okay, we are pumping water in there. That's not rain water, it's not street water. It's water that is from down the block where they're pumping it from out of the ground water; is that correct?

MR. SANDS: Yes. And -- yeah, Bill and Emma, the Deputy Commissioner did sign off on this and looked over everything.

MR. FUMANTE: Who am I to question him. I just wanted to clarify it for everybody. And for myself, that I understood what was happening. Taking water from somewhere, they're blowing it through some pipes, they're bringing it right to the recharge basin, where we want to dump it. But prior to that, we are

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going to clean it up.

MR. SANDS: Yes.

MR. FUMANTE: Anybody have any questions?

(No response.)

MR. FUMANTE: Okay. Let's move on.

MR. SANDS: Okay. Case 4-2026. This is in the Hamlet of Uniondale, Town of Hempstead. So this application is an amendment to a prior agreement approved by OSPAC on the December 8, 2021 meeting, which authorized the County to enter into a long-term use and occupancy agreement with Global Sports Center for capital improvements and the operation of the existing "Butler" building, the building right here, along with Field 5, that Mitchel field.

The original approval allowed the operator to renovate the existing building, install turf on Field 5 and then erect an air-supported structure

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to cover Field 5 during the indoor season.

The current amendment proposes the addition of two soccer fields at the site to expand the existing recreational facilities operated by Global Sports Center. On the screen right now is the proposed additional two soccer fields, and Nassau County DPW approves of the proposed amendment to the use and occupancy agreement.

MR. FUMANTE: I may have misread that piece, but there was some discussion about the second floor versus the first floor. Did I misread that?

MR. SANDS: There is two floors.

MS. BELYEA: It's one.

MR. FUMANTE: It's one? Okay. But no, the fields that they're proposing. So the Butler building is just that one structure, right?

You want to speak to this?

Introduce yourself, because I don't

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know if everybody is --

MS. BELYEA: I'm Darcy Belyea,
Parks Commissioner.

So we entered into an amended
agreement in October of '24 with
Global, coupled with their desire to
bring a professional soccer team to
the complex, MLS Next, which is like a
Double A baseball in the world of
major league soccer. And to be able
to accomplish that, they have to
operate the fields. The beauty of
this is that --

(Crosstalk.)

MR. FUMANTE: Guys, guys, if you
can just hold off, please.

MS. BELYEA: When it's not being
used by the team, Malloy --

MR. FUMANTE: Colleger?

MS. BELYEA: University now --
is going to make it their home field,
and we also have public access
remained so that the county has access
to utilize those fields as we

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currently do. But they will just be upgraded.

But you mentioned a second floor; are you talking about seating?

MR. FUMANTE: Yeah. Is that what --

MS. BELYEA: So I'm waiting for an upgraded design. What they're proposing to do is have a hospitality area, where it says phase one, in that curved area around Charles Lindbergh. And then there would be some -- a new kind of construction that's sold on it. It is shipping containers that are transformed into scenic view and key service areas.

But again, we haven't gotten final site plans. We are trying to move it along in the process. Because the season would start in July of 2027. So we got to get moving.

MR. FUMANTE: Would -- and you may not know the answer to this -- would it come back before OSPAC if it

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was amended of its use? Because putting buildings on the property obviously amends it.

MS. BELYEA: Of course. Yes.

MR. FUMANTE: I'm not suggesting you are for it or against it.

MS. BELYEA: Of course.

MR. SPEZIO: So if the -- if what ultimately ends up in an amendment is different than what was reviewed by you guys right here, then it would have to come back. But if like we go over the full scope of what may happen and it's okay for you guys, it doesn't need to come back.

MR. FUMANTE: Right. And that's, I guess, my question about the second story then. Is that what is before us, or is it just to improve the Butler building and the soccer field?

MS. BELYEA: No. So you only approved previously the Butler building and the Field 5, which is the

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brown area. The amendment addresses fields 6 and 7 as well.

MR. FUMANTE: Now Fields 6 and 7, just for clarification for me, does not, at this point in time, include this other seating that they were talking about?

MS. BELYEA: Correct. Bleacher seating.

MR. FUMANTE: So if OSPAC was to -- again, I just want to clarify it for myself as well as everybody else, what is being requested by the County is us to look at those two soccer fields flat, no stadium seating or anything.

MS. BELYEA: Bleacher seating. Bleacher seating. Bleacher seating.

MR. FUMANTE: But nothing structural?

MS. BELYEA: Nothing beyond that, correct. And if there was, as Paul said, if there was an amendment, it would include that parcel to the

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top of the page, along Charles Lindbergh, which is not even in our current agreement.

MR. FUMANTE: I just wanted to clarify it, based on what I read.

MS. BELYEA: Right, Paul?

MR. SPEZIO: Yeah.

MS. BELYEA: Anything outside the amendment, as you said.

MR. SPEZIO: Yeah, right. If something is different than what we've discussed, we can include it in our discussion, the possibility of one embodiment versus another, then we would have to come back.

MS. BELYEA: Right. We were hoping not to come before you until I had the final plan.

MR. FUMANTE: I get it.

MS. BELYEA: But I wanted to get the ball rolling. Soccer ball rolling.

MR. FUMANTE: Good pun.

I'm going to repeat myself, just

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for clarification. We are just talking about the soccer field flat and some bleachers things and no physical structure on any of those properties. If and when it comes to fruition that you would want that or they would want it, then you would come back to OSPAC and show us what that plan is.

MS. BELYEA: Correct.

MR. FUMANTE: Is everybody on board with that discussion? Any other questions?

(No response.)

MS. BELYEA: Thank you.

MR. FUMANTE: You know, you guys can have questions, by the way. Okay?

MS. MORIARTY: I like soccer fields.

MR. FUMANTE: I'm not objecting to the soccer fields. Just saying. Thank you.

MS. BELYEA: You are welcome.

Thank you.

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MR. FUMANTE: All right. I guess nobody else has questions. So that kind of wraps that up; am I right, sir?

MR. SANDS: Yeah.

MR. WREN: Yup.

MR. FUMANTE: All right. Old business. Do we have any old business other than me?

(No response.)

MR. FUMANTE: All right. New business. Interesting, and I was going to bring this up if we had the January meeting because that's normally when we have the organizational meeting. It wasn't on the agenda. In February, I was going to bring it up, but it wasn't on the February agenda. And I was going to bring it up again because I'm the one to see the draft agenda, so I hoped to bring it up after the fact.

And then when I saw the March one on Friday, it wasn't on the

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agenda. So somehow between Friday and Monday, I guess, whenever we got that e-mail, that it was changed.

MR. SPEZIO: Yeah.

MR. FUMANTE: It appeared on the agenda.

MR. SPEZIO: It did. I apologize. We have to get this done. I just forgot. It's been such a craziness getting to this point.

MR. FUMANTE: Paul, I would be more than happy if you would send me the agenda in advance to point out these little pieces that I have time to --

MR. SPEZIO: You know, I was actually sick and --

MR. FUMANTE: I'm just saying in general. Because it seems that no longer is the case. So I think if you sent it to Paolo and myself like previously, we might -- I mean, we know in advance that we've got to do the organizational stuff in January,

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so we could have helped you out in --
because we should be able to do that
and look at the agenda and maybe add
or subtract something.

So I would just suggest in the
future, you know, I don't see a reason
why we can't see it. And if -- if you
object from your standpoint of what
we'd like to put on it, then don't put
it on.

MR. SPEZIO: Right.

MR. FUMANTE: That's my only
point.

So based on that, I'm going to
open up the floor to the Officer
Elections for whatever is remaining of
2026.

MS. SETER: With all due respect
to you, Mr. Chairman, and with a deep
appreciation for your service as
chairman of this board, I move to
elect Jason as chairman of the board
of OSPAC.

MR. FUMANTE: Okay. We have

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that.

MR. PIRONI: I'll second that.

MR. FUMANTE: Okay. I have a motion on the table. All in favor?

(Chorus of ayes.)

MR. FUMANTE: Any opposed? Any abstentions?

(No response.)

MR. FUMANTE: Thank you.
Congratulations, Jason.

MR. STEINBERG: Thank you.

MR. FUMANTE: We need a vice chair.

MR. STEINBERG: I will make a motion for Paolo Pironi to be vice chair. Does anybody second that motion?

MS. MORIARTY: I'll second.

MR. FUMANTE: All in favor?

(Chorus of ayes.)

MR. FUMANTE: Any abstentions?

(No response.)

MR. FUMANTE: Any against?

(No response.)

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MR. FUMANTE: No? Motion
passes.

We need a secretary.

MR. PIRONI: I'll --

MR. STEINBERG: I'll make a
motion.

MR. PIRONI: Go ahead. Go
ahead.

MR. STEINBERG: To nominate
Lauren as secretary.

MR. FUMANTE: I'll second that.
All in favor?

(Chorus of ayes.)

MR. FUMANTE: Any abstentions?

(No response.)

MR. FUMANTE: Motion carries.
Thank you.

You have saved me some time.
Part of my discussion today was going
to be, I've been on OSPAC, like I
said, just over 24 years. Had I been
honored to be, you know, suggested, I
was going to let you all know that I
wouldn't be here for the whole term.

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I've already discussed this with the people that have appointed me. And I --

It's been an honor to do this. It's been a wild ride in a lot of ways, and I think it's time to pass the torch anyway. So you saved me from having to bow out. I appreciate that.

So I haven't come up with an exact date, based on the discussions we've had. But I would suspect it will be sooner than later. I thank you all for your patience and attendance.

MS. MITRA: We've learned so much from you too.

MR. STEINBERG: And we thank you.

MS. MORIARTY: Thank you for everything.

MR. STEINBERG: You've been here from the start.

MS. MORIARTY: Day one.

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MR. FUMANTE: So Open Space and
Parks is still a passion for me. And
I will continue in a variety of ways
that I have outside of OSPAC. But
I've learned a lot over those years.
I've met a lot of people that were on
this board that I wouldn't have met,
and that was greatly appreciated.

So with that, I'm cutting it
short.

MS. DARCY: Chairman, I know
it's not normal to allow the public to
speak, but if you don't mind, if I can
just thank you publicly.

MR. FUMANTE: You might want to
tell the people who you are.

MS. DARCY: I will. I'm asking
your permission. You are still
chairman.

MR. FUMANTE: You have my
permission.

MS. DARCY: Thank you.

Hi. I'm Michele Darcy. I have
met some of you. I come on and off to

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the meetings. I'm one of the employees for the Nassau County Legislature. I work for Minority Leader DeRiggi-Whitton. I'm the Director of Finance Law and Operations. That's because I've been there a long time. So it just keeps adding on.

But I really want to say thank you to the chairman, because on behalf of the Minority Leader and personally, I come here, your knowledge is beyond, you know, needed and valued. And so it's going to be a tremendous loss. And that is no offense to anybody here. Because you all lend different values and different ways and different perspectives. But he's been here since we started. So -- and I know the people who appointed him back then. Because -- I know I don't look that old, but I am. This is the 24th year.

I started at the Town of North

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Hempstead as a young attorney, now I'm an old attorney over at the Legislature. So we are really going to miss you and your expertise. I hope you'll find a way to still meaningfully contribute your knowledge to us. And I cannot say, Matt, I hope you stick around. Your knowledge is also -- we appreciate you so much.

And I have to say, I've gotten to listen into a lot of the meetings when I'm not even here. And so you are all valued, and I thank you all for your service because I know it's volunteered service.

So thank you, and you'll be missed. Thank you, Ralph.

MR. FUMANTE: Okay. Let's move on.

So the Open Space Fund. That came about, for those of you that don't know, was part of OSPAC's responsibilities to suggest ways to fund purchasing open space and parks,

1
2 et cetera, et cetera. This goes all
3 the way back to Tom Suozzi time, when
4 Tom was selling off some buildings
5 that were not necessary. And we
6 negotiated, Tom and I and the
7 committee, to take a little piece of
8 all those sales and get it put in an
9 Open Space Fund. And that's how that
10 fund -- it was an interesting
11 negotiation. And it landed up
12 offering the county -- those buildings
13 are taxpayer money. So it wasn't
14 going to cost the taxpayers anything.
15 So you are sitting on two -- 2.2 for
16 argument's sake --

17 MR. STEINBERG: Has the fund
18 ever bought anything?

19 MR. FUMANTE: We have suggested
20 pieces. As a matter of fact, there
21 was a museum piece. Remember, with
22 the parking lot next door, and whether
23 the county ever took anything out of
24 that money or not -- there's a process
25 the county was always sort of --

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because it was under the jurisdiction on how it spends money -- if you are familiar with that -- that it was a little tough to get money out. It's only meant to purchase open space or parkland. It's not meant as operating money. It's not meant for -- there was a point where we had a bond act and somebody was saying well, why don't we use it to fix the fences. That's not the intent of that money.

MR. STEINBERG: Does it earn interest?

MR. FUMANTE: Yes. I believe it does. And the county really is supposed to give us an audit on it once a year to show where the money is coming in from.

If you've got any questions, Jason, reach out to me.

MR. STEINBERG: A thousand percent.

MR. FUMANTE: Please.

MR. STEINBERG: Yeah. I

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definitely will.

MR. FUMANTE: But I thought I'd explain where this money comes from.

Any questions on that?

(No response.)

MR. FUMANTE: Okay. The last is to confirm the next meeting, which is April 14, 2026, at 4 o'clock here at Eisenhower.

With that, I call for the final adjournment for me.

MR. PIRONI: Motion.

MR. FUMANTE: I have a motion. I'll take a second.

MS. MORIARTY: Second.

MR. FUMANTE: All in favor?

(Chorus of ayes.)

MR. FUMANTE: Any opposed? Any abstentions?

(No response.)

MR. FUMANTE: Thank you, all.

(TIME NOTED: 5:04 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 17th day of March, 2026.


ELBIA BRUMIT