

In Re April OSPAC Meeting
April 14, 2026

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

Tuesday, April 14, 2026
4:03 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:

Jason B. Steinberg, Chairman

Ralph Fumante

Samantha E. Seter

Matthew T. Meng

Monolita Mitra

Vanessa Tamari

Also Present:

Greg Hoesl, Nassau County DPW Planner

Kevin Walsh, Esq.

Cameron Sands, Planner 1

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CHAIRMAN STEINBERG: All right.
I'd like to call the April 14, 2026
OSPAC meeting to order. Our first
order of business would be to approve
the minutes from our prior meeting on
March 16, 2026.

Do we have a motion to approve
the minutes?

MS. SETER: Motion.

CHAIRMAN STEINBERG: Do we have a
second?

MR. MENG: Second.

CHAIRMAN STEINBERG: Do we have
any abstentions?

(No response.)

CHAIRMAN STEINBERG: All right.
Let's call to vote.

All in favor, say aye.

(Chorus of ayes.)

CHAIRMAN STEINBERG: Nay?

(No response.)

CHAIRMAN STEINBERG: Unheard.
Abstentions?

(No response.)

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CHAIRMAN STEINBERG: Minutes are approved.

All right. Onto the next, order of business is review and approval of OSPAC File Number 1-2026, which is a removal of a deed restriction, the property on Burns Avenue in Wantagh.

Does anybody have any questions about this matter?

(No response.)

CHAIRMAN STEINBERG: Did everybody review it?

MR. FUMANTE: Yes.

MS. SETER: Yes.

CHAIRMAN STEINBERG: Okay. Do we have a motion? Would somebody like to make a motion?

MS. SETER: Motion. Motion to approve.

CHAIRMAN STEINBERG: Do we have a second?

MR. MENG: I'll second.

CHAIRMAN STEINBERG: Okay. So motion is on the calendar. All in

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favor, say aye.

(Chorus of ayes.)

CHAIRMAN STEINBERG: Aye. Any
abstentions? No?

(No response.)

CHAIRMAN STEINBERG: Nays? No?

(No response.)

CHAIRMAN STEINBERG: We are good
to go. Passes the calendar last
week -- last month. Okay.

Next up is the review and vote
on the sale of county-owned property,
which is OSPAC File 2-2026. And that
is for the Dorothy P. Flint 4-H Camp
located in Riverhead.

Does anybody have any questions
about this file?

MS. GARONE: Would it be possible
for me to speak on this?

CHAIRMAN STEINBERG: Sure.

MS. GARONE: Thank you. My name
is Bonnie Garone (phonetic), and I'm
here as county resident and also as one
of the founders of a 501(c)(3)

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corporation called Camp VPS Alumni Inc (phonetic). And we were formed four years ago to assist the camp in any way we could, in terms of its mission, its activities, its facilities. And I can tell you that I've been involved with corporate extension youth activities at the camp since I was 10 years old, and that's more than 60 years.

So there are many of us who have been involved just as long. We are communicating with several hundred people right now, and many of them are very concerned about the difficulty of getting facts about what this transfer would entail. We certainly understand that the County of Nassau would like to dispose of property in Riverhead. We understand all the difficulties that are involved there.

But we have been very frustrated about learning whether we can influence this process, you know.

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It's a separate question. But just learning the facts and being able to inform these people who are really, really interested and concerned has been a problem.

But one fundamental question that we have, and I think it's appropriate for this committee, and that is why the sale of the property will not contain, or apparently will not contain, a requirement that it be kept -- that it be preserved and not developed in any way. And I -- I come to that belief from listening to the proceedings before this -- this committee at your last meeting. Because of course we haven't seen any documents.

But it appeared there was some discussion at the last meeting. And my conclusion from hearing it wasn't particularly clear, but there is no requirement in the sale anticipated through required to be preserved. And

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I think that's a very serious question. Especially since we -- I take anything I read in the newspaper with a grain of salt, but one of the Riverhead articles recently did mention that the Town of Riverhead is very involved in helping preserve part of the property. Which is a good thing. But they also would preserve four acres for development.

Now, four acres is a very small portion of the property, but it raised the question, what else could happen, you know, in the -- in the future. And if preservation is not required, you know, my understanding is that at least half of that property is owned for residential development. And I would think that this committee perhaps could get some protection or recommend some protection so that this does not happen.

And I have one other question that occurred to me when I read this

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agenda, and that is does any -- will any portion of the purchase price go to the county preservation fund, the open space fund? I'm just curious about that. I don't know if anyone could -- feels it's appropriate to answer that question. But that is a question that I have.

And any recommendations you can make and that anyone here can make about how we can learn some additional facts about what's happening. Perhaps obtain a copy of the draft agreement. I had FOILED that to no avail and no response. Again, that is a concern. So thank you for listening. And any help you can give us, we would gratefully accept.

CHAIRMAN STEINBERG: I believe we saw the agreement, and I believe it was supposed to -- it's supposed to stay as --

Kevin, can you comment on that?

MR. WALSH: The transaction is

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supposed to be to the Peconic Land Trust, a non-profit land conservation organization, and they obligated themselves also to continue the Cornell Cooperative extensions presence on the site, the call being that they will hopefully have a permanent presence there.

So I don't have the final agreement. It's still -- fine points being worked out by counsel.

MS. GARONE: I do -- I appreciate that, and I do understand what you are saying. And I know that Peconic Land Trust is a wonderful organization and that their mission is preservation. But, other organizations will be participating, or municipalities perhaps or organizations, towards purchase price because Peconic Land Trust, you know, can't -- can't do it alone.

And I've talked to them, and they are talking to other

1
2 organizations. Once -- my
3 understanding is that the property is
4 being -- will be transferred to the
5 Peconic Land Trust. After that, of
6 course, Nassau has -- has no
7 involvement. And I understand that.
8 But it could come to pass as its -- I
9 mean, based on the discussion at your
10 own committee meeting last month, that
11 there is no requirement -- there's a
12 belief, an expectation and confidence
13 that it will be preserved.

14 But my understanding is there's
15 no requirement in your sale agreement
16 that it will be preserved. And I
17 believe that it's important for Nassau
18 County to do.

19 CHAIRMAN STEINBERG: I can't
20 speak to the agreement per se, because
21 we haven't seen it. But it's my
22 understanding that Peconic Land Trust
23 is a preservation organization and
24 will, I guess, refurbish or
25 rehabilitate the current structures

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that are there now, which have not been kept up to date, if you will, based on the pictures that we've seen.

So what -- I don't see the Peconic Land Trust shying away from their mission of, you know, being preservation. And the information that we've received thus far was that it was going to stay, you know, within the scope of the Parks Recreation and what it's being used for now within the, I guess, size limitations that it currently is in place.

So based on that, you know, we provide a recommendation to the planning commission as to, you know, what we think they should decide. But ultimately, the decision rests with the planning commission. And thus far, from the information that we have been provided, it doesn't seem like there is a big leap from what it is being used for now. And the Peconic Land Trust is obviously a well-run

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trust that is looking to, you know,
either expand or, you know,
rehabilitate and refurbish what's
there. The information that we have
is obviously available online. You
can go on --

MR. WALSH: Just one thing, if I
may just add one thing, the site in the
front of this property, 40 acres is
part of a goal to get into the Suffolk
Farmland Program, which has a deadline
I think of mid May. So there's some
time pressure to get to that point, to
try to get -- hopefully, to get to that
point that we can get this wrapped up
by May so they will be able to, in
essence, put a conservation easement on
the 40 acres that fronts on Sound
Avenue, which is currently used for
farming, it's used by farming by the
Cornell Cooperative, and they continue
that.

CHAIRMAN STEINBERG: Okay.

MS. GARONE: Thank you. I'm

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aware of that. All I ask is this, and I'm not trying to create any roadblocks of course or any distractions. All I ask is this, can this committee please recommend, when you are giving your recommendation, that there's -- that there's a requirement that it be kept, you know, preserved, that it be preserved.

That seems certainly to be your intent, but we all know the devil is in the details, and it would be wonderful if this committee could recommend that the sale requirement that the property be preserved. I understand it's just a recommendation, but that seems to be what this committee is for and what you believe in. And if you can recommend that, I think it would be important.

CHAIRMAN STEINBERG: Duly noted.

Kevin, can you speak to anything about like the plans? I mean, because we don't have the agreement.

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MR. WALSH: The plan is, like I mentioned, just to kind of to -- they own adjoining preserved property on either side. One is in the Quail Preserve. I think the other side is Town of Riverhead. Riverhead is also interested in working on this project.

But also, like I mentioned, for Cornell Cooperative's camp is in need and in essence, this is a partnership. The Land Trust's goal is to have Cornell be able to continue to operate the camp, which is the primary goal here.

MS. GARONE: Right. I've spoken with the Land Trust, and I understand all of this. All I'm asking, and I think it's very simple, is for this committee to recommend that there be a requirement that it all be preserved. I mean, can't get more simple than that. And I know I've taken up enough of this time. All these gentlemen are waiting. But that's my ask and our

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ask, you know, all the people that I represent, that you simply recommend that there be a requirement that it be preserved.

CHAIRMAN STEINBERG: Kevin, is there anything in the agreement that would indicate that it needs to be preserved? I mean, it is a sale, it's not a lease.

MR. WALSH: Well, there's a provision, I mean, their condition of sale, one of them I believe is to get a DEC open space grant, and there's all kinds of things in that grant, requirements about basically, you know, keeping the property kind of in its -- its current use.

CHAIRMAN STEINBERG: Okay.

MS. GARONE: This is such a simple ask. I don't know why it has to be complicated. But I'll stop now.

CHAIRMAN STEINBERG: Well, it's not really complicated because I'm asking counsel who is in negotiations

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with the other parties. So that being said, it seems as though from the information provided to us, that it is being done with the intent to continue whatever is there now, which seems to be a camp, and -- you know, continuing that for the unforeseeable future. So --

MS. GARONE: You are right, sir. But, you know, I'm an attorney too, and I know that what people intend and what parties to the agreement intend and what is actually in the agreement can be two very, very different things. You can't enforce an intention. So I just ask that you -- I know you don't make the final decision on the agreement. In fact, the agreement doesn't even have to come before you. So you haven't -- presumably haven't even seen the agreement.

So all I ask is that you recommend that this transaction require that the land be preserved.

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That's all I'm asking.

MS. SETER: Chairman, I -- based on our conversations last week -- I'm sorry, last month, I don't think that the additional language is --

MS. GARONE: I'm sorry?

MS. SETER: -- appropriate.

CHAIRMAN STEINBERG: Yeah, I agree.

MS. SETER: I trust the intention of -- of the agreement.

CHAIRMAN STEINBERG: Agreed. Okay. So that being said, with regard to the matter OSPAC File Number 2-2026, do we have a motion for approval of the sale of the property to the Peconic Land Trust? Would anybody like to make the first motion?

MS. SETER: Motion.

CHAIRMAN STEINBERG: Do we have a second?

MS. MITRA: Second.

CHAIRMAN STEINBERG: Second motion. Okay. Okay. All in favor of

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the motion? Do we have any ayes?

MS. SETER: Aye.

MS. MITRA: Aye.

MR. FUMANTE: Aye.

MR. MENG: I'm going to abstain.

CHAIRMAN STEINBERG: We have four
eyes. Okay. Motion passes.

Next up on the agenda, the
review and vote on the use and
occupancy agreement OSPAC File Number
4-2026, which is the second amendment
of the use and occupancy agreement for
Charles Lindbergh Boulevard,
Uniondale, New York.

Does anybody have any questions,
comments, regarding this matter?

(No response.)

CHAIRMAN STEINBERG: Good. Do we
have a motion for approval of the
amendment to the use and occupancy
agreement? Want to make a motion?

MS. SETER: Motion.

CHAIRMAN STEINBERG: Do we have a
second?

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MS. MITRA: Second.

CHAIRMAN STEINBERG: Okay. All
in favor, say aye?

(Chorus of ayes.)

CHAIRMAN STEINBERG: Any nays?

(No response.)

CHAIRMAN STEINBERG: Abstentions?

(No response.)

CHAIRMAN STEINBERG: Motion
passes.

All right. For -- that is all
our old business. We have
introduction of new properties. I
believe there's two on the agenda
today, correct? Yes?

MR. HOESL: Yes, yes.

CHAIRMAN STEINBERG: Greg?

MR. HOESL: Thank you.

I guess you guys don't mind real
quick, before I jump in, I think next
meeting is going to be my last
meeting. I've taken on a larger
workload with the planning commission
now ahead of retirement. But we have

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Cameron Sands here, who is very eager to hop in and take over for me, which I appreciate very much. And I appreciate all you guys. Ralph and Matt, you guys have been here since I got here, since I took over for John Perakis (phonetic). It's been great working with you, and it's been great working with you guys as well and meeting everyone. So I wish you guys all the best going forward and everything. And thanks again.

MS. MITRA: Congratulations.

MR. HOESL: Thank you. I appreciate it. Thank you.

First up for today, we have a new case of OSPAC five of 2026.

It's an application from the county to release property north of 182 Bethpage Sweet-Hollow Road in the hamlet of Old Bethpage in the Town of Oyster Bay's light industrial's zoning district. The parcel in question is approximately 30,000 square feet. The

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county -- the portion of the county-owned land will be transferred to the contract vendee of the property located at 182 Bethpage-Sweet Hollow Road.

The said application was previously known as OSPAC 5 of 2022, and was first brought to OSPAC on September 8th of 2022. The request followed OSPAC two of 2020, which was a similar application where the county released land -- you can see here that has been carved out in yellow -- to the property north of 148 Bethpage-Sweet Hollow Road, essentially for use as a turn-around area for the many trucks that visit the industrial site. Again, north of this site is the Old Bethpage Village Restoration, which is county-owned.

OSPAC two of 2020 was approved, and an area of about 38,000 square feet was carved out of lot 30 and sold to that property owner. However, the

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turn-around area never came to be and large scale clearing of the sight was never undertaken.

When OSPAC five of 2022 was presented to us back in September of '22, members of both OSPAC and the Nassau County Planning Commission had concerns over selling another portion of Lot 310 to an industrial site in the area and ultimately never proceeded with approving that application. In addition, there were talks with Legislature Rose Walker's office about using money for the open space fund to purchase back the approximate 38,000 square feet that was sold to the neighboring property. However, that has not come to be either.

So essentially, this is the same application as the one in 2022. I did speak with the planning commission this afternoon, and they were not in favor of this application. Just to

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let you know. But -- yeah, that's --
that's --

MR. FUMANTE: Greg? Is it all
right if I ask a question?

Wasn't there also an application
to purchase the property by the
recharge basin at one point?

MR. HOESL: There might have
been. I'm not -- is that before my
time, maybe?

MR. FUMANTE: Maybe.

MR. HOESL: I can look into that.

MR. FUMANTE: Out of curiosity.

MR. HOESL: I'll find out about
that.

MR. GRAY: Hello, all. So my
name is Garrett Gray with Weber Law
Group. I represent Karp Associates,
which is the owner of 182
Bethpage-Sweet Hollow Road.

Just for clarification purposes,
A, this is a somewhat different
application than the one made back in
2022. And I'll explain why in a

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moment. And secondly, the application of 2022 never reached the planning commission. Due to circumstances unrelated, we had chosen not to follow up the application further at that time.

So getting back to it now and what's changed, Karp Associates is based at 260 Spagnoli Road in Melville. They were founded in 1956, and they are the country's leading manufacturer of access doors and toilet partitions. As a matter of fact, Karp products are found in the White House, Yankee Stadium, Sears Tower, the Getty Museum and airports throughout the country. At present, Karp has approximately 120 full time union employees.

So we are here today to discuss an additional property recently acquired by Karp at 182 Bethpage-Sweet Hollow Road. I will hand out the survey of that property to everybody.

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So Karp acquired this property in November of '22 subject to a lease in place with Skate Safe, an indoor rolling skating rink. The subject property is located on the northerly side of Bethpage-Sweet Hollow Road approximately 1473.29 feet east of Old Motor Parkway in the Hamlet of Old Bethpage, also known as Section 47, Block A, Lot 275 on the Nassau County tax map.

The lot is 2.33 acres and zoned light industrial, and it's currently improved with a one-story Asbury industrial building with a gross floor area of approximately 50,000 square feet. All the properties surrounding this property are likewise zoned industrial, with no residential properties in the area.

It is now Karp's intention that upon the expiration of the lease with Skate Safe to convert the property into an additional manufacturing

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facility in order to further expand their production capabilities.

However, as you can see from the survey, at the present time, this property has nowhere for trucks to load and unload, much less to turn around safely and be able to traverse the site.

We learned that in 2008, with the support of both this board and the Nassau County Planning Commission, our immediate neighbor to the west acquired a 225 by 175-foot parcel from Nassau County located immediately to the north of its property in order to expand its facilities.

This 39,430 feet square foot parcel was assigned tax lot number 309 and it's indicated on this tax map. Tax lot 275. So immediately next to it. You can see 309 is the area that was acquired. Karp was aware of this land when they acquired this property and assumed, albeit assumedly, that

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they'd be able to acquire a similarly sized parcel.

Here's where a major difference change. Karp was originally going to seek to acquire a similar parcel from the county with a same 175-foot depth as our neighbor, but determined that it only needed a 100-foot depth in order to provide sufficient loading areas and space for truck turnarounds. Therefore, as opposed to seeking to acquire a 187.7 by 175 or a 32,000-acre and 48-square foot parcel from the county, we are now only seeking to acquire a 187.7 by 100, or an 18,770-square foot parcel.

I would like to stress that the parcel we seek to acquire is not part of Bethpage State Park or the Old Bethpage Restoration Village, and we received a certification from our title company so stating.

Additionally, by permitting Karp to acquire this parse, the county will

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reap many benefits. First, Karp will be able to add many additional jobs for the people of Nassau County, as it increases its manufacturing capabilities. Second, Karp plans to plant two trees for every one tree that they remove. Third, Karp is willing to make a donation to the County's open space preservation fund.

Nassau County has always sought to bring additional manufacturing within its borders. Karp, with its long-established history, is seeking to do just that. However, absent the acquisition of a small parcel of land from the county, it will simply not be feasible to utilize the property for manufacturing, and Karp will be forced to look elsewhere.

Indeed, Karp has done everything it could to keep its request to the minimum amount necessary for the project to be functional, giving up a 75-foot depth -- 75 feet of depth in

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its original ask.

Given the benefits the County will reap, we feel this is a win-win situation. Finally, we met with County Executive Blakeman and his team about this, and he's extremely in favor of this proposed acquisition. With me today is George Kosser, Vice President of Operations of Karp. If you have any questions for he or I, we are happy to answer them.

MR. KOSSER: I'll just add a few comments. One is, you probably aren't aware, but this Spagnoli Road location is -- is the continuation of Bethpage-Sweet Hollow. So we are actually on the same street. So the two facilities are relatively close together. That actually all will be equivalent to a few blocks apart. Hence the reason why we want to acquire it.

We are a very environmentally conscious company. We do everything

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we can to -- to reduce our carbon footprint. We are reactively working to that constantly. We -- we have a very clean operation of our property. We've done a huge amount of planting and landscaping in our existing piece of property and intend to do it.

We hope to keep as much of that area green. We just need it as a place to get the trucks to be able to turn around so we can put loading docs at the back end of the back of the building. The building is -- is a good -- a good location for manufacturing. Plus, it allows modern manufacturing because manufacturing cells that were operational within the factory take up linear space, and there are no columns within the building.

I think it would be a huge benefit to the county. I'm sure it will bring significant jobs like we did to the property when we moved into

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it down the street at 260. So we hope you folks will consider and approve it going forward.

MR. FUMANTE: Can I ask a question, Chair?

Do you presently own the property?

MR. GRAY: Yes.

MR. KOSSER: Yes.

MR. FUMANTE: So this wasn't the other deal --

MR. HOESL: Yeah, with the contract ending, yeah.

MR. FUMANTE: Were they the contract ending at the time, or is this a different company now?

MR. HOESL: I thought it was Skate Safe.

MR. GRAY: That's the lessee.

CHAIRMAN STEINBERG: Why wasn't it approved the last time?

MR. HOESL: It just kind of stalled out, essentially.

MR. GRAY: Yes, yeah.

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MR. HOESL: It was never voted on. The legislature did come down to talk against it, but -- yeah, it just --

MR. FUMANTE: There was some discussion on taking all that property and melting it into the preserve behind it.

MR. HOESL: Okay.

MR. FUMANTE: That was the emphasis of trying to protect that whole piece of business, and part of it was to buy it back, the piece that was sold that was never used.

CHAIRMAN STEINBERG: Didn't we have something similar like a year or two ago, close to them, Bethpage, where they wanted a turnaround?

MR. FUMANTE: That's --

MR. HOESL: Four years ago was --

MR. FUMANTE: Skate.

CHAIRMAN STEINBERG: I thought there was something else like maybe a year or two. Like a small, little

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piece behind -- it was close to -- I thought it was close to the Bethpage Restoration. But I can be wrong.

MR. WALSH: The Country Point.

MR. HOESL: Country Point, that big development right across from Old Bethpage.

CHAIRMAN STEINBERG: Okay.

MR. HOESL: There's an easement. Yeah. Yeah.

MR. GRAY: Again, this is only an 18,000-square foot acquisition, and the benefit of all the jobs that would be created by being able to convert this space into manufacturing is immeasurable. I mean, right now, and you can look at the survey, this property could not be used for warehousing, could not be used for manufacturing. Once Skate Safe leaves, I don't know what it can be used for, but certainly nothing with trucks. And everything on that strip uses trucks.

And our neighbor, I honestly

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don't know why they wanted and this board and the planning commission approved, 175 feet in depth. But certainly it's their property right now and they could clear it and build on it tomorrow if they wanted. We are looking for almost approximately half of what they have.

MR. KOSSER: Of course anybody who wants to see our current operation down the street, if you folks would like to visit and see what we do and how we do it and what jobs --

MR. GRAY: They also have one of the largest roof-mounted solar rays -- the largest in the island.

MR. KOSSER: The largest. 4800, seven-foot long solar panels, which we sell back to the community. We don't use the power. We make it available to community residents as part of community seller program in New York State.

CHAIRMAN STEINBERG: Just the

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sizing of it, is it adjacent to the
Bethpage restoration? Like, is there a
buffer?

MR. GRAY: Yes. Yes. It doesn't
touch it.

MR. HOESL: Yeah, this is the
Village Restoration and this Lot 310 is
essentially the storm water basin
buffer.

CHAIRMAN STEINBERG: Okay. Does
anybody else have any questions?

MR. MENG: Nassau County owns
everything within the yellow perimeter?

MR. GRAY: Yes.

MR. HOESL: Correct.

CHAIRMAN STEINBERG: Yeah.

MR. MENG: And approximately the
proposed purchase is how many feet,
would you say, from the recharge basin?

MR. GRAY: I don't know. I don't
know.

MR. KOSSER: Where is the
recharge basin?

MR. HOESL: About 400 feet.

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MR. GRAY: There you go.

MR. MENG: Are there any
chemicals that you use in your --

MR. KOSSER: No, we are --
everything -- we use no solvents at
all. We -- we have no -- everything
significant of metal we paint. But we
use dry powder paint, which is cured in
the oven. We use environmentally
conscious oven. It's elevated above
the ground so that the air is trapped
so we conserve energy significantly.

Our whole operation, we heat
significant portion of the -- of our
facility geothermally. As Garrett
mentioned, we have the largest solar
roof on any flat roof building on Long
Island. And if you bring it up, if
the computer has access, you can
actually see our roof. It's pretty
amazing in terms of the amount of
solar that's on our roof.

MR. HOESL: What was the address?

MR. KOSSER: 260 Spagnoli Road.

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MR. HOESL: Thank you.

MR. GRAY: Again, if anybody wants a tour, Kevin has my number.

MR. KOSSER: It's an amazing facility. We take great pride in what we've done to -- to put in -- we moved to Long Island from Queens because we were near the Kosciuszko Bridge, and we were taken as part of that. And so we had the opportunity to develop a facility that was, from the beginning, started out to be environmentally conscious. And we are very serious about maintaining that.

CHAIRMAN STEINBERG: Okay.

MR. HOESL: Sorry, I don't have internet access. Otherwise, I'd pull it up here.

CHAIRMAN STEINBERG: Okay. All right. If we have no other questions, we'll take it under review.

MR. GRAY: Thank you very much.

MR. KOSSER: Thank you, folks, for considering it.

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MS. MITRA: The name of the company?

MR. GRAY: Karp, K-A-R-P, Associates, Inc.

CHAIRMAN STEINBERG: Thank you, Counselor.

MR. GRAY: Thank you very much.

CHAIRMAN STEINBERG: All right. Another matter, new business. OSPAC File 6-2026, 270 Lawrence Avenue in Lawrence. Greg, if you can fill us in.

MR. HOESL: Sure. Thank you. OSPAC six of 2026 is an application for a Nassau County -- well, for the Marion & Aaron Gural JCC Greater Five Towns Community campus to enter into a ground lease with Nassau County at property located at 270 Lawrence Avenue. Hamlet of Inwood, mailing address of Lawrence, Town of Hempstead's residential B zoning district.

The parcel in question is approximately two and a half acres. This is for a ground lease agreement

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on county-owned land at the vacant Inwood Community Center. The tenant, The Marion & Aaron Gural JCC Greater Five Towns proposes to demolish the existing building and construct a full service, multipurpose community center designed to serve the Five Towns area.

The facility will include a variety of spaces, such as a main lobby with a cafe and retail space, administrative offices and community service offices. Recreational components include a high school-sized gymnasium with retractable bleachers, a boxing ring, a fitness area, locker rooms and multipurpose rooms. The tenant also proposes dedicated space for the Nassau County Police Department's Police Athletic League, the PAL, and Operation Overwatch, as well as designated parking areas.

In addition to the recreational uses, the facility is intending to provide comprehensive community

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programming, including early childhood education, after-school programs, summer camps, youth development initiatives and services for individuals with special needs. The project also incorporates space for adult and senior programming, including wellness activities, social services, counseling and memory care programs. Supporting facilities, such as commercial kitchens, art studios, conference rooms and flexible program space is also proposed.

Nassau County Department of Public Works has approved the details of this ground lease agreement.

MR. PETERSON: Good afternoon, everyone. My name is Peterson, Gregory Peterson. I'm a partner at the firm Berkman, Henoch, Peterson & Peddy, 400 Garden City Plaza, Garden City, New York, representing the JCC, the JCC application today.

Pardon me for some of the

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repetition, but it's just as well that we understand exactly what's going on, how we intend to use this property.

Subject property is the street address of 270 Lawrence Avenue, Lawrence. It's located on the northeast corner of Lawrence and Mott Avenues within Inwood. Exists on approximately 5.2 acres and includes approximately 51,000 square-foot facility. That facility, by the way, 51,000, but we are proposing to tear down that 51,000 square-foot building and put up a brand new one, approximately 45,000. So it would be less of a footprint in that area.

And while the north wing is presently unoccupied, the west wing is a two-story component with a basement formerly operated by the Five Towns Community Center and includes class rooms, conference rooms, dining areas and storage space. The east wing is where the gymnasium is located.

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Adjoined the facility to the north is lot numbers 164, which includes a soccer field, playground, outdoor tennis court and basketball court. Once approved by the Nassau County legislature, The Marion & Aaron Gural JCC will demolish the existing structure and build a modern facility, which in partnership with Nassau County, will include the Police Athletic League activities, Nassau Police project Overwatch, along with JCC's after-school activities, programs for seniors and much more. It will serve the needs of the surrounding communities for the Five Towns area and frankly will be a beacon in that area.

I've handed you the aerial view of the property. It's rather clear, you can see the footprint of the building itself. Not in the greatest shape at the present time. But once that is demolished, what it's going to

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be replaced with, pretty much in the same footprint, but not exactly in that footprint, will be the brand new building. There may be a little more expansion to the north of that as well, but that will -- that will come down to terms as to what the engineers decide needs to be done in order to have the facility in an appropriate manner.

I'd like at this point to explore, for the sake of some background information, so you understand where it came from and where we are going. I'd like to introduce Stacey Feldman, who is the executive director of the Gural JCC. Stacey.

MS. FELDMAN: Hi, everyone. Thank you so much for the opportunity to be with you today.

I became the executive director in the fall of 2022, when I found out that the Nassau County did not renew

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the lease on the property. So I met with Howard Kopel, who shared with me that there would be an RFP put out. We applied to the RFP, and eventually worked with the County Executive to come up with what we feel would be a great use of the acreage of the property. And that's to partner, not only to have a community center there, but to have the Police Athletic League and Project Overwatch.

So we will be the main tenant, and we will have two --

MR. FUMANTE: Why don't we shut that door.

MS. FELDMAN: We've been serving this community since 1981, and what we are planning to do with the new building is take our foundation in providing social services to the most vulnerable in the community and coupling that with a full service recreation center. An in-ground swimming pool, fitness facilities,

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classes, after-school programming. We know that children who exercise do better in school and mental health is affected when they are not physically fit. So we plan on adding all of those facilities that you would see in a modern community center.

We also -- if you take a look where it says Mott Avenue, you can see that carve-out. We plan on purchasing that house there to give us more space. There is a house on the corner of Lawrence Avenue and Mott, and the JCC is plans on purchasing that property right there to give us more room. I think it's about three quarters of an acre. And that will allow us to have a larger --

MS. MITRA: Just right here, correct? It's right here? That's the one?

MS. FELDMAN: Yes, exactly. We've actually had conversations with the current owner. And we said when we

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were ready, we would continue those conversations.

MR. PETERSON: One of the important parts of this too, is the combination between Nassau County and the JCC is to establish a police presence in that area as well. Not only the PAL, but certainly Project Overwatch. Which is a good factor in the area. Gives the residents a lot of confidence in their safety. Which we felt was also very important. So I think that -- it's really a good matter.

I'm sorry.

MS. FELDMAN: No, no. Absolutely, absolutely. It's a great point.

If you have any questions about any of the elements that we'd like to put into the facility, let me know. We do plan on building in three phases. As we fundraise, we'll build. The first phase will be the senior

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center, spaces for programs for those with a disability, clubhouses for older adults, all of those types of things. Phase two will be the physical fitness facility, the pool, the gym and all of that. Third will be our early childhood center.

We currently run four sites in the greater Five Towns, two we rent and two we own. We run the largest kosher food pantry in Long Island. It's open to anybody in need, but it is a kosher food pantry. We serve over 600 families a month.

We also have what's called a -- it's called a hesed. The word "hesed" means compassion. It is a 3500 square foot warehouse in Hewlett of new goods, new blankets, new household appliances, new clothing so that families in need could come and shop. So we definitely have a foundation in social services.

We own Temple Israel of

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Lawrence, which is an 88,000 square foot facility where our early childhood center is. The synagogue is our tenant. We have a caterer there, and also a vast variety of programs for those with dementia and Alzheimer's.

MS. TAMARI: Is the plan, when you build, to keep the parking area?

MS. FELDMAN: We actually want to grow parking. We may even do subterranean parking. Depending on what the ultimate final plan is, that will dictate how much parking we'll need.

MR. PETERSON: As you can see by the -- if you look at the overview, the soccer field is basically surrounded by trees. And I know I'm a fan of it, and really would like not to tear down a single tree.

MS. FELDMAN: Absolutely.

MR. PETERSON: That's our -- that's our goal. So when we talked

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about it and the discussions were had, that's when they said how about underground parking. Now, oh, that's going to be expensive. Can you raise the money for that? And they felt that with the right push, with the right backing, yes, that could be done.

So that is something that they're seriously looking at. I think it's important. Because if we can do that with the parking there and still have a lot of open space to the north of property, I think that's a win-win situation.

MS. FELDMAN: Right. Open space is important to us. At our location in Lawrence, we have a community garden. So we have volunteers that come in and grow flowers and fruits and vegetables and they provide that to our food pantry. So open space is definitely important to us as an organization.

CHAIRMAN STEINBERG: And currently, it's just being used, you

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said, for the Five Towns Community services?

MS. FELDMAN: Right now, they did not renew the -- the County did not renew the lease, so they vacated, I think it was July 1st of 2024, they vacated. It's now empty, except for Head Start and the Police Athletic League.

CHAIRMAN STEINBERG: Okay.

MR. PETERSON: We've also negotiated with the county, we have a small space over there as well for the senior program, which we are in the process of putting together. But obviously, that's going one place. On the other hand, this building is going to be torn down, and we want to make sure that we coordinate that so we don't hurt anybody.

CHAIRMAN STEINBERG: Of course.

MR. FUMANTE: Mr. Chairman, may I ask a question?

CHAIRMAN STEINBERG: Go ahead.

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MR. FUMANTE: So what you want to build is great, wonderful. Do you have any problem with tearing all this down and building it back up with the surrounding village or government? Have you gone to them about the permit process for building this?

MS. FELDMAN: We are not at that stage yet because we are currently in the final stages of the grant. But it's Town of Hempstead.

MR. FUMANTE: Got it. And this is probably a question for the county as well. Why would you do a ground lease instead of selling off the property?

MR. WALSH: Typically, this -- the history of this site has always been a ground lease, you know, long-term. I mean, the county wants a partnership here, to be ensured we have our police presence in the PAL. It's also --

MR. FUMANTE: Just a curiosity.

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I know --

MR. WALSH: Evaluation is difficult on a property like this.

MS. FELDMAN: We are looking for significant investment.

MR. FUMANTE: I understand that.

MS. FELDMAN: And the community.

MR. FUMANTE: I can speak to it personally for some non-profit stuff I do. So I appreciate what you are going to do.

My question would be, if you are going to invest that kind of capital, wouldn't you want to own the property?

MS. FELDMAN: We've had those discussions with the county. I'm not sure if it's possible, but we'd like the option to be able to purchase it at some point.

MR. FUMANTE: And how long would the lease be for?

MR. PETERSON: Forty-nine years. And the county is putting money in on this as well, which is probably one of

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the reasons why they didn't --

MS. FELDMAN: They're building up
the PAL facilities.

MR. FUMANTE: Versus you leasing
it back to the county --

MR. PETERSON: We build it, we
build it and then -- yes. That's
exactly right. But very good question,
by the way. We asked that.

MR. FUMANTE: Seems it wouldn't
have to be --

CHAIRMAN STEINBERG: Does anybody
else have any other questions?
Comments?

(No response.)

CHAIRMAN STEINBERG: Okay.

MR. PETERSON: Thank you very
much for your time and your
consideration. Thank you.

MR. FUMANTE: Good luck with your
project. Especially the fundraisers.

MR. PETERSON: You know.

CHAIRMAN STEINBERG: All right.
So that sums up the new business. Do

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we have any old business?

(No response.)

CHAIRMAN STEINBERG: None. Okay.
And so review of the open space fund.
We have the fund balance as of
April 9th is 2,159,169, which is more
than before. Does it go up every
month? I never really --

MR. FUMANTE: Mr. Chair, I have a
suggestion for the committee. Since
there's a lot of new people since the
last time we did this with the open
space fund. We can request -- you can
request an audit of the open space fund
so you can see what's actually going
into it so you have an idea of where
that money is coming from.

CHAIRMAN STEINBERG: Good point.
Thank you, sir.

MR. FUMANTE: You know, it's just
a recommendation. I would say request
the audit and then if changes want to
be made, we can have that discussion.

CHAIRMAN STEINBERG: Of course.

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Yeah. I appreciate that. So Greg, can we request an audit --

MR. HOESL: Yup.

CHAIRMAN STEINBERG: -- of the open space fund?

And we will confirm the next meeting is Tuesday May 12th at 4:00 p.m. This is Greg's last meeting, correct, yes?

MR. HOESL: I will -- I think I'm going to come one more.

MS. MITRA: Okay. Okay.

CHAIRMAN STEINBERG: We'd love that.

MS. MITRA: We won't say good-bye yet.

MR. HOESL: Yeah, don't say good-bye yet. Yeah, yeah.

CHAIRMAN STEINBERG: Maybe we'll bring a cake.

All right. So that sums up new business, old business, open space fund. Okay. Do we have a motion for adjourning today's meeting?

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MR. FUMANTE: I'll make a motion.

CHAIRMAN STEINBERG: Ralph, thank
you. Do we have a second?

MR. FUMANTE: First motion I've
made in 25 years.

MS. TAMARI: Second.

CHAIRMAN STEINBERG: Second. All
in favor say aye?

(Chorus of ayes.)

CHAIRMAN STEINBERG: Any nays?

(No response.)

CHAIRMAN STEINBERG: Abstentions?

(No response.)

CHAIRMAN STEINBERG: Thank you
all for attending and contributing.

(TIME NOTED: 4:55 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 22nd day of April, 2026.


ELBIA BRUMIT