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February 3, 2025

Office of the County Attorney
County of Nassau
1 West Street
Mineola, New York 11501

ATT: Kevin Walsh, Esq.

RE: Country Pointe
Permanent Easements
Old Country Road, Plainview/Old Bethpage

Dear Mr. Walsh,

This letter is being written in furtherance of our telephone conference of January 30, 2025, which included Town Attorney Frank M. Scalera, Esq.

As you are aware, the Town is in active negotiations to acquire a 3+ acre parcel from the United States Postal Service ("USPS"), which acquisition would provide access from Old Country Road to 56+ acres of playing fields being dedicated to the Town by the developer. (See area in blue on enclosed map.)

However, as discussed, the County owns a 40+ foot wide strip of land south and west of the USPS parcel (See area in yellow on enclosed map) and owns or controls a triangular parcel (Marginal Road) parcel north of the USPS parcel (area in purple on enclosed map). In order for the Town to have complete access to Old Country Road and to develop the playing fields, we would need permission to cross over those County parcels. Specifically, we are requesting the following:

Section 47 Block E Lots 749D and 749E:

These two lots comprise an arc-shaped parcel approximately 37 feet wide and 580 feet long which abuts the USPS Parcel to the west and includes approximately 40 feet of the access road. This is the only strip of land retained by the County when it sold all of the acreage of the former County Sanitarium in 2000. At a minimum, the Town is requesting a permanent easement to use these two lots as either part of the entranceway to the playing fields and possibly part of the actual fields. As discussed, the Town is interested in acquiring fee simple to these two lots, since it intends

to own the land to the east (USPS Parcel) and to the west (land to be dedicated by developer). In either event, the Town agrees that it will not develop these lots, and they will be kept "open" and "green." Should they be included in the area to be used as playing fields, they would still be kept "green" because the fields to be developed will be grass fields, not turf fields.

Marginal Road

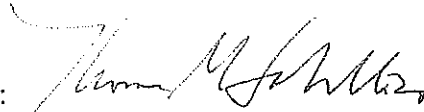
As outlined in the attached Map, a triangular portion of the Marginal Road property covers the area directly north of the USPS parcel and includes a small strip of the access road. The Town is requesting a permanent easement to use this portion of the Marginal Road property to provide complete access to the playing fields. The portion of this property to be included in the easement, east and west of the access road, would be part of the Town entranceway to the playing fields and would be kept "open" and "green" but for a contemplated sign.

We appreciate the County's cooperation in and attention to this matter, and all of your efforts in this endeavor to finally bring to fruition the dedication of this acreage so that a comprehensive set of playing fields for the area's youth can finally be developed.

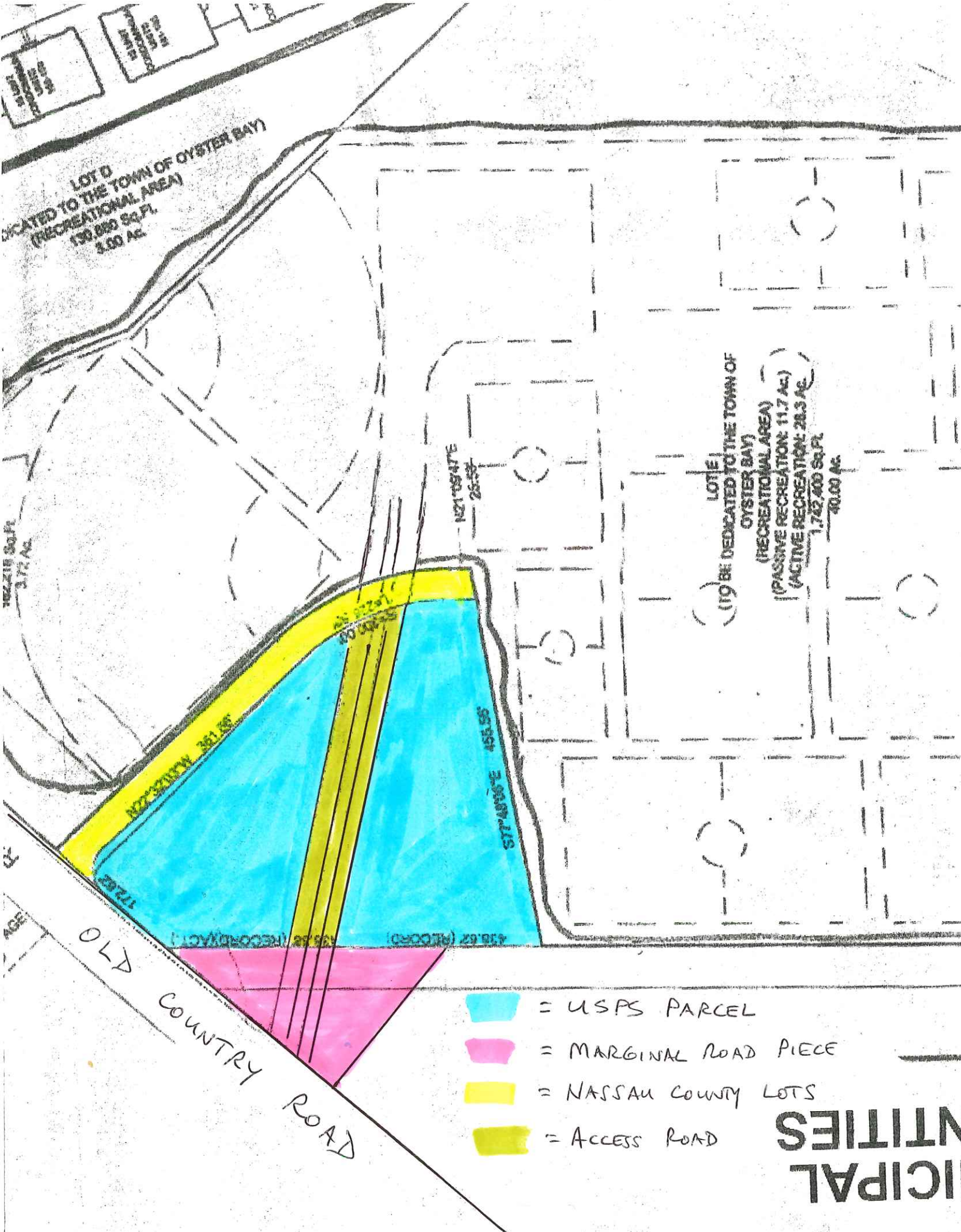
Sincerely,

FRANK M. SCALERA
Town Attorney

BY:


Thomas M. Sabellico
Special Counsel

TMS/nb
Enc.



LOT D
 DEDICATED TO THE TOWN OF OYSTER BAY
 (RECREATIONAL AREA)
 130,885 SQ. FT.
 3.00 AC.

LOT E
 (TO BE DEDICATED TO THE TOWN OF
 OYSTER BAY)
 (RECREATIONAL AREA)
 (PASSIVE RECREATION: 11.7 AC.)
 (ACTIVE RECREATION: 28.3 AC.)
 1,742,400 SQ. FT.
 40.00 AC.

N21°09'47\"/>

N27°59'47\"/>

N27°59'47\"/>

N27°59'47\"/>

N27°59'47\"/>

N27°59'47\"/>

N27°59'47\"/>

N27°59'47\"/>

- = USPS PARCEL
- = MARGINAL ROAD PIECE
- = NASSAU COUNTY LOTS
- = ACCESS ROAD

MUNICIPAL
 UTILITIES

OLD COUNTRY ROAD