

In Re May OSPAC Meeting  
May 12, 2026

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

Tuesday, May 12, 2026  
4:12 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

Paolo Pironi, Vice Chairman

Lauren Moriarty, Secretary

Ralph Fumante

Matthew T. Meng

Vanessa Tamari

Also Present:

Cameron Sands, Planner 1

Greg Hoesl, Nassau County DPW Planner

Kevin Walsh, Esq.

Paul Spezio, Esq.

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CHAIR STEINBERG: Welcome,  
everybody. Good afternoon. I'd like  
to call the meeting to order. First  
and foremost, I would like to have a  
motion to approve the minutes for our  
last meeting, which was April 14th,  
2026.

Do I have a motion for approval?

MS. TAMARI: So moved.

CHAIR STEINBERG: Second?

MS. MORIARTY: Second.

CHAIR STEINBERG: Ayes? Nays?

MR. FUMANTE: I'm going to --  
I'm going to abstain because they  
weren't mailed out and I didn't have  
time to read them, so.

MR. PIRONI: I'm going to  
abstain also because I wasn't here.

CHAIR STEINBERG: Aye?

MS. TAMARI: Aye.

MS. MORIARTY: I wasn't here  
either.

MR. MENG: I'll abstain. I  
don't have the minutes either.

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CHAIR STEINBERG: You were here.

MR. MENG: I know, but I don't have a copy of the minutes.

CHAIR STEINBERG: They were e-mailed.

MR. FUMANTE: No, they weren't.

MR. SANDS: Yeah, they were posted to the website.

MR. FUMANTE: They weren't e-mailed, no.

MR. SPEZIO: Let me just ask, should we e-mail a copy of the minutes. Because we haven't been doing that. I can, it's not a big deal. I can do that, if you want. When they provide it to us, I can mail them and post it on the website. Would you prefer that?

MR. PIRONI: We used to get them e-mailed. Just so we can review them.

MR. SPEZIO: Okay. So all right. Then we'll do that.

MR. PIRONI: Do you want to just hold off and --

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MR. FUMANTE: Want to table it  
til the next meeting?

CHAIR STEINBERG: Yes. We will  
review both minutes for next meeting.  
We will move on to the next matter.  
Which was, matter OSPAC file number  
6-2026 is up for vote and review.

Does anybody have a motion for  
approval? This was the 270 Lawrence  
Avenue, Lawrence, New York for the JCC  
to enter into a ground lease --

MS. TAMARI: I move.

CHAIR STEINBERG: -- with JCC.  
Do we have a motion?

MS. TAMARI: I move to approve.

CHAIR STEINBERG: Excuse me?

MS. TAMARI: I move to approve.

MR. FUMANTE: I'll second.

CHAIR STEINBERG: All in favor?

(Chorus of ayes.)

CHAIR STEINBERG: Any nays?

(No response.)

MR. PIRONI: I'll abstain.

CHAIR STEINBERG: Abstain.

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Motion passes. Thank you.

All right. We have one more matter on today.

MR. SPEZIO: I'm sorry, so votes again? You abstained?

MR. MENG: No.

MR. PIRONI: I abstained.

MR. SPEZIO: Oh, you abstained? Because you weren't here?

MR. PIRONI: Yeah. So we have five.

MS. MORIARTY: I voted on it. I wasn't here, but I read it.

CHAIR STEINBERG: New matter. OSPAC number seven, I believe. 2026. Is it Greg or Cameron who is --

MR. SANDS: Cameron.

CHAIR STEINBERG: -- taking the lead.

MR. SANDS: This is an application we received. The interested party is the Town of Oyster Bay and the proposal from them is to sell this triangle on the handout I

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gave you to -- from -- that's owned by Nassau County currently to the Town of Oyster Bay. And the subject property is situated along the south side of Old Country Road and Hamlet of Old Bethpage and this small triangle represents the last remaining piece of land owned by the county from the former sanitarium property. Also on the second page, the triangle outlined in pink is the subject property.

So this property is located along the former access corridor, which now provides access to sports playing fields that are to be owned by the Town of Oyster Bay, as well as the country point subdivision located to the east of the subject parcel.

And in order for the Town to obtain complete access to and fully developed the proposed playing fields, the Town is requesting ownership of the last remaining triangle parcel. This request follows two prior county

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actions involving nearby Nassau County owned property on the second map. It's the previous applications where the piece is outlined in yellow, which were owned by the county previously.

We granted an easement there in 2022. And then last year, we approved the sale of the parcels outlined in yellow to the Town of Oyster Bay. So the pink parcel is the last remaining piece, and the parcels outlined in blue are also to be sold. But they're owned by the USPS.

And the county's Department of Public Works has approved of the proposed sale of the marginal road parcel to the Town.

Any questions on this?

MR. FUMANTE: Do we know if the postal office has granted the sale? Because that was a big hanging point in this whole deal.

MR. WALSH: I can answer that. I think there is a closing pending.

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It's this one that's holding it up.  
This parcel, as Cameron was saying,  
had been before the Commission in 2022  
and 2025 for this other sliver pieces.

This is just the entrance  
parcel. Which is actually not a tax  
lot, it's a portion of right of way.  
They didn't know whether they needed  
that for this portion to get clear  
access and really clean the title.  
And I think this was supposed to come  
up with the post office transaction,  
if I had to surmise. They want to  
acquire this. Of course, we'll have  
it appraised.

It's the minor piece. Really  
just the access is shown in the  
picture you are looking on the screen.  
Right there. It's the grassy area.  
And it looks like the road, but it's  
really kind of driveway access to  
access the soccer fields.

MR. FUMANTE: We're not going to  
purchase it? We are just transferring

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it?

MR. WALSH: Well, the Town will -- you know, even when we convey to municipalities, they're asking for -- originally wanted an easement, but it's a right of way. You have to survey it any way. So a survey is going to be done. It's supposed to be done this week. And it's going to be -- it's going to be some value, it's going to be nominal, you know.

CHAIR STEINBERG: Is there a reason it was kept? Just --

MR. WALSH: You know, we probably should have done it when we were looking to do it initially because they thought it was right of way. And I think it likely came up as an issue at the closing to be clear, right, that they wanted to make sure that they have access and no concerns that even this right of way --

MR. FUMANTE: The post office was giving them trouble.

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MR. WALSH: Probably.

MR. FUMANTE: That was another reason, because that other piece was the post office.

CHAIR STEINBERG: Was there a post office there at one time?

MR. WALSH: Actually the post office is built further down the road on the other side, on the south side of Old -- I live near there, so I go to that post office. I think what happened years ago, there were plans of the post office to consider that site and it just never happened many years ago. And now it's just the -- really just is used as access to the ball fields already and it's going to be -- you know, it's going to be, I'm sure, upgraded, you know. So any access that's just been used as a driveway is going to be improved. It exist already, it's just not in great, great condition.

MR. HOESL: Since it's a right

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of way, does the clerk create a lot on that.

MR. WALSH: We're going to have to create a tax lot. That's why the survey is being done. Trying to expedite it for them so they can close and make everything possible.

CHAIR STEINBERG: All right. Anybody else have any questions?

(No response.)

CHAIR STEINBERG: All right. We will review.

Next up, there is new business -- old business. Is there any old business? I don't believe so. Besides the minutes that we addressed.

(No response.)

CHAIR STEINBERG: New business. I believe this was just added and it will be -- I guess Paul, you want to --

MR. SPEZIO: Sure. I can --

CHAIR STEINBERG: Take the floor here?

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MR. SPEZIO: Sure.

So I wanted to give the board -- to mention, bring something up with you guys, allow you to discuss at it. So there -- there -- there may be some changes in terms of like voting and introduction. And the reason is, is because looking at the Administrative Code 11-8 as well as Title 47, it doesn't -- so the 11-8 is, you know, procedure for the sale of county property or lease is mentioned also. So specifically leases and proposed leases and proposed sales fall under 11-8 and have to follow this procedure that's outlined.

Now, use and occupancy permits which are kind of becoming more common, we have a lot of them coming down the pipe as well, they don't fall -- they're not under 11-8. But they are mentioned in Title 47, which is basically control statute. However, that statute does not lay out

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any specific procedural requirement.

Also, in either of those, both of those statutory sections, they don't -- none of them contain a two-meeting minimum, a requirement of two meetings. So we were -- I wanted you guys to think why is it, and I don't know this, but maybe you guys can discuss it and see how you feel about it, that we -- you know -- introduce on one meeting and then we wait a month to vote on it?

And what would your guys thoughts about maybe having things introduced and being able to vote on matters at the same meeting. That was what I wanted to tell you. Discuss that, wondering how you feel.

MS. MORIARTY: Do you have a copy of what Section 11-8 and 47 are that you were saying?

MR. SPEZIO: Yes, I have one here. Yeah. You are going to read it? I should have brought more.

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MS. MORIARTY: Do you want to e-mail it?

MR. SPEZIO: Yeah.

MR. FUMANTE: The reason it was done that way, and it was actually rewritten to give a different window, but it was -- the introduction of the property was to give us a heads up so we could take a look at it. Then it came to the planning commission. They would have a public hearing.

MR. SPEZIO: Right.

MR. FUMANTE: Where they would get input from the public. Then it would come back to us. We'd vote on it and give the planning commission our opinion. So that was the steps that were put in place. The window changed -- I don't know, Paul, when that window changed, but it changed a few years back.

But as far as why we had the introduction, so that we could examine it. If we needed to go see it, it

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gave us an opportunity, it gave us an opportunity to discuss it as well and possibly put questions out. Which my friend back there, Kevin, knows. We throw questions out all the time. And then it gives him time to research it, and then bring it back to us before we vote on it. That was why it's that way.

MS. TAMARI: If it's changed to how he's proposing, we can still have that option. An option would be open if -- if need be, if we want to take the --

MR. FUMANTE: No --

MR. PIRONI: No, because they're asking us to vote on the same day.

MS. TAMARI: So there would be no option to say we would -- we would --

MR. FUMANTE: No, because of the window from the planning commission has to -- once they have the hearing, they have a window that they have to

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vote on it. And they want OSPAC's  
take on it before --

MS. TAMARI: This would require  
it to be done all in one shot?

MR. SPEZIO: Vanessa, since  
oftentimes the planning commission  
will introduce a matter after it's  
introduced here, then, you know, we --  
technically, I mean, it was -- it was  
all kind of construed that that window  
of time did not start until the --  
until it was approved. And then we  
couldn't do it the subsequent meeting  
because then it would be more than 30  
days. So I think that time, it may  
fit properly. But I think things are  
going to be -- being introduced at  
different times, planning now.

There's a lot of shake-up. You  
guys can attest to that, what's going  
on at the EPW with the commission and  
everything. And things may -- this is  
kind of like food for thought. Things  
may kind of change in terms of when

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things are introduced at planning in particular. So there may not be that statutory -- you know, the need wouldn't necessarily be there. But that was a good -- thank you, Ralph, for that insight there.

CHAIR STEINBERG: I mean, I would think that it really depends upon the matter that's before us. You know, if it's something that we really need to look into, we should have the opportunity, let's just say we do have to go out on a field trip. But --

MR. FUMANTE: It also gave us an opportunity to hear the planning commissions here. So at the planning commission, if they had the public, let's say, objected to it or were in favor for that matter, that would come back to us. So we would get more input from -- from the public --

MR. SPEZIO: Right.

MR. FUMANTE: -- of what we should do here. I mean, that was the

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purpose of it.

MR. SPEZIO: That's a good point.

MR. FUMANTE: And personally, you know, we found, on certain projects, not all of them obviously, but on certain projects, it was very informative to hear the public's take on it.

MS. MORIARTY: Is there a way to rewrite it that we have the option?

MR. FUMANTE: We don't have to rewrite it. It's --

MR. SPEZIO: I don't think --  
If let's say it was introduced, let's say it was introduced, let's say a matter hypothetical was introduced at planning first, they had their hearing, then I would probably -- it's a good point, it is valuable information, especially in certain cases. So I would, you know, send them, I'd send it to you guys so you can review it to see if it needs to be

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addressed.

CHAIR STEINBERG: I mean, it wouldn't be on a case -- like, because it needs to be, I guess, uniformed.

MR. FUMANTE: Right.

CHAIR STEINBERG: Like across the board.

MR. PIRONI: You couldn't do it case by case?

MS. TAMARI: Yeah, that's what I was proposing.

MR. FUMANTE: Who makes that decision whether it comes before us or not?

MS. MORIARTY: I guess we can make --

MR. PIRONI: Or they would all come before us.

MR. SPEZIO: It would.

MR. FUMANTE: Paul, I'm sorry, could you explain what's going to change that the process wouldn't work?

MR. SPEZIO: Well, this -- first of all, people are all over the county

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involved with these matters want things to be short. They want things to be more efficient. The approval process has been coming up a lot of things and caused a lot of problems that stuck around for a while. And -- so this is where -- I mean, that's one of the reasons.

The other thing is, after taking a look at the -- you know, it wasn't necessarily -- they don't, like, demand they have that extra meeting in all cases, and that's why we are exploring this. Because we like to kind of find the way to, you know, make this a more efficient process. But all at the same time, not, you know --

MS. MORIARTY: At the expense --

MR. SPEZIO: Yeah, right, not at the expense of you guys doing your job. So that's why I wanted you guys to discuss it and, you know, your thoughts. And if -- this is the

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thing, they might be introducing things first now. This is the thing, I get -- I get instructions, this is what happened, this is what -- so now it's like we are going to be looking at -- to do things they're going to introduce now.

The last like two, three months have been insane in terms of oh but the agenda, this, things have been a little wacky. And they said, you know, to discuss with the board to see what they think. But that might be the preferable, you know, path. Right. Again, not decided by me. But I just would like to just kind of like, you know, let you guys know that that is -- you know, this is kind of coming down the pipe potentially, what your thoughts are on it. And maybe we do -- maybe we keep it the same way.

But again, this is not like a decision made or anything like that. But it would be helpful to understand,

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you know, the reason it came to be that way. I think that was partially because it was always introduced after, right, Ralph? At the planning commission after it came here.

MR. FUMANTE: Yes. And we didn't always have all the information. It wasn't a total package at times. There were certain things that might have been missing or we had questions. It never -- I mean, by the time real estate got to it, it was somewhat in motion. So it didn't stop the planning commission from hearing it because it wasn't on a docket yet. And the window was only --

From when we -- when the planning commission hears it, there's a window of 30 days. And that's a tight window. So there's been times where OSPAC, depending on -- there's been a couple of times where planning changed their date and OSPAC had to

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change it to make that 30-day window.

But we were willing to do it over those times. And I know that that window was changed for -- I think for the purpose that you were saying, to tighten it up. And you can go back and -- I think Nick Alowel (phonetic) was in charge at the time that they changed it, to tighten it up.

MS. MORIARTY: Greg, what were you going to say?

MR. HOESL: Yeah, aren't you still going to have to wait for the planning commission any way? Would you save any time? Would the planning commission get rid of the public comment period? Because it's two dates, public comment and then vote.

MR. SPEZIO: I think they're going to still do their thing. But introduction of matters in sequence of that is what kind of more impacts what we are discussing here. So basically, if it's -- I don't think there's any

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two-meeting, like, requirement. So --

But it may be the case that in the future, going forward, that some of these matters are introduced first to the planning. Which case, you know, if we are going to adhere to this --

MR. HOESL: I get what you are saying.

MR. SPEZIO: If it is -- if it's a lease or a proposed sale, then we have to stick as much as we can to 11-8. If it's an issue that's -- obviously, you want to be as efficient as possible if there's nothing -- doesn't say anything about it -- but still the process still belongs. So, you know, just, I guess want to let you guys know --

CHAIR STEINBERG: I think to Ralph's point, I think it is important to hear, depending upon -- let's the budget issue, the comments --

MR. SPEZIO: From the planning

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commission.

CHAIR STEINBERG: You are right.

MR. SPEZIO: Absolutely. Yeah.  
I agree.

CHAIR STEINBERG: So if there's  
a way, you know, that -- that --

MR. SPEZIO: -- to move onto  
that information in those cases, yes.  
Something I would definitely do. If  
there was something introduced at  
planning first, at the public hearing,  
then I would make sure that you guys  
had that information.

MS. MORIARTY: I'll tell you my  
concern though. I'm all about it. If  
we can have less meetings, I'm all  
about it. But like if it will be like  
then we don't more new business -- you  
know, if it condenses it in some way,  
sure. I think matters like Stillwell,  
matters like the casino, to be able to  
hash those out and, no disrespect, but  
once I received that letter that I  
could potentially be sued or whatever

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it was that you sent, I want to make sure my I's are dotted and my T's are crossed. Because now I come into every one of these meetings thinking that. And if they're high matters --

MR. SPEZIO: Let me clarify something real quick. That was addressed to acting ultra vires, outside of advice of counsel. That's what that applies to. You are covered as long as you are acting within the statutory, you know, purview.

MS. MORIARTY: Yeah, but you put us all on notice that that is a possibility, and that what I come into every one of these meetings now. You know, it was -- and it was from the county. So that is the lens now that I look. I don't want to make myself open to things where there are controversial topics that we are discussing without talking out the information that we need to.

MR. SPEZIO: Again, you would

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never -- that personal liability aspect is true. That is accurate. But it only implies in situations where members were advised of the law and they act inconsistent with that advice of counsel. That's when that applies.

Other than that, you fall on the -- under the umbrella of the county. It's not -- no personal liability about a recommendation you made that turned out someone else has a problem with, that would not happen. It only will happen --

MS. MORIARTY: I'm saying this came out of Stillwell that we got that. So now knowing that high topic, like high-flying things that are on the radar, you put us on notice. And I'll tell you that's how I come into these meeting now. If there are important -- you know, not that they're not all important, but if there are things that are really on

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the radar, I want to make sure then that our I's are dotted and our T's are crossed. And I don't know if this hurts us in any way.

MR. SPEZIO: I understand.

MS. MORIARTY: Like, what do you guys think?

MR. MENG: I'd leave it well enough alone the way it is. It's worked all these years. There's no urgency to change it. I don't mind giving more time for review of issues.

MR. FUMANTE: I don't think it's going to close down the -- Paul, correct me if I'm wrong, it doesn't knock out the monthly meeting necessarily, unless --

CHAIR STEINBERG: No. It would just streamline it.

MR. FUMANTE: Hang on. It streamlines it possibly for whoever is involved and requesting whatever they're requesting.

MR. PIRONI: Outside of OSPAC.

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MR. SPEZIO: Here's the thing,  
it's something --

MR. PIRONI: Well, to Lauren's  
point, if the county is approving it  
and the county is recommending it,  
then we are covered with the  
county's --

MR. SPEZIO: That's right.

MR. PIRONI: You don't have  
personal liability in that -- in that  
sense.

MR. SPEZIO: No, not in that  
situation. Again, that letter was  
very specific, you know, issue in that  
letter. It wouldn't apply in a  
situation where you are just acting in  
accord with -- you know, in accord  
with, you know, just regular protocol  
that we always do and, you know,  
within the boundaries of, you know, of  
the -- the law.

MR. FUMANTE: Paul, would you  
think that the legislation would have  
to be changed in order to accomplish

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what --

MR. SPEZIO: I don't think so.

MR. FUMANTE: We possibly want  
to do?

MR. SPEZIO: I don't think it  
would have to be changed in order to  
vote in one day for a matter that  
already has been introduced at  
planning before it came here.

CHAIR STEINBERG: If -- if there  
was -- sorry, if there was public  
comment.

MR. SPEZIO: Right. Then  
again -- yes, sure, yeah.

CHAIR STEINBERG: Because we,  
you know, we want to get all the  
information that we can. And, you  
know, the opinion or comments by the  
public are, you know, part of our  
review process and hearing what they  
have to say. So if there's a way that  
we would be able to have all that  
information, but -- I don't think it  
can be on a case -- you know, on --

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depending upon the matter. But, you know, maybe there are other options or -- but --

MR. SPEZIO: I agree with -- so, I think that you should have that information. Right. And so in the event that they decide to start rearranging the order of these things, when something is introduced prior to -- when coming here, I would definitely send that out, you know, take the minutes, right. And there's also recordings. But definitely send you guys the minutes so that you can review and discuss.

MS. MORIARTY: What happens if you don't send it to us until like the day before and then I don't get them and now I have to abstain?

MR. SPEZIO: I can send them to you as soon as the meeting is over.

MR. FUMANTE: Paul, Paul, help me because -- with the timing, if it went to planning first, is what you

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are saying, they introduce it at planning, there's still a window that has to happen according to the legislature, the law that was written. About 30 days, am I correct?

MR. SPEZIO: Yes, that's correct.

MR. FUMANTE: Is it 30 days against OSPAC or is it 30 days against the planning commission?

MR. SPEZIO: It -- it would be 30 days from that, the day it was introduced at planning. So doesn't have to be voted on the same --

MR. FUMANTE: So if the matter was --

Bless you.

MS. MORIARTY: Thank you.

MR. FUMANTE: To Lauren's point, which is important, is some big deal, there's nothing stopping from OSPAC actually meeting on it prior to that 30 days and getting it introduced to OSPAC so those questions could be

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asked formally and still stay within that 30 window -- window to vote on it. It may make more meetings.

MS. MORIARTY: I can't come to any more.

MR. FUMANTE: No, but I'm -- I'm just trying to say --

CHAIR STEINBERG: Or change the timing of the meetings maybe.

MS. MORIARTY: Which would be difficult because I feel like I have -- I line up my whole year schedule knowing --

MR. FUMANTE: Right. Of course. We all -- I'm just trying to come up with -- if they're going to go ahead and do that, it puts OSPAC in a weird position.

CHAIR STEINBERG: Well, I --

MR. FUMANTE: And --

MR. SPEZIO: The meetings will absolutely probably end up being longer, actually.

MR. FUMANTE: Our meetings?

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MR. SPEZIO: Yeah. Well --  
because you guys want -- so there may  
be a little bit more review for a  
particular meeting. Just the planning  
commission and stuff. And then you,  
you know, you got to ask, you got to  
be comfortable with the questions you  
have before we vote, right? And the  
answers you receive.

MR. PIRONI: So going back to  
the public comment. We've had --  
we've had public come to our meetings  
to do public comment as well. Don't  
you want to leave that opportunity  
open to them?

MR. SPEZIO: Actually, here's  
the thing, you know, I don't think --  
this is not a public meeting. This is  
an open meeting in that -- but it's  
not a forum for public comment, it was  
never meant to be. It may have kind  
of, you know, taken on that role in  
certain cases. But that is not what  
this is about. This is not --

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MR. PIRONI: So if the public shows up and wants to say something, who is telling them not to say anything? I'm not.

MR. SPEZIO: You know, I don't like doing that. Listen, I don't like doing that, but the fact of the matter is, is that we -- there's got to be a line, right. Because then, you know, things have -- there's rules and procedures for a reason because, you know, you start going off the board, things get a little messy and they're already messy and time consuming enough. So I don't think that's a good to start having people comment -- comment here --

MR. PIRONI: Yeah, no, I agree with you. But I'm not -- again, I'm not telling them not to say anything. As a sitting member of a public board, I'm not going to say to -- you know, because if that was told to me, I'd be like screw you.

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MR. SPEZIO: I get it. I hear you.

MR. FUMANTE: Paul, is there something in the law that would set this up that OSPAC can't answer the public, which would help with -- guys, we'd love to talk to you but we are not allowed? Is there something legislative that would close that off? Because if you have an open meeting, people are going to get up and talk. This is the way -- go to any meeting, I don't care what meeting you go to in Nassau County. They get up and they talk.

And if they -- but if there's something in the legislation existing that says OSPAC is not supposed to open it up to the floor, then at least it gives OSPAC an out to the public to say we'd love to talk to you, but we are not allowed. And then let them go talk to their legislator why we can't --

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CHAIR STEINBERG: Or the  
planning commission.

MR. FUMANTE: Well, we do direct  
them back, usually.

CHAIR STEINBERG: Because  
ultimately, they're the end-all,  
be-all.

MR. FUMANTE: No, it's really a  
wedge.

MR. SPEZIO: You know, I don't  
like the idea of doing that. You  
gotta balance it. So I would say  
like -- if we get like -- it's not a  
good idea to have people come in here  
and just to start telling you guys  
everything that was involved here. It  
needs some time and it's not the place  
for that. That's definitely a place  
for the planning commission and the  
leg. And I think we should just try  
to keep it reasonable. I mean, like  
if someone gets up there and starts  
trying to throw a monkey wrench into  
things, which happens, which happens,

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then that's not -- they shouldn't be doing that. If they have grievance, take that to the -- you know, the proper place.

MR. PIRONI: We all agree with you with that.

CHAIR STEINBERG: Right.

MR. PIRONI: We are not arguing on that. It's just that, the problem is -- is that when they show up and they just start talking. If we -- obviously we don't have any thing here in the agenda for public comment or anything like that. But maybe there needs to be something posted. Posted on the website. You know, posted on the door when they come in.

MS. TAMARI: Limit it to three minutes per person?

MR. PIRONI: Limit it to zero.

MS. MORIARTY: But if they don't have the option, why even open it.

MR. PIRONI: That's a different subject. I don't know that we have

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time.

MR. SPEZIO: It's -- you don't want obviously to be like -- it's a tough thing.

MS. MORIARTY: It happened for Stillwell and it happened with the coliseum.

MR. SPEZIO: This is one of the elements of a larger process. Within that process, there are other -- other opportunities and forums for that exact thing. To do that here is really, you know --

MR. PIRONI: So give us time to mull it over a little.

MR. SPEZIO: Sure.

CHAIR STEINBERG: So those are our concerns --

MR. SPEZIO: That's why I wanted to talk about it.

CHAIR STEINBERG: -- which, I mean, I think that that was a very good point that, you know, that is how the process was put in place so that

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there was review of certain things and information that was provided at -- it was introduced to us and the planning commission public comment. And we see the public comment and then, you know, we could use that to make our, you know, recommendation.

So if, you know, as I said, we'll, you know, brainstorm here and see if there's -- we'll circle back, you know. But I think the more information we have, the better. Agreed?

MR. PIRONI: Yes.

CHAIR STEINBERG: Good.

MR. FUMANTE: Mr. Chairman, can we go back to old business? We kind of skipped over it. We talked about getting an audit on the county funds, the open space fund. Did that come through?

CHAIR STEINBERG: Yes.

MR. FUMANTE: Did I miss it?

MR. HOESL: No, I don't think

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it -- let me just look at my --

MR. FUMANTE: We talked about requesting it. And then there was -- I think Paul jumped in because it was stated that -- do we want to see it all or --

MR. SANDS: I think you e-mailed Chris --

MR. SPEZIO: I don't think I saw that.

MR. FUMANTE: No, but you jumped in and you said we should see it all. And I think you were correct about that. I'm not saying you were wrong. But did it ever come to fruition, regardless?

MR. SPEZIO: I think, Greg, I saw you had set that up.

MR. HOESL: Yeah, I was kind of directed in multiple directions. Someone said they couldn't do it, then they said go to them. They said well, they don't do it, he does it and no one ever figured it out. Yeah.

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That's where I left off.

MR. SPEZIO: Sounds about right.

MR. HOESL: We can try again.

MR. SANDS: Yeah, we can try  
again.

MR. FUMANTE: I'll put it back  
on the agenda for the last meeting.

CHAIR STEINBERG: The last  
e-mail actually was --

MR. HOESL: She told me to talk  
to the treasurer, and then the  
treasurer said talk to Chris.

MR. WALSH: -- five percent of  
every sale usually goes to the open  
space fund, right?

MR. HOESL: I'll try to figure  
it out.

MR. WALSH: They work together,  
every sale, the information goes  
between -- goes from DPW's closing  
statement, then they do whatever they  
do in the county financial system  
which is changing, so that might be  
part of the -- it goes to treasurer.

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MR. HOESL: Yeah.

MR. WALSH: The treasurer needs to be -- we sell the property, can't even give them the check until they get the coding.

CHAIR STEINBERG: All right. So Ralph, I just forward you an e-mail and the -- I have T19497 -- it says the balance currently sits at \$2,194,971, which is an increase from the previous balance of 2,159,169. Five percent of every sale of vacant land by the county is deposited into the fund's balance. So the fund recently received \$10,000 from the sale of vacant county-owned land appraised at \$200,000. Investment income that is periodically added to the balance.

So the last part of it was the reach out to the treasurer's office on the specifics, but we want to -- we didn't get that information yet.

MR. HOESL: Yes, that's when I

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was kind of bounced in multiple --

MR. FUMANTE: I'd be candid with you because I negotiated the deal with Tom Suozzi to get that fund created. It was more for people that had just come on board or had never seen it. Because I think there's some tax money that goes in there, if I'm correct. If I recall back 20 years ago or something. Pennies, we are talking. But that's how that racked up to --

CHAIR STEINBERG: Right.

MR. FUMANTE: -- that money.

CHAIR STEINBERG: Well, it's increasing. I mean, just have to find things to do with it.

MR. FUMANTE: I have a suggestion.

CHAIR STEINBERG: Go ahead.

MR. FUMANTE: There's a project that was in front of us last time about selling off that piece of property off Sweet Hallow Road and that backs up against the historic

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farm. That whole swatch of property should be integrated into the historic piece and act as a buffer between the industrial side of the world. We are going back to the 18, 1700s side of the world.

For whatever reason, and I don't recall, it was a mistake, so I don't recall why we made the mistake, but we sold off a piece and they never did anything with it. So my recommendation would be to go back to the owner of that piece and get it appraised and see if they want to sell it. I know that one or two of the legislatures that are a part of that district. And I don't know if you guys received the letter. I guess --

MR. HOESL: Not yet.

MR. FUMANTE: Walker's office was going to do something --

MS. MORIARTY: What town is it in?

MR. HOESL: Old Bethpage.

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MR. FUMANTE: It backs up  
against the Old Bethpage --

MR. PIRONI: Restoration?

MR. FUMANTE: Restoration.

MS. MORIARTY: My school just  
went on a trip there last week.

MR. FUMANTE: So buying back the  
chunk of property that they never --  
they never used. Their intent was  
similar to the other people that were  
in front of us, to make it a truck  
turnaround. And they never did it.  
So that land fallows.

So if you got them to -- the  
county to purchase it back and then  
locked it off and put it as part of  
the restoration village, it would  
never come before OSPAC again and it  
would protect all that greenery. And,  
you know, I don't know if you still  
have that map around so people could  
see what we're talking about.

MR. HOESL: I don't actually --  
actually --

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MR. FUMANTE: But since you were looking where to spend it, since some of that money is in there any way.

CHAIR STEINBERG: Right. Okay.

MR. FUMANTE: Just a thought.

MS. MORIARTY: What would, like, the next steps be to get an appraisal to even see if it's worth it for us to buy it back or --

MR. FUMANTE: Greg, could you just walk them through -- because there's a -- to your left, there's a sump.

MR. HOESL: Yeah.

MR. FUMANTE: The recharge basin. The building to the right of the recharge basin wanted to actually buy that sliver of land. We stopped that for the -- the --

MR. PIRONI: I remember this. That was a year and a half ago.

MR. FUMANTE: Then the next piece that has that triangle -- the rectangle there, was approved for

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sale. They never did anything with it. The people that bought the building next door now, that's the third building in to your right, are requesting to do the same thing. So now all you have to do is kind of look to the next set of buildings and all of a sudden you are chopping it all out. So that backs up on -- right on top, you can see where the farmland is.

The last thing you want is a bunch of 18-wheelers turning around back there while they're trying to farm and pretend they're in the 1700s. Just a suggestion. I know Walker's office looked at this a while back to try to integrate it. They changed the districts, I guess, so it's now part of Drucker's district.

But if OSPAC is going to do anything versus worry about these little slivers of stuff that really doesn't impact the environment, this

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impacts the environment, this is all wooden. And since that owner didn't actually do anything with it --

MR. MENG: It's a good opportunity to jump on it.

MR. FUMANTE: To suck it back into it, and then -- and then OSPAC should make the recommendation to take all that property and make it part of restoration.

Pardon me?

CHAIR STEINBERG: They have to be willing to sell it back.

MR. FUMANTE: And if they don't, you still should do it with the remainder of the property. Because Murphy tells you that they're going to go through all of them. And that's why the other guy is looking at it. He says well, this guy did it, so why can't I? Just a thought.

CHAIR STEINBERG: All right. Duly noted.

All right. So we have the Open

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Space Fund balance, which we're going to try and find out from the treasurer, a breakdown.

Our next meeting, Tuesday, June -- what is that --

MR. MENG: 9th.

CHAIR STEINBERG: 9th at 4:00 p.m. Same back time, same back channel. All right.

MR. PIRONI: Motion to adjourn.

CHAIR STEINBERG: Motion to adjourn.

MS. MORIARTY: Second.

CHAIR STEINBERG: Second?

MS. MORIARTY: Yeah.

CHAIR STEINBERG: All in favor?

(Chorus of ayes.)

CHAIR STEINBERG: Thank you, everyone.

(TIME NOTED: 4:53 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 18th day of May, 2026.

  
ELBIA BRUMIT

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