

1
2 REGULAR MEETING
3 of the
4 NASSAU COUNTY OPEN SPACE & PARKS
5 ADVISORY COMMITTEE
6

7 FILE 8-2026

8 FILE 9-2026
9

10
11 Tuesday, October 6, 2026

12 4:06 p.m.
13

14 PARKS HEADQUARTERS
15 Administrative Building
16 1899 Hempstead Turnpike
17 East Meadow, New York
18

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21 TAKEN BY:

22 KAREN LORENZO, OFFICIAL COURT REPORTER
23
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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

Matthew T. Meng, Member

Vanessa Tamari, Member

Also Present:

Cameron Sands, Planner 1

Paul Spezio, Esq.

Kevin Walsh, Esq.

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2 THE CHAIRMAN: Okay, so we will
3 call to order the meeting for October
4 6th, 2026. And I will make a motion to
5 approve the minutes from the last
6 meeting. Do we have a second?

7 MR. MENG: Second.

8 THE CHAIRMAN: Approved.
9 Fantastic.

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2 THE CHAIRMAN: Moving on. We have
3 two new matters on the agenda for
4 today, and we will call the Port
5 Washington matter first.

6 So we have File 9-2026, Port
7 Washington.

8 PLANNER SANDS: I can start and
9 introduce it.

10 So this on the screen is OSPAC
11 9-2026. It's located in the hamlet of
12 Port Washington, Town of North
13 Hempstead. And the County is requesting
14 permission to remove a deed restriction
15 on property formerly owned by the
16 County.

17 DPW has reviewed this and has no
18 concerns.

19 We do also have counsel here and
20 they can explain the case for you guys.

21 THE CHAIRMAN: What's the deed
22 restriction?

23 PLANNER SANDS: So the deed
24 restriction was the County previously
25 owned the subject parcel located on the

1
2 west side of Roslyn, West Shore Road.
3 And the deed restriction was the
4 property was said to be solely used for
5 the municipal and firematic purposes of
6 the Port Washington Fire Department;
7 otherwise, the title shall immediately
8 and automatically revert back to the
9 County, as this was formerly County
10 owned land.

11 The deed is also subject to a
12 drainage easement to facilitate the
13 proposed drainage.

14 And so the Port Washington Fire
15 Department is seeking to amend this
16 deed restriction to permit a 99 year
17 lease with the Port Washington Water
18 District solely for the purpose of
19 allowing the District to construct,
20 operate and maintain a ground level
21 water storage tank on the property. The
22 lease would provide the Fire Department
23 with access to certain security and
24 infrastructure resources associated
25 with the facility, including the

1
2 potential use of a generator and other
3 shared resources.

4 The consideration for this lease
5 is nominal in the amount of \$1. The
6 requested amendment would modify the
7 existing deed restriction on the parcel
8 to allow for the proposed long term
9 lease, while retaining the Fire
10 Department's current ownership and use
11 of the property for its benefits.

12 The water storage facility would
13 provide a municipal water
14 infrastructure benefit to the
15 surrounding Port Washington area while
16 potentially providing additional
17 resources to the Fire Department's
18 facility.

19 They also have some diagrams as
20 well. And then this is the site plan on
21 this paper for the project
22 (indicating).

23 MEMBER PIRONI: This is what
24 they're proposing to build (referring)?

25 PLANNER SANDS: Yeah. You guys are

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proposing to build the station, this building?

MR. BOLLERMAN: Yeah.

MEMBER PIRONI: So it's not a water facility?

PLANNER SANDS: I think they're also building that as well.

MEMBER PIRONI: So what is going on the facility?

MR. DEWITT: How are you? My name is William DeWitt. I'm with the law firm Bee Ready Law Group, 170 Old Country Road, Mineola. With me is Chris Bollerman. He's one of the trustees of the Port Washington Fire Department. Also with me is my sister, Jean Marie, she works at Bee Ready. She just passed the bar exam, so bringing her along.

(Whereupon, multiple congratulations.)

MR. DEWITT: So what we have here is the Fire Department was deeded this property from the County a couple of decades ago and was saving money in

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2 order to build a facility on the
3 property. As the Fire Department was
4 just about to commence construction on
5 the facility, after Mr. Bollerman had
6 gone to the Town of North Hempstead and
7 met with them on several occasions to
8 get the zoning change on the property
9 so they can build as of right, the
10 Water District was simultaneously
11 searching for an area in the Port
12 Washington Water District to construct
13 a groundwater storage tank. For the
14 reasons that Cameron said, there were
15 some issues in this particular area
16 which have to do with not only getting
17 rusty water, but also if there's fire
18 flow, if there's an emergency in the
19 area that can be a reduction in
20 pressure. So it's a safety issue as
21 well.

22 The Port Washington Water
23 District had gone to the Town of North
24 Hempstead to see if they could put a
25 tank on their solid waste management

1
2 location. The County Department of
3 Health did not think that was
4 appropriate. So the Water District
5 searched for some other areas and
6 became aware that the Fire Department
7 had this property. And so the Water
8 District approached the Fire Department
9 and asked if we could work something
10 out whereby we'll bring in the
11 infrastructure, bring in electric,
12 bring in plumbing from the roadway, and
13 also provide a generator because when
14 the tank is being used in an emergency,
15 the tank still needs to run and allow
16 the Fire Department to then tie into
17 that electric and that plumbing. Of
18 course, you know, at the annual cost,
19 but also be able to use their generator
20 in case of an emergency. And that way
21 they don't have to build their own
22 generator. It is a win, win for the
23 community. Mr. Bollerman has some plans
24 there that I'd like to be able to show
25 you. Maybe I can bring the easel up, if

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that's all right.

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2 (Whereupon, presentation
3 displayed and referred to.)

4 MR. DEWITT: Chris has been doing
5 this for a very long time, and can
6 really share a lot of information as
7 far as the history and so forth.

8 MR. BOLLERMAN: So, as Mr. DeWitt
9 stated, the County of Nassau deeded
10 this land to the Port Washington Fire
11 Department nearly 40 years ago, when I
12 became a member of the Washington Fire
13 Department. It was -- there's an
14 explicit deed restriction that it can
15 only be used by the Port Washington
16 Fire Department. The Port Washington
17 Fire Department is a not for profit
18 corporation that sells fire protection
19 to seven municipalities on the Port
20 Washington Peninsula. We have the
21 busiest fire department in all of
22 Nassau County, and we are the 16th or
23 15th cheapest, less expensive from the
24 top of the fire departments. There's
25 15 more out there than charging a lot

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2 more than us. We can't just go bond. We
3 can't just get money. So we need to
4 build a new fire headquarters and we
5 have no place to put it other than on
6 our land on West Shore Road.

7 As you will see from this drawing
8 here, it's a nice parcel. It was quite
9 larger when it was given to us.

10 However, there would be no golf course
11 and that over 55 community. We gave
12 four acres to North Hempstead so that
13 they could create Fairway Drive.

14 So we're looking to build a fire
15 headquarters, which is a storage
16 building, and it's got the proper
17 parking and then give one acre of land
18 and let the Water Department, use it.
19 And it has a above ground tank. It's
20 not on stilts, it's on the ground. And
21 in turn, not only are they going to
22 bring in all of the infrastructure for
23 us, saving us tons of money, they are
24 going to build a water remediation
25 program whereby they can dump their

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2 tank at the height of a code rainstorm,
3 which is like three inches per hour
4 over 15 hours. They're going to put a
5 state of the art below grade water
6 retention program to put all the
7 groundwater back in for use.

8 As you'll see on the next one,
9 when it comes to the size, I know this
10 is the open land preservation -- I'm a
11 Washington person. My children are the
12 seventh generation to live there. My
13 son has just invested his whole life
14 into buying a home in Port Washington.
15 So we're going no place. We're leaving
16 three quarters of our land still to be
17 wildlife. We're only going to occupy
18 this strip that goes along here
19 (indicating). And there is also
20 involved in here the training building.

21 As Mr. DeWitt mentioned, we met
22 with the Town of North Hempstead. Every
23 bit of construction is as of right.
24 We're not breaking -- we're doing this
25 in residential form. So we're 30ft from

1
2 the from the property line. Our eave
3 heights -- there's going to be no
4 variance for this project whatsoever.
5 This is all according to North
6 Hempstead Building Code.

7 Because we are a fire department
8 and not a fire district that can just
9 pass bonds, we're doing it at a low
10 cost rate. We're doing a slab of
11 concrete, but because the land is so
12 bad, it's all on pilings with 12in of
13 poured concrete. We're bringing a
14 prefabricated structure in so that it's
15 low cost.

16 And these big bays here, we're
17 not expecting it to be a fire response
18 because nobody lives down at that area.
19 It's going to be our storage
20 maintenance training facility. So this
21 is for all of our vehicles like our
22 high axle and spare apparatus and such.
23 And then the front is our office.

24 This is just the other side. And
25 this is the rear of the building.

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2 Looking at a floor plan, we built
3 it deep enough to fit four ladder
4 trucks. We don't own four ladder
5 trucks; we own two. We have plenty of
6 storage.

7 And then this is our first-floor
8 office space.

9 And this is our second-floor
10 office space.

11 Every director of the Port
12 Washington Fire Department that are in
13 control of this are residents of Port
14 Washington that care about their taxes.
15 They care about their open space. My
16 house looks down on this area from my
17 block. I care about what it's going to
18 look like. That's why the water
19 treatment, the water facility is on the
20 ground. We've already had a berm put
21 in, so the building -- the berm is
22 taller than the actual ridge height of
23 here. So people can't see it other than
24 in the winter. Right now they would see
25 it through trees, but we plan on

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2 planting jolly greens or arborvitae
3 across the top of our berm so that
4 nobody actually sees what's going on.
5 We have a large berm in the front.
6 We're only going to take a portion of
7 it out just so that the this land is
8 shown for the fire trucks to come and
9 go.

10 We've met with the Health
11 Department. There are no sanitary
12 sewers there. We've got the approval
13 from the Nassau County Health
14 Department to put in a septic system.
15 And, of course, all the water in the
16 world is going to be coming in there.
17 We're going to the National Grid has
18 the gas to come in PSEG Long Island has
19 the electric to come in and we're
20 totally in a dense -- or not dense open
21 space.

22 So that's where it comes in with
23 you guys. Everything is for three
24 quarters of the land to remain.

25 Now groundwater, right? Because

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2 I'm big into the water thing. Three
3 quarters of our parking lot is going to
4 be non pervious. It's going to be the
5 egg crate cement with stone so that the
6 water can go through it. And then the
7 only portion that's going to be hard is
8 where ground -- what they call caskets.
9 They put a four foot by eight foot by
10 four foot high cells in the ground
11 because the groundwater is like a
12 7.5ft. So they've got to put two feet
13 of crushed stone and then this cell.
14 And so we'll be able to do all of our
15 operations right on top of it. And the
16 Water Department is handling that cost.

17 It's the best bang that the
18 people of Washington could ever get.
19 But we have to overcome are two things:
20 Number one, to overcome that deed says,
21 we can only use it. We want the
22 Washington Water District to use it.
23 Not a not for profit corporation. We
24 don't want business in there. The Port
25 Washington Water District, we want to

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2 be able to be in there, and we need the
3 stormwater runoff, which the engineers
4 have designed something that DPW has
5 approved.

6 MR. DEWITT: Any questions we can
7 answer?

8 MEMBER MENG: Are you on any sort
9 of floodplain in that area?

10 MR. BOLLERMAN: Very good
11 question, sir. We're 20ft. So we're not
12 on a floodplain there whatsoever. We
13 lost out on -- we tried to get a
14 foundation grant saying that we were
15 and the federal government came right
16 back and said no. Even Hurricane Sandy
17 didn't even come near us. If you're
18 familiar with Barr Beach, it flooded
19 half of Barr Beach's parking lot. It
20 did not come near us.

21 THE CHAIRMAN: So is it possible
22 to amend the deed restriction to
23 include the fire department and
24 municipal. Like municipal?

25 MR. DEWITT: Sure. For municipal

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purposes?

THE CHAIRMAN: Yeah.

MR. DEWITT: Sure. You know, we would say yes, but of course we would speak to your counsel.

MEMBER PIRONI: You said there's water retention going underground.

MR. DEWITT: Yeah. So the Water District needs to be able to clear its tank every so often. And so it's not water retention, it's a way for the water to enter into the ground without --

MEMBER PIRONI: Dry wells.

MR. DEWITT: Yes, but not the standard dry well. I think we have -- I don't know, Cameron, do you have a copy of that (perusing)?

MEMBER PIRONI: They are advance mechanism dry wells?

MR. BOLLERMAN: Oh my god, crazyily (sic) advanced.

MR. DEWITT: I probably have one. I can give it to you before I leave.

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MR. BOLLERMAN: And it is all done -- because of the groundwater height, you can't put a traditional six foot ring in the ground. Six foot ring, you're going to hit the water.

MEMBER PIRONI: Yeah.

MR. BOLLERMAN: So these are shallow and it's just, it's a whole --

MEMBER PIRONI: It's a field.

And then going underneath the parking lot?

MR. BOLLERMAN: And they're going underneath the parking lot between the building and the Water Department.

MEMBER PIRONI: So you're not disturbing any of the green space behind it.

MR. BOLLERMAN: Nope, it's going to go here. Because we were thinking we would have to put a retention pond in. But with that comes mosquitoes and everything else, you know.

MEMBER PIRONI: Thank you.

MEMBER MENG: Good presentation.

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MEMBER MORIARITY: Thank you.

THE CHAIRMAN: Thank you.

MR. BOLLANDER: We're available.

MEMBER PIRONI: Motion to
recommend.

MEMBER MENG: And I second it.

THE CHAIRMAN: Vote passes. I'm
in. Approved.

PLANNER SANDS: Okay. You guys
are all set.

MR. BOLLANDER: Thank you.

MR. DEWITT: Thank you very much
for your time.

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2 THE CHAIRMAN: Okay, we have a
3 second matter on the Calendar, File 8;
4 Cameron, would you introduce?

5 PLANNER SANDS: Yes. So this is a
6 case that is part three of the Navy's
7 Bethpage revitalization of the
8 groundwater plume.

9 So Nassau County is requesting
10 permission to grant an easement to the
11 Department of the Navy for the five
12 stormwater basins outlined in yellow on
13 the map. These are located just west of
14 Seamans Neck Road in the hamlet of
15 North Wantagh, Town of Hempstead.

16 The County has previously worked
17 with the Navy to obtain a temporary
18 access agreement for the use of the
19 above referenced stormwater basins. So
20 there's currently a temporary agreement
21 in place.

22 Now the Navy is seeking to obtain
23 a permanent easement over the five
24 basins to support and facilitate its
25 ongoing environmental remediation

1
2 efforts.

3 The Navy is requesting that the
4 five basins be included with the single
5 permanent easement, as all five
6 locations will be utilized as part of
7 the same treatment system. So the
8 treatment plant is outlined in blue on
9 the top, and there will be piping to
10 connect all the basins as you can see.
11 And this easement is associated with
12 the Navy's ongoing groundwater
13 remediation program. This is part of
14 Phase III, which is to be located south
15 of the Southern State Parkway. Phase
16 III will capture portions of the plume
17 that extends beyond the reach of the
18 phase two treatment plant, which is
19 further north. Phase II is right up
20 here in this circle (indicating).

21 The Phase III system will include
22 new groundwater recovery wells and a
23 treatment plant, providing additional
24 protection for the aquifer and
25 surrounding communities. It is

1
2 important to note that the current
3 groundwater sampling shows that the
4 site contaminants has not been detected
5 at concentrations above the drinking
6 water standards along the parkway. So
7 the plume does not currently spread
8 there. The goal with Phase III is to
9 try to stop it from spreading further.

10 The Navy currently anticipates
11 that the Phase III treatment plant will
12 be operational in late 2028. During
13 construction, interim treatment systems
14 at existing recovery wells will
15 continue operating to maintain control
16 of the plume. The five stormwater
17 basins will be used solely for the
18 discharge of water. No groundwater
19 recovery wells or treatment facilities
20 will be constructed. The basins will,
21 therefore, just serve as discharge
22 locations for the treated water
23 generated by the remediation system.

24 The current request follows Phase
25 II, which OSPAC saw and under cases 14,

1
2 15 and 16 of 2019, during which the
3 Navy sought easements over stormwater
4 basins located to the north in
5 Levittown.

6 We did have two public hearings
7 on this at the August 13th Nassau
8 County Planning Commission hearing. The
9 Commission chose to keep the public
10 hearing open at that time, due to a
11 number of residents who attended and
12 raised questions regarding the project.
13 The commission waited to allow the US
14 Navy to travel from Virginia to appear
15 in person to address the residents'
16 concerns.

17 At the September 10th Planning
18 Commission hearing, representatives
19 from the Navy appeared in person and
20 were able to respond to questions on
21 the record raised by neighbors adjacent
22 to the project. Following the
23 discussion, the Commission closed the
24 public comment period and its next step
25 is to vote on it at the next meeting.

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2 And I did also attach a
3 construction notice right here
4 (indicating), what they're going to be
5 doing in the local area for the next
6 couple of months. And there is a
7 construction schedule as well here
8 (indicating). So they're anticipating
9 construction at least through 2027, and
10 it looks like until early 2028 in some
11 areas.

12 The neighbors all have received
13 notice for this from the US Navy, but
14 they'll receive notice as the project
15 makes its way to their section as well.

16 If you have any further
17 questions, Kevin is here as well.

18 THE CHAIRMAN: Does anybody have
19 any questions?

20 MEMBER MENG: It's about time.

21 THE CHAIRMAN: All right. So
22 let's make a motion for the OSPAC
23 matter, File 8-2026.

24 MEMBER PIRONI: Motion to
25 recommend.

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THE CHAIRMAN: Second.

MEMBER MORIARITY: Second.

THE CHAIRMAN: All in favor?

(Whereupon, all members respond
in favor.)

THE CHAIRMAN: Opposed?

(Whereupon, no response.)

THE CHAIRMAN: Motion passes.

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THE CHAIRMAN: All right. So that
sums up all our new business today.

PLANNER SANDS: I think we just
have to adopt the 2027 calendar.

THE CHAIRMAN: Yeah. I'm getting
to that on our agenda.

So that sums up our new business
and voting on said new business.

Attached to the Agenda is a
meeting calendar for 2027. Meetings are
still on Tuesday, same location at 4
p.m. and second Tuesday of the month.
If somebody want to make a motion to
approve the 2027 calendar.

MEMBER MENG: Motion.

THE CHAIRMAN: Anybody second on
motion?

MEMBER TAMARI: Second.

THE CHAIRMAN: All in favor?

(Whereupon, all members respond
in favor.)

THE CHAIRMAN: Opposed?

(Whereupon, no response.)

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THE CHAIRMAN: Motion passes.
Can't wait till 2027.

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2 THE CHAIRMAN: All right, moving
3 on. We still have the Open Space Fund
4 balance, which is \$2,244,436. And if
5 anybody knows of any properties, that
6 would be good for OSPAC to purchase,
7 you let us know and we will look into
8 it.

9 The next meeting will be Tuesday,
10 November 10th at 4 p.m. same location
11 and hopefully everybody could attend.

12 Does anybody have any questions?
13 Comments?

14 (Whereupon, no response.)

15 THE CHAIRMAN: Well done. All
16 right. Motion to adjourn.

17 MEMBER TAMARI: Second.

18 THE CHAIRMAN: All in favor?

19 (Whereupon, all members respond n
20 favor.)

21 THE CHAIRMAN: All opposed?

22 (Whereupon, no response.)
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THE CHAIRMAN: All right.
Well done.

(Whereupon, above matter
concludes, 4:30 p.m.)

C E R T I F I C A T E

I, KAREN LORENZO, a Notary
Public for and within the State of New
York, do hereby certify:

That the above is a correct
transcription of my stenographic notes.

IN WITNESS WHEREOF, I have
hereunto set my hand this 6th day of
October, 2026.

Karen Lorenzo

Karen Lorenzo

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