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NASSAU COUNTY LEGISLATURE

NORMA GONSALVES,  
Presiding Officer

PLANNING, DEVELOPMENT AND THE  
ENVIRONMENT COMMITTEE

LAURA SCHAEFER, Chairwoman

1550 Franklin Avenue  
Mineola, New York

Monday, December 5, 2016  
2:53 P.M

1

2     A P P E A R A N C E S :

3

4     LAURA SCHAEFER,  
Chairwoman5     DENNIS DUNNE,  
Vice Chairman

6

DENISE FORD

7

STEPHEN RHOADS

8

9     ANDREW DRUCKER,  
Ranking

10    CARRIE SOLAGES

11    LAURA CURRAN

12    MICHAEL PULITZER,  
Clerk of the Legislature

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1 Planning Committee/12-5-16

2 CHAIRWOMAN SCHAEFER: At this  
3 time I will call the Planning, Development  
4 and the Environment Committee to order.  
5 I'll ask the clerk to please call the roll.

6 CLERK PULITZER: Thank you,  
7 Chairwoman. Planning, Development and  
8 Environment Committee, Legislator Laura  
9 Curran?

10 LEGISLATOR CURRAN: Here.

11 CLERK PULITZER: Legislator  
12 Carrie Solages?

13 LEGISLATOR SOLAGES: Here.

14 CLERK PULITZER: Ranking Member  
15 Arnold Drucker?

16 LEGISLATOR DRUCKER: Here.

17 CLERK PULITZER: Legislator  
18 Steven Rhoads?

19 LEGISLATOR RHOADS: Present.

20 CLERK PULITZER: Legislator  
21 Denise Ford?

22 LEGISLATOR FORD: Here.

23 CLERK PULITZER: Vice Chairman  
24 Dennis Dunne?

25 LEGISLATOR DUNNE: Here.

1 Planning Committee/12-5-16

2 CLERK PULITZER: Chairwoman Laura  
3 Schaefer?

4 CHAIRWOMAN SCHAEFER: Here.

5 CLERK PULITZER: We have a  
6 quorum.

7 CHAIRWOMAN SCHAEFER: We have one  
8 item on the agenda and it's Clerk Item  
9 598-16, an ordinance making certain  
10 determinations pursuant to the State  
11 Environmental Quality Review Act and  
12 authorizing the County Executive of the  
13 County of Nassau to accept on behalf of the  
14 County of Nassau, an offer of purchase from  
15 Homes for our Homecoming Heroes  
16 Incorporated, of certain premises located in  
17 the Incorporated Village of Freeport, County  
18 of Nassau, State of New York, said property  
19 known as Section 55, Block 364, Lot 2 on the  
20 land and tax map of the County of Nassau,  
21 and authorizing the County Executive to  
22 execute a deed, contract of sale and all  
23 pertinent documents in connection thereof to  
24 consummate the sale.

25 Can I have a motion?

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2 LEGISLATOR DUNNE: So moved.

3 LEGISLATOR GAYLOR: Second.

4 CHAIRWOMAN SCHAEFER: Moved by  
5 Legislator Dunne, seconded by Legislator  
6 Gaylor. Who is here to speak on this item?

7 MR. WILLIAMS: Errol Williams,  
8 County Attorney's Office. This is a  
9 contract of sale between the county and  
10 Homes for Homecoming Heroes. Homes for  
11 Homecoming Heroes is a non-profit  
12 organization that builds affordable housing  
13 for veterans and their families.

14 This piece of property is  
15 currently abandoned. It attracts dirt and  
16 it's very unsightly and I think Mr. Sklar  
17 and Homes for Homecoming Heroes will make  
18 the property attractive. It will house the  
19 veterans and it will put it back on the tax  
20 rolls.

21 MR. BECKER: Legislator Schaefer,  
22 Mr. Sklar is here and would like to speak on  
23 the item as well.

24 CHAIRWOMAN SCHAEFER: Absolutely.

25 MR. SKLAR: Good afternoon. It's

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2 nice to address this wonderful Legislative  
3 group. I see we got a lot of new members.

4 The last time I was here was four  
5 years ago and you approved the site in  
6 Hicksville. We built the house -- when we  
7 started out, we didn't think we had a  
8 veterans with disability but we did. We  
9 ended up building an 1800 square foot house  
10 with a complete finished basement, appraised  
11 at \$650,000 that we transferred to the  
12 veterans for \$235,000 with one percent down  
13 and \$15,000 we gave them towards closing  
14 costs.

15 It was one of the greatest  
16 American stories. The veterans came to this  
17 country at 13 years old. He had a green  
18 card. He went into the service and that's  
19 just for two years just to get his  
20 citizenship. But it was on the Ronald  
21 Reagan ship so we know he was a Republican.

22 For eight years, until they sent  
23 him home with a disability with a bad  
24 aneurism as an engineer taking care of all  
25 the propellers on the ship.

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2 He then went to Pratt Institute  
3 and became an engineer, and now he's working  
4 right down the street building airplanes.

5 He has a job with Grumman. He is  
6 still with the federal government. Nothing  
7 happens to this new plane that they're  
8 building unless he approves it.

9 He has one child and his wife  
10 just had a second, and they're the most  
11 wonderful family you ever met. You can go  
12 online and look at the house. It's Homes  
13 For Homecoming Heroes.com.

14 We think in Freeport here we will  
15 build another nice house, this will be a  
16 little bit different layout. We're going to  
17 try and build a ranch because the property  
18 is a little differently straightened out.

19 When we build these houses, we do  
20 it with all volunteers. We have Local 290  
21 of the carpenters union, guys who work 13  
22 weeks and stand up the whole house. It took  
23 us 69 working days to build that house. We  
24 never opened up a first aid kit, and we had  
25 five percent waste on the site.



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2 They said nobody in the industry  
3 can do this, but my people do it for us. So  
4 thank you for voting for this and we hope we  
5 can come back for some more land. Thank  
6 you.

7 CHAIRWOMAN SCHAEFER: Thank you  
8 very much, Mr. Sklar. Legislator Rhoads,  
9 did you have a question?

10 LEGISLATOR RHOADS: Thank you,  
11 Madam Chairwoman. Fran, I noticed -- and  
12 I'm not sure who would have the answer to  
13 this, but I notice that the sale price to  
14 the county is less than the appraised value  
15 of the property according to the appraisal.  
16 My understanding is that's because of the  
17 time of the appraisal, the appraiser was  
18 unaware of some of the restrictive covenants  
19 that ran with the land?

20 MR. WILLIAMS: To ensure that the  
21 house remains affordable housing for  
22 veterans, there will be a deed restriction  
23 which will run with the property. So, once  
24 it's transferred, it will always be a house  
25 for veterans. That deed restriction has

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2 lowered the appraised value.

3 LEGISLATOR RHOADS: Thank you. I  
4 just wanted to make sure.

5 CHAIRWOMAN SCHAEFER: Mr. Sklar,  
6 did you have a comment on that?

7 MR. SKLAR: Excuse me, I know it  
8 sounded real great that we sold this veteran  
9 this house for such a low price, no, that's  
10 not the end. We placed a second mortgage on  
11 that house for the full valuations. We will  
12 decide over the course of 30 years how much  
13 money we would want back if the veteran goes  
14 to sell the house.

15 Five years later he could die.  
16 The wife can't afford it, we might let her  
17 take all the profit from the house, but we  
18 would make sure it's sold to another  
19 veteran.

20 That's one of the restrictions.  
21 It sounds nice, we did all this work and  
22 gave them the house, but it wasn't our  
23 intention to give them a land slide profit  
24 and walk away with a half a million dollars  
25 two years later. Haven't thought of that

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2 one yet.

3 LEGISLATOR RHOADS: Sounds like a  
4 great program. Thank you.

5 CHAIRWOMAN SCHAEFER: Thank you.  
6 Legislator Drucker, do you have a question?

7 LEGISLATOR DRUCKER: Yes. Just  
8 that the deed restriction, the veteran deed  
9 restriction alone was not the sole reason  
10 why it was sold for less than the appraised  
11 value, in addition it has to meet the HUD  
12 mid point income level and what is that mid  
13 point income level? Does it vary from year  
14 to year?

15 MR. WILLIAMS: The first question  
16 in terms of it, it actually, the appraisal  
17 was done and came in at one price. When we  
18 informed the appraiser that there would be a  
19 deed restriction on the property, he amended  
20 his report. So it's actually being sold  
21 fair market value. It's been sold for the  
22 appraised value.

23 LEGISLATOR DRUCKER: The  
24 appraised value is \$75,000? And then after  
25 the deed restriction it's \$56,000?

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2 MR. WILLIAMS: Right. After the  
3 appraisal was in the form of the deed  
4 restriction, he amended his report to  
5 reflect.

6 LEGISLATOR DRUCKER: But there  
7 are two separate things. The veterans deed  
8 restriction and the HUD affordable mid point  
9 income level are two separate things,  
10 correct?

11 MR. WILLIAMS: That's correct.

12 LEGISLATOR DRUCKER: But you just  
13 stated that it was sold for 56 because the  
14 appraiser wasn't aware that there was going  
15 to be a veterans deed restriction.

16 MR. WILLIAMS: That's correct.

17 LEGISLATOR DRUCKER: But, in  
18 addition to that, it also has to meet HUD  
19 affordable mid point income levels too.

20 MR. WILLIAMS: That looks to the  
21 income of the person who is purchasing.

22 LEGISLATOR DRUCKER: But that's  
23 unrelated to the veteran deed restriction is  
24 all I'm asking.

25 MR. WILLIAMS: Yes, it is.

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2 LEGISLATOR DRUCKER: And what is  
3 that -- does the HUD affordable mid point  
4 income level vary, does it change from year  
5 to year?

6 MR. WILLIAMS: I think it changes  
7 from community to community.

8 LEGISLATOR DRUCKER: Thank you.

9 CHAIRWOMAN SCHAEFER: Any other  
10 questions from the legislators? Legislator  
11 Curran.

12 LEGISLATOR CURRAN: I just want  
13 to point out that this property is in my  
14 district so I'm very happy that it's coming.

15 MR. WILLIAMS: Thank you.

16 CHAIRWOMAN SCHAEFER: I just have  
17 to clarify for the record, the motion was  
18 made by Legislator Dunne, seconded by  
19 Legislator Ford. Any public comment?  
20 Legislator Rhoads has one more question.

21 LEGISLATOR RHOADS: I apologize.  
22 Just to clarify. I wanted to make sure,  
23 what was the amount of the amended  
24 appraisal?

25 MR. WILLIAMS: It decreased the

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2 value 25, by 25 percent.

3 LEGISLATOR RHOADS: So it is that  
4 \$56,000 figure?

5 MR. WILLIAMS: That's correct.

6 LEGISLATOR RHOADS: Thank you.

7 CHAIRWOMAN SCHAEFER: Public  
8 comment? Ms. Mereday.

9 MS. MEREDAY: Meta J. Mereday,  
10 Baldwin. I'm very encouraged by that. I'm  
11 just hoping that we can continue to expand  
12 on the alliances that are providing support  
13 services as well as the most important  
14 things for our veterans which is housing.

15 We do have a number of veterans  
16 that are elderly that are in homes that need  
17 to be upgraded. I'm just curious as to  
18 whether the county is looking into those  
19 types of resources and services.

20 As a matter of fact, I'm working  
21 with a veterans family now, he's 92. He's a  
22 World War II veteran. Lives in Lynbrook in  
23 the East Rockaway zoning district. He needs  
24 to get a dormer extension put on his home so  
25 his son and daughter-in-law can come and

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2 stay with him, but there are issues with  
3 getting the zoning rushed through.

4 I'm saying again that we have to  
5 look at all the entities, continue to work  
6 together to address these issues so that our  
7 heroes who have homes can remain in their  
8 homes. Our focus is not just on getting  
9 those off of the street, we are trying to  
10 keep the larger number of veterans who are  
11 in jeopardy of losing their homes to be able  
12 to stay in their homes to get the support  
13 services so they can stay in their homes and  
14 get properly supported.

15 I'm definitely encouraged by this  
16 and I look forward to more and looking  
17 forward to the affordable ones so that our  
18 student veterans can stay on Long Island  
19 once they get an education here. Thanks.

20 CHAIRWOMAN SCHAEFER: Thank you.  
21 Any other public comment?

22 (No verbal response.)

23 All those in favor of adopting  
24 this ordinance signify by saying aye.

25 (Aye.)

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2 Any opposed? Legislator Curran.

3 LEGISLATOR CURRAN: Yes. This is  
4 more of a comment. With the Nassau County  
5 land bank, Legislator Bynoe and I both sit  
6 on the board along with somebody else here,  
7 and this is an organization that we can  
8 partner with as part of the land bank to  
9 create veteran housing.

10 I would like to pursue that  
11 relationship and pursue that partnership  
12 through the land bank.

13 CHAIRWOMAN SCHAEFER: Okay.  
14 Let's vote on this. All those in favor say  
15 aye.

16 (Aye.)

17 Any opposed?

18 (No verbal response.)

19 The ayes have it. Motion to  
20 adjourn Planning?

21 LEGISLATOR DUNNE: So moved.

22 LEGISLATOR RHOADS: Second.

23 CHAIRWOMAN GONSALVES: So moved  
24 by Legislator Dunne, seconded by Legislator  
25 Rhoads. All in favor say aye?



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2 (Aye.)

3 Any opposed?

4 (No verbal response.)

5 We are adjourned. Health  
6 Committee is next.

7 (Whereupon, the Planning,  
8 Development and Environment Committee  
9 adjourned at 3:05 p.m.)

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C E R T I F I C A T E

I, FRANK GRAY, a Shorthand Reporter and  
Notary Public in and for the State of New  
York, do hereby stated:

THAT I attended at the time and place  
above mentioned and took stenographic record  
of the proceedings in the above-entitled  
matter;

THAT the foregoing transcript is a true  
and accurate transcript of the same and the  
whole thereof, according to the best of my  
ability and belief.

IN WITNESS WHEREOF, I have hereunto set  
my hand this 21st day of December, 2016.

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FRANK GRAY