

MAKING CERTAIN DETERMINATIONS PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AND AUTHORIZING THE COUNTY EXECUTIVE OF THE COUNTY OF NASSAU TO ACCEPT, ON BEHALF OF THE COUNTY OF NASSAU, AN OFFER OF PURCHASE FROM 3915 AUSTIN BLVD. OWNERS, LLC OF CERTAIN REAL PROPERTY LOCATED IN ISLAND PARK, TOWN OF HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK, SAID REAL PROPERTY KNOWN AS SECTION 43, BLOCK 183, LOTS 1 – 10, 32 -41 ON THE LAND AND TAX MAP OF THE COUNTY OF NASSAU, AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A DEED, CONTRACT OF SALE, AND ALL ANCILLARY DOCUMENTS IN CONNECTION THEREWITH TO CONSUMATE THE SALE.

WHEREAS, the County of Nassau (the “County”) did heretofore acquire title to this property; and

WHEREAS, the Nassau County Charter §105 provides that no real property of the County shall be alienated except by ordinance; and

WHEREAS, the Nassau County Legislature finds that there is a need for affordable and mixed-income housing to provide for the protection of the health, safety and well-being of the County’s most vulnerable citizens; and

WHEREAS, 3915 Austin Blvd. Owners, LLC (the “Purchaser”) has requested that the County of Nassau convey to it the aforesaid parcel consisting of approximately 1-acre of land and the improvements thereon and has made an offer to purchase same in the amount of One Million, One Hundred and Fifty Thousand 00/100 (\$1,150,000.00) Dollars, pursuant to the terms and conditions set forth in that certain Contract of Sale (the “Contract”) by and between the County of Nassau and 3915 Austin Blvd. Owners, LLC, a copy of which is on file in the office of the Clerk of the Nassau County Legislature (the “Sale”); and

WHEREAS, the Sale requires that the Purchaser provide affordable housing pursuant to the Contract; and

WHEREAS, in accordance with Section 1611 of the Nassau County Charter and acting in an advisory capacity to the Nassau County Legislature, the Nassau County Planning Commission has reviewed the proposed action, namely the disposition of the subject property, and determined that it is an “Unlisted Action” pursuant to the New York State Environmental Quality Review Act (“SEQRA”), and has further reviewed the Short Environmental Assessment Form (“SEAF”) for the proposed action and recommends that the Legislature upon its review of the SEAF and any supporting documentation, if any, determine that the evidence before it indicates that the proposed action will have no significant environmental impact and does not require further environmental review; and

WHEREAS, the Nassau County Planning Commission, acting in an advisory capacity to the Nassau County Legislature, passed a resolution regarding the proposed action, a copy of such resolution being attached hereto as Appendix A and incorporated herein, recommending that the Legislature conclude that no further environmental review or action is required on such proposed action.

BE IT ORDAINED BY THE LEGISLATURE OF THE COUNTY OF NASSAU AS FOLLOWS:

1. That the County Executive is hereby authorized to accept the offer of purchase from 3915 Austin Blvd. Owners, LLC in the sum of One Million, One Hundred and Fifty Thousand 00/100 (\$1,150,000.00) Dollars, for said real property being more particularly described as follows:

All that certain plot, piece or parcel of land situated, lying, and being in the unincorporated area of Island Park, Town of Hempstead, County of Nassau, State of New York, known and designated as Section 43, Block 183, Lots 1 -10, 32 - 41 on the Land and Tax Map of the County of Nassau, subject to all of the terms and conditions as outlined in the Contract.

2. That the County Executive be and hereby is authorized to execute for, and on behalf of the County of Nassau, the deed from the County of Nassau, as Grantor, to 3915 Austin Blvd. Owners, LLC as Grantee, upon compliance with the terms and conditions of the Sale, and to execute any and all other ancillary or other instruments, including the Contract, and to take such other action as is necessary, to effectuate the terms of such offer and carry out the purposes of the Contract.

3. That it is hereby determined pursuant to the provisions of the State Environmental Quality Review Act, 8 N.Y.E.C.L. Section 0101 et seq. and its implementing regulations, Part 617 of 6 N.Y.C.R.R., and Section 1611 of the County Government Law of Nassau County, that the proposed sale of the subject property has been determined not to have a significant effect on the environment and no further review is required for the reasons set forth in the attached SEAF.

4. This ordinance shall take effect immediately.