

SPECIAL ^{n a s s a u} BOCES EDITION

Nassau BOCES Public Vote October 16, 2025

September 2025

Voters will decide on a proposal regarding facility use, safety improvements and a property sale.

What's included in the referendum:

Purchase Seaman Neck Middle School

Nassau BOCES is seeking voter approval to purchase Seaman Neck Middle School located in Seaford for approximately \$7.2 million. If approved, this purchase will end current rental payments, which cost approximately \$1 million each year. The building currently serves 142 students with specialized learning needs. Owning the facility will provide long-term program stability.



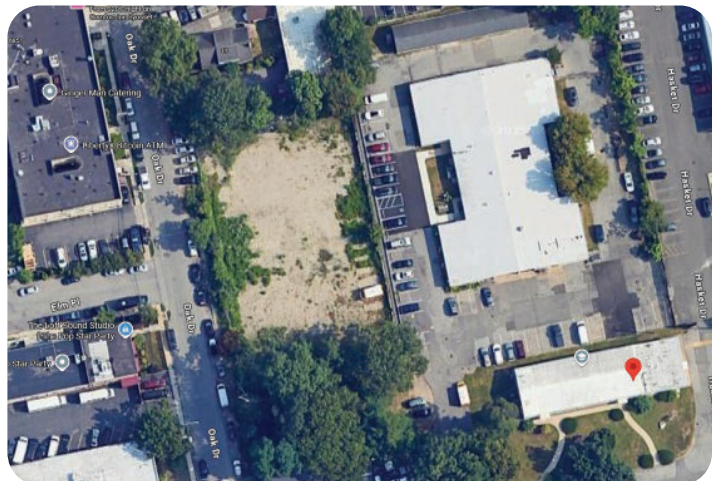
Safety and Accessibility Upgrades

The proposal includes \$5.7 million in improvements at the Rosemary Kennedy Center in Wantagh and the Jerusalem Avenue School in North Bellmore. Planned work includes new secure entry vestibules to enhance safety at both schools, and a new elevator at Jerusalem Avenue School to provide ADA-compliant access to the second floor.

Sale of Haskett Drive Property

Nassau BOCES is also seeking voter approval to sell 2.732 acres of vacant land from the Haskett Drive Complex in Syosset for approximately \$6.83 million. The property is zoned for light industrial use. The proposed buyer intends to build a storage facility, which is a permitted use. No residential development is planned.

A professional broker marketed the property, and the sale price is above the 2022 estimated value. Proceeds will be used for future capital projects to support long-term facility needs. There will be no additional costs to taxpayers or school districts.



Questions and Answers

Will this referendum increase my taxes?

No. All projects will be funded through the Nassau BOCES Capital Fund and/or proceeds from the land sale. There will be no additional cost to taxpayers and/or school districts.

What happens if the referendum does not pass?

Nassau BOCES will explore other options to address facility needs.

What is included in the purchase of Seaman Neck Middle School?

Nassau BOCES would own the school building and parking lot. The athletic fields would remain owned by the school district.

Why is Nassau BOCES buying rather than continuing to rent Seaman Neck Middle School?

Owning the building provides long-term stability for

our programs and avoids future rent increases. It would also eliminate approximately \$1 million in annual rental costs.

Why is Nassau BOCES selling the Haskett Drive property?

The land is currently unused. Selling it would provide funding for future capital projects without additional cost to taxpayers and/or school districts.

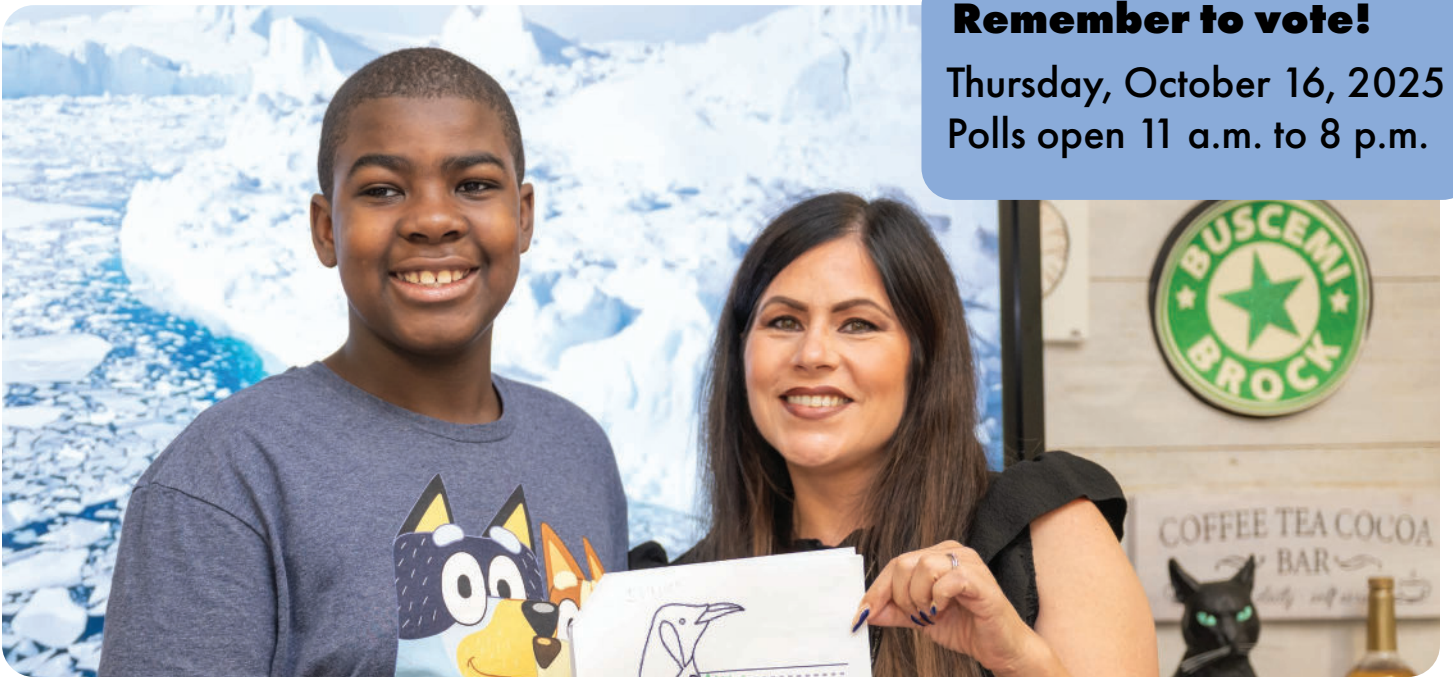
What will the buyer do with the Haskett Drive property?

The buyer plans to build a storage facility for construction materials, which is a permitted use under current zoning. No housing units will be built.

Why is a public vote required?

New York State law requires voter approval for the sale of property and for the purchase or renovation of a building when work affects the building structure.

Visit www.nassauboces.org/vote for updates.



Remember to vote!

Thursday, October 16, 2025

Polls open 11 a.m. to 8 p.m.

On the Ballot:

Shall the Board of Cooperative Educational Services of Nassau County ("Nassau BOCES") be authorized to: (a) provide capital improvements to the Jerusalem Avenue School at 2351 Jerusalem Ave, North Bellmore, New York 11710, inclusive of the addition of secured vestibules to be constructed at three building entrances and/or an elevator addition to provide ADA-compliant access to the second floor, and provide capital improvements to the Rosemary Kennedy Center, 2850 N. Jerusalem Rd., Wantagh, New York 11793, inclusive of the addition of secured vestibules to be constructed at the main entrances to the Rosemary Kennedy School and the Center for Community Adjustment, for a total aggregate cost inclusive of construction, consulting fees, inspection and testing fees, contingencies and related expenses not to exceed \$5,700,000; (b) to acquire from the Levittown Union Free School District title to the land and building at 1100 Crestline Place, Seaford, New York 11783, for use as a school, or for any other permitted educational or administrative use for a total purchase price of \$7,216,000, subject to a subdivision and adjustments in accordance with the Purchase and Sale Agreement dated February 25, 2025 on file in the office of the District Clerk of the Nassau BOCES; (c) to sell to 150 Oak St Holding LLC 2.732 acres of vacant land located Hasket Drive, Syosset, New York known as part of Nassau County Tax Map, Section 15, Block G, Lot 16 (Parcel 2) for a total sale price of \$6,830,000, subject to a subdivision and adjustments in accordance with the Purchase and Sale Agreement dated July 30, 2025 on file in the office of the District Clerk of the Nassau BOCES; and (d) to deposit and/or pay for all or any portion of such construction, sale, and/or acquisitions and costs incidental thereto including but not limited to title fees, realtor fees and related expenses out of the capital fund monies of the Nassau BOCES.

Voter Eligibility

You can vote in the Nassau BOCES referendum if you are:

- a U.S. citizen
- 18 years of age or older
- a resident within the Nassau BOCES service area for at least 30 days preceding the vote.

Important Dates

October 9, 4 p.m. – Deadline to request a mailed absentee or early-voting ballot

October 15, 4 p.m. – Deadline to pick up an absentee or early-voting ballot in person

October 16, 5 p.m. – Deadline for absentee or early-voting ballots to be received by the District Clerk

Ballots are available from the Nassau BOCES District Clerk at the George Farber Administrative Center, 71 Clinton Road, Garden City, NY 11530.

Polling locations

1. Carman Road School, 1 Carmans Road, Massapequa Park, NY
2. Center for Community Adjustment at Rosemary Kennedy Center, 2850 N. Jerusalem Road, Wantagh, NY
3. George Farber Administrative Center, 71 Clinton Road, Garden City, NY
4. Iris Wolfson High School, 21 Chestnut Street, Greenvale, NY
5. Jerusalem Avenue School, 2351 Jerusalem Avenue, North Bellmore, NY
6. Joseph M. Barry Career & Technical Education Center, 1196 Prospect Avenue, Westbury, NY
7. Long Island High School for the Arts, 239 Cold Spring Road, Syosset, NY
8. Robert E. Lupinskier Center, One Merrick Avenue, Westbury, NY
9. Seaman Neck Middle School, 1100 Crestline Place, Seaford, NY

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