

# **REQUEST FOR PROPOSAL**

## **Presbytery of Long Island Vacant Land Property 69 North Service Road Lake Success, New York**

### **I. Description of Property**

The Presbytery of Long Island owns a parcel of land located on the north side of the North Service Road of the Long Island Expressway, west of Community Drive, in the Village of Lake Success, within the Town of North Hempstead, Nassau County, New York. The property is identified on the tax maps of Nassau County as Section 2, Block 358, Lot 27.

There are no buildings or structures on the site. The property consists of a rectangular, residentially-zoned vacant parcel of land having a total area of 2.61 acres (113,700 square feet). The site is wooded with some cleared areas and has perimeter chain-linked fencing. The subject's surrounding uses are primarily community-oriented, recreational or residential.

### **II. Future Use of Property**

At present time the land is minimally used as a part of the work of the Presbytery of Long Island or the Presbyterian Church (USA). It has been owned for twenty years by the Presbytery and a former Presbyterian congregation as a site for new church construction. Changing demographics and economic conditions have caused the leadership of the Presbytery to consider alternative uses as well as disposal of the property. The purpose of this Request for Proposal is to solicit from within and outside the Presbyterian church viable plans for the use of this property. All plans must be economically viable, whether for new church development or for alternative use including construction of housing, schools, recreational facilities, assisted care living, etc.

### **III. Resources Available**

The Presbytery of Long Island has no resources available to assist in any permitting, planning, construction or operations of any suggested proposal for the use of the land. All offers for use or purchase of the land must provide sufficient funds for the Presbytery Board of Trustees to consider the proposal financially beneficial to the Presbytery of Long Island and its wide range of religious and humanitarian services. Documentation of the ownership of the land, as well as a recent appraisal report regarding the value of the property, are available from the offices of the Presbytery of Long Island.

#### **IV. Criteria for Evaluating Proposals**

The Board of Trustees of the Presbytery of Long Island will review all proposals with the following criteria in mind.

- 1) Appropriate use of land as it relates to the community at large.
- 2) Benefit to the needs and aspirations of the Presbytery of Long Island, whether it be religious or secular in nature.
- 3) Financial resources and credit history of the parties making the proposal.
- 4) Feasibility of the proposal to meet the permitting process of the County of Nassau, Town of North Hempstead, and Village of Lake Success.
- 5) Ability and willingness of those presenting the proposal to pay for and initiate the planning and permitting process of the various governmental agencies involved.
- 6) Consideration of the proposal to adversely affect the property tax exemptions presently provided by the various governmental agencies on the property. Payment of in lieu of taxes or reimbursement of taxes will be considered.

#### **X. Terms and Conditions**

Depending on the nature of the proposal submitted, appropriate forms verifying the validity and capability of the group or individual making the proposal must accompany the submission. This may include proof of incorporation, proof of non profit status, financial statements, letters of recommendation and or support, list of members or owners, etc. The date for submission of proposals is sixty days from the Board of Trustees meeting authorizing the dissemination of this Request for Proposal. If insufficient proposals are submitted the Board reserves the right to extend the date for submission of proposals.

The Board of Trustees  
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