

Intro. Res. No. 1256-2016  
Introduced by Presiding Officer, on request of the County Executive

Laid on Table 3/22/2016

**RESOLUTION NO. 327 -2016, AUTHORIZING THE RENEWAL  
OF THE LEASE OF PREMISES LOCATED AT 1850 NEW YORK  
AVENUE, HUNTINGTON STATION, NY FOR USE BY THIRD  
DISTRICT COURT**

**WHEREAS**, the Third District Court currently leases 12,805 square feet of office space from the Landlord which space is located at 1850 New York Avenue, Huntington Station, New York; and

**WHEREAS**, the County entered into a Lease with the Landlord, 35 East 32 Corporation, with a term that will expire on January 1, 2017; and

**WHEREAS**, the Third District Court utilizes this facility for judicial purposes in serving the Town of Huntington and its constituents and is desirous of continuing its operations from the premises location; and

**WHEREAS**, the Landlord has expressed its willingness to renew the lease a year ahead of the expiration date with an increase in rent from \$20.73 to \$21.00 per square foot in exchange for installing energy saving LED lamps throughout the facility; and

**WHEREAS**, the Landlord has expressed its willingness assume the custodial duties at this remote facility for a flat rate of \$3.00 per square foot in additional rent payments for the term of the lease; and

**WHEREAS**, the Landlord has expressed its willingness to renew the lease at 1850 New York Avenue, Huntington Station, New York for fifteen (15) years, with annual base rent escalations of two percent (2%); and

**WHEREAS**, the Space Management Steering Committee recommended the approval of the terms for this lease renewal at its November 19, 2015 meeting; and

**WHEREAS**, sufficient funds are included in the 2016 Operating Budget for lease payments to be made in connection with the premises; now, therefore be it

**1st RESOLVED**, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this law constitutes a Type II action pursuant to Section 617.59(c)(20) and (27) of Title 6 of the New York Code of Rules and Regulations (6 NYCRR) and within the meaning of Section 8-0109 of the New York Environmental Conservation Law as a promulgation of regulations, rules, policies, procedures, and legislative decisions in connection with continuing agency administration, management and information collection. Furthermore, in accordance with Section 1-4(A)(1)(d) of the Suffolk County Charter and Section 279-5(C)(4) of the Suffolk County Code, the Suffolk County Council on Environmental Quality is directed to prepare and circulate all appropriate notices of determination of non-applicability or non-significance in accordance with this law; and be it further

**2nd RESOLVED**, that the County Executive be and hereby is authorized to execute a Lease Extension Commencing May 1, 2016, for term of fifteen (15) years, in accordance with the terms and conditions of this resolution and in substantial conformance with the form annexed.

DATED: April 12, 2016

APPROVED BY:

/s/ Steven Bellone  
County Executive of Suffolk County

Date: April 20, 2016