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NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
ENGEL BURMAN SENIOR HOUSING AT UNIONDALE LLC
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Nassau County Executive and
Legislative Building
1550 Franklin Avenue
Mineola, NY 11501

December 15, 2017

B E F O R E : HON. JOSEPH J. KEARNEY,
Hearing Officer

A P P E A R A N C E S :

For the IDA PHILLIPS LYTLE, LLP
Bond Counsel
340 Madison Avenue
17th Floor
New York, New York 10173

BY: PAUL O'BRIEN, ESQ.

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HEARING OFFICER: Good morning.

My name is Joseph J. Kearney,
and I am the Executive Director and
duly authorized Hearing Officer of the
Nassau County Industrial Development
Agency.

I have been authorized to hold a
public hearing, today,
December 15, 2017. The time is now
9:30 a.m.

We are at the Nassau County
Executive and Legislative Building,
Ceremonial Chambers, located at 1550
Franklin Avenue, Mineola, the Town of
Hempstead, Nassau County, New York.

This is a public hearing
pursuant to Section 859-a of the New
York General Municipal Law.

The Agency has received a
request for additional financial
assistance in connection with the
following existing Agency project:

Engel Burman Senior Housing at
Uniondale LLC, a limited liability

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company, organized and existing under the laws of the State of New York has presented an application for financial assistance to the Agency, which application requests that the Agency consider undertaking a project consisting of the following:

(1) the acquisition of an interest in an approximately 8.16-acre parcel of land located at 875 Jerusalem Avenue, Uniondale, Town of Hempstead, Nassau County, New York; more particularly, Section 50, Block G, Lot P/0279.

(2) the construction of approximately ten buildings aggregating approximately 210,500 square feet, together with related improvements to the land.

(3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion of the project, all of the foregoing for use by the applicant as a

1
2 residential real estate development
3 for residents aged 55 and older.

4 (B) the granting of certain
5 financial assistance within the
6 meaning of Section 854(14) of the
7 General Municipal Law with respect to
8 the foregoing; and.

9 (C) the lease, license or sale
10 of the Project Facility to the
11 applicant or such other entity as may
12 be designated by the applicant and
13 agreed upon by the Agency.

14 The Project Facility would be
15 initially owned, operated and/or
16 managed by the applicant or such other
17 entity as may be designated by the
18 applicant and agreed upon by the
19 Agency.

20 The company would receive
21 financial assistance from the Agency
22 in the form of potential exemptions or
23 partial exemptions from real property
24 taxes, mortgage recording taxes, sales
25 and use taxes.

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Notice of this public hearing was published in Newsday in the Nassau edition on November 30, 2017, and provided to the Chief Executive Officer of each County, City, Town, Village, School District, and other affected tax jurisdiction within which the project facility is or will be located, by letter dated November 30, 2017.

The purpose of this hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing.

I will note -- and we're going to take comments -- there is a second application, which is scheduled to be heard at 9:45. It's comparable -- it's on contiguous land -- but I have to do this according to what the statute says.

So, we'll start to take comment, now. 9:45 comes. We'll break. We'll read what I similarly -- what I just

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read here. And then we can continue the conference.

So, everyone will have a chance to speak, and we won't end until everyone who wishes to be heard is heard. Okay?

That said, with respect to this application -- the senior citizen application -- is there anyone wishing to be heard?

MR. CATANESE: I'd like to read a statement.

HEARING OFFICER: Sure.

This IS Mr. Ernest Catanese. Mr. Catanese and I go back to when I was on the Town Board in the 80s. They were very very -- he and his wife -- concerned citizens is the best way to describe them.

MR. CATANESE: On February 17, 1870, the New York State Legislature approved the purchase of a farm in Uniondale, now known as the A. Holly Patterson property, for \$8,000.

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2 The property was to be used for
3 the poor and indigent; they would work
4 the farm and use the proceeds to
5 sustain the farm.

6 The Health Care Corporation is a
7 Not-For-Profit Benefit Corporation,
8 and therefore not able to sell the
9 property.

10 In lieu of that, it decided to
11 lease it to a developer.

12 The traffic passing in front of
13 the A. Holly Patterson home on
14 Jerusalem Avenue is normally very
15 heavy.

16 With this proposal, the huge
17 increases in traffic that this project
18 will produce, traffic will almost come
19 to a stand still.

20 The project would also increase
21 the need for more schools and increase
22 the taxes for residents. Our schools
23 are now at the breaking point.
24 Uniondale taxes will be going sky
25 high.

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Holly Patterson is located on a Residential B Zone. Open space is what attracted residents to this area -- this project would take away from us.

Most important, this is an our last piece of open space in Uniondale. We are already have soccer fields and Holly Patterson properly.

Please don't allow this project to proceed. Thank you.

HEARING OFFICER: Thank you, sir.

Anyone else wishing to be heard?

MR. IASIELLO: Theresa Iasiello.

The residents of Uniondale are going to be burdened significantly with this project.

There is a tremendous amount of housing in Uniondale for the elderly. So, it's not like there's a need for elderly in Uniondale to find places to live.

And the tax relief that's going

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to be given is placing the burden on the existing residents to carry the weight for all of the added burden on the infrastructure of our Town.

So, the roads, the schools, the stores, everything that's serves the community is going to be burdened by hundreds of more houses or families moving in, and they're not going to be paying their share of the taxes.

It seems unreasonable to allow something like this to passed and the burden to be passed onto the residents of Uniondale while our quality of life is going to be very negatively impacted.

HEARING OFFICER: Thank you.

MR. GIBSON: Art Gibson, Plumbers Local Union 200 representative, 2123 Fifth Avenue, Ronkonkoma, New York, 11779.

So, I would like to speak in favor of this contract of this developer or the applicant, Engel

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Burman.

They are a good contractor with Plumbers Local 200. We do all of their work. In this day and age, they're a contractor that we can rely on paying their bills.

In this day and age, you have no idea how many contractors don't pay their bills.

That affects my contractors who work for them. Then they can't pay their bills to the union hall. And there's a trickle down situation where my members could be out of benefits because the money just doesn't come in. This company, Engel Burman, always pay their bills.

In my opinion, they're a good developer for the project like this.

HEARING OFFICER: Thank you.

MR. KRAFT: Good morning, everyone.

My name is Christopher Kraft, I'm Local 638. I represent over 1600

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members in Nassau County.

I'm here to speak for this project as well.

Engel Burman -- they do a great job providing good paying jobs for our members.

I definitely think it would be a good project for the area.

HEARING OFFICER: Yes.

MR. ADRIAN: Scott Adrian, Local 138, operating engineers.

We are one hundred percent in favor of this project. They put a lot of our members to work, and hope to see it go through.

HEARING OFFICER: Yes.

MR. MAJKUT: Jack Majkut, IBW Local 25. We represent approximately 2,000 members here on Long Island -- working families.

Engel Burman is currently doing a project with local labor, which is one of the ideas behind the IDA, putting some local people to work. We

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are on those jobs.

They are a good developer. I just echo what some of my colleagues have said; that they do pay timely, and there's never issues. They good projects.

I believe there is a shortage.

Just take a moment of personal privilege hear and say that my mother was forced out of Long Island about 20 years ago because there wasn't enough senior housing, and this will help that issue. Thank you.

HEARING OFFICER: Yes.

MR. NORMAN: Mathew Norman. I'm here as a resident of Nassau County. I live in Syosset.

I'd like to echo what the previous speaker said.

Older people are not able to stay in Nassau County because of taxes and the lack of senior housing.

I think this project -- and the developer building this project I

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think it's a positive impact both for taxes, you know, on the economy providing jobs for the people who will build it, as well as the people who will work at that project after it's built, and a tax base going forward with that project in place. You know, the senior housing project in place.

But, it's imperative that we have housing for the people who are fleeing; not just the young people are fleeing Long Island, but the older people as well.

So, as a resident of Nassau County, I'm in favor of this project.

HEARING OFFICER: Anyone else?

MR. ENGLISH: Robert English. I'm a business agent; Local 66.

We are strongly against this project.

Engel Burman -- although they are a very strong and able company -- I don't think they're as friendly to labor as these other gentleman are

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saying, right now.

I happen to know -- I have been business agent in Nassau County and Suffolk County for the last 15 years. I've dealt with Engel Burman for 15 years.

Engel Burman used to build their projects all union.

I would like all these gentlemen to tell me all these friendly projects that on -- because the ones I've gone on they're non-union. So, they're not friendly with labor.

The one they're speaking of, right now, in Jericho were not good because we supported another -- labor union, and we got thrown off the job.

So, I'd love to know how they're that friendly with labor being that they treated Local 66 this way.

And as a Nassau County resident -- I live in Wantagh -- I'm in agreement with this lady right here because I don't think Nassau County

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2 should take the burden on of the
3 excess taxes that they're going to
4 get.

5 Engel Burman has used the IDA
6 for years on all their projects with
7 tax incentives.

8 Their company that stable and
9 has that much equity does not need tax
10 break to build this job.

11 HEARING OFFICER: Thank you.

12 Anyone else?

13 MS. JACOBS: Pearl Jacobs. I'm
14 the president of the Nostrand Gardens
15 Civic Association in Uniondale.

16 I'm trying to inquire. No one
17 has been able to ascertain whether or
18 not an environmental impact study has
19 been done regarding this development.

20 As a community leader, I would
21 like to know, you know, what study was
22 done on the water, sewage, traffic
23 impact that this will have on the
24 community.

25 HEARING OFFICER: Mr. O'Brien

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from the law firm of Phillip Lytle is here. And after the meeting is over, he'd be happy to explain to you and answer your questions. So, you'll get answers to those questions that you have.

MS. JACOBS: Because the community is going to bear the blunt of this. They're asking for tax breaks.

But, what is the community going to get from this?

This is a -- Holly Patterson -- this whole acreage over there was actually bequeathed to the community. So, that's a whole another issue.

But, the issue is: How this is going to affect the community.

I don't really see any positive outcome regarding traffic, sewage and the environmental impact on the community.

HEARING OFFICER: Okay. Thank you.

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2 MR. ADRIAN: Scott Adrian.

3 They're more than fair. You
4 call them up. They call you back.
5 You say you want to have a meeting
6 with them. They say come down. They
7 let the signatories do the work. They
8 do a lot more than a lot of other
9 people that come up into this room.
10 Just so you know.

11 MS. IASIELLO: Who is he
12 referring to?

13 HEARING OFFICER: This is
14 neither the time nor the place for a
15 debate as to whether or not the
16 applicant is or is not what they
17 purport to be.

18 MR. ENGLISH: Just to let you
19 know -- to rebut what Mr. Adrian just
20 said -- we have had meetings with
21 Engel Burman in the past. We're been
22 told we're too expensive to be on the
23 project.

24 My members from Nassau County --
25 which pay taxes in Nassau County and

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support the Nassau County -- they're the ones that get burdened by their tax relief that they use the IDA are being told they're too expensive to work on-the-job.

HEARING OFFICER: Okay.

MR. ENGLISH: I'd like to know how somebody says that's fair.

I know people -- I'll leave it at that.

HEARING OFFICER: Appreciate it.

MR. GEORGIO: Anthony Giorgio, ownership of Giorgio Electrical Contractors. We're locally based on Long Island.

We participated in some of the projects with Engel Burman.

We're hundred percent in favor of this project. We've done a number of -- work on Long Island. There are few and far between.

We appreciate to see a developer make an investment on Long Island. A lot of work opportunities for our

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staff of electricians and also with our office staff.

We run a fairly large office operation. Projects like this provide opportunities for us to be stable and to keep jobs on Long Island.

So, these jobs are vital for us. So, we are in favor of the project.

HEARING OFFICER: Appreciate it.

It's 9:45.

As I said earlier, I'm going to go into the next public hearing and read the statement with respect to that.

Then we will continue the comments as we go along.

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C E R T I F I C A T E

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

I, RICH MOFFETT, a Notary Public
within and for the State of New York,
do hereby certify:

That the public hearings
hereinbefore set forth is a true
record of the testimony given.

I further certify that I am not
related to any of the parties to these
proceedings by blood or marriage; and
that I am in no way interested in the
outcome of these matters.

IN WITNESS WHEREOF, I have
hereunto set my hand this 15th day of
December, 2017.

RICH MOFFETT

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