

Nassau County Industrial Development Agency

Board Meeting Minutes

September 27, 2017

5:00 PM

I. Board Roll Call

Tim Williams	Present
Mike Rodin	Present
Gary Weiss	Present
John Coumatos	Present
Chris Fusco	Present

Others Present

Joseph J. Kearney
Paul O'Brien, Esq.
Colleen Pereira
Nicholas Terzulli

II. Approval of the August 16, 2017 Board Meeting Minutes

Gary Weiss moved to approve. Mike Rodin seconded the motion. The motion carried unanimously.

III. Bills and Communications

N/A

IV. Committee Reports

N/A

V. Unfinished Business

N/A

VI. New Business and Discussion

a. BSL Woodbury

The project is for an assisted living facility of 89 units on Woodbury Road in Syosset where a dry-cleaning facility once operated. There is a site management plan in place to remediate the land once current structure is demolished. Applicant is committing to create at least 55 full time equivalent positions and at least 200 construction jobs. Applicant is negotiating with labor unions, and, as of the date of this Board meeting, has 99% of the construction work contracted with union-shops. The Applicant is trying to negotiate a rate with the carpenters' unions. Applicant stated this project would not move forward without the assistance of the NCIDA. Joseph Kearney, NCIDA Executive Director, recommended the project be approved.

Gary Weiss asked if the local village reviewed the PILOT.

Applicant said: The project is not located in a village; however, the Woodbury School District has negotiated a separate internship program with applicant.

Tim Williams asked for the applicant to explain the site management plan.

Applicant said: When they demolish the buildings, an environmental company will test the soil. The applicant expects they will remove soil after testing.

Tim Williams asked if any tax dollars will be spent on remediation.

Paul O'Brien said: The NCIDA will have a standard environmental indemnification and the lender will be subordinate to our position.

Gary Weiss moved to approve the following Resolutions and John Coumatos seconded the motion:

NCIDA #2017-41	BSL Woodbury SEQRA Resolution
NCIDA #2017-42	BSL Woodbury PILOT Deviation Resolution
NCIDA #2017-43	BSL Woodbury Inducement/Approving Resolution

Tim Williams, Gary Weiss, and John Coumatos voted in favor of the motion.

Chris Fusco voted no.

Mike Rodin voted no.

Motion carried three votes aye to two votes no.

b. Palmetto

The proposed project is a Marriot Residence Inn on Ring Road in Garden City. The hotel will target business and leisure travelers. The land is currently vacant. The total project cost is approximately \$40 million. The Project would create at least 35 full time equivalent positions and between 75-100 construction jobs. The hotel will provide affinity programs allowing guests to receive special benefits at the neighboring Roosevelt Field Shopping Mall and this will attract travelers and tourists to the hotel. Program specifics will be available to NCIDA prior to closing. Joseph Kearney said that Staff approves the project.

Chris Fusco asked if Applicant reached out to Nassau-Suffolk Building Trades. Applicant said they are working with Racanelli Construction and have reached out directly to all trades.

Chris Fusco asked if there any plans to negotiate a Project-Labor Agreement? Applicant said not at this time.

Joseph Kearney said: Applicant should reach out to Building Trades Council.

Mike Rodin asked if they had any other properties on Long Island?

Applicant said: Yes, they have 2 projects in Town of Hempstead.

Michael Rodin moved to approve the following resolutions and John Coumatos seconded:

NCIDA #2017-44	Palmetto SEQRA Resolution
NCIDA #2017-45	Palmetto Pilot Deviation Approval Resolution
NCIDA #2017-46	Palmetto Inducement/Approving Resolution

The motion was unanimously approved.

c. 26 Sunset LLC

The proposed project is a 127 room Marriot Residence Inn to be constructed on the Milleridge Inn Cottage Parking lot on the Milleridge Inn complex. The site is approximately 2.5 acres. The proposed project will create a needed synergy between the Milleridge Inn restaurant and catering facility, local business community and the hotel. Milleridge can offer guests and patrons hotel accommodations. In addition, the hotel will attract visitors from neighboring

colleges, such as, SUNY Old Westbury, NYIT, and CW Post. The project will create at least 35 full time equivalent positions and approximately 100 construction jobs. The lease deal is conditioned upon NCIDA approval and zoning approvals from the Town of Oyster Bay. The Applicant has not yet reached out the building trades as it premature to do so without zoning approvals. Joseph Kearney said there is a need for this project and it fits perfectly on the campus of the Milleridge Inn. Applicant said they will reach out Building Trades and the hotel project they developed in Suffolk County had a PLA.

Chris Fusco moved to approve the following resolutions and Mike Rodin seconded:

NCIDA #2017-47	26 Sunset LLC SEQRA Resolution
NCIDA #2017-48	26 Sunset LLC Pilot Deviation Approval Resolution
NCIDA #2017-49	26 Sunset LLC Inducement/Approving Resolution

The motion was unanimously approved.

VII. Adjournment

Unanimous voice vote to adjourn at 5:30 PM.

Tim Williams
Chairman



Christopher Fusco
Assistant Secretary

colleges, such as, SUNY Old Westbury, NYIT, and CW Post. The project will create at least 35 full time equivalent positions and approximately 100 construction jobs. The lease deal is conditioned upon NCIDA approval and zoning approvals from the Town of Oyster Bay. The Applicant has not yet reached out the building trades as it premature to do so without zoning approvals. Joseph Kearney said there is a need for this project and it fits perfectly on the campus of the Milleridge Inn. Applicant said they will reach out Building Trades and the hotel project they developed in Suffolk County had a PLA.

Chris Fusco moved to approve the following resolutions and Mike Rodin seconded:

NCIDA #2017-47	26 Sunset LLC SEQRA Resolution
NCIDA #2017-48	26 Sunset LLC Pilot Deviation Approval Resolution
NCIDA #2017-49	26 Sunset LLC Inducement/Approving Resolution

The motion was unanimously approved.

VII. Adjournment

Unanimous voice vote to adjourn at 5:30 PM.



Tim Williams
Chairman

Christopher Fusco
Assistant Secretary