

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

-----X
NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
839 MANAGEMENT LLC
-----X



Town of North Hempstead
Town Hall
220 Plandome Road
Manhasset, New York

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 LYTTLE LLP
Bond Counsel
1205 Franklin Avenue,
Suite 390
Garden City, New York 11530

BY: PAUL O'BRIEN, ESQ.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HEARING OFFICER: Good morning.

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

I've been authorized to hold a
public hearing today, December 8,
2016; the time is now 11:04 a.m.

We're at Town Hall, 220 Plandome
Road, Manhasset, Town of North
Hempstead, County of Nassau, State of
New York.

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

The Agency has received an
application for financial assistance
in connection with the following
matter:

839 Management LLC, a limited
liability company, organized and
existing under the laws of the State

1
2 of New York has presented an
3 application for financial assistance
4 to the Agency. The application
5 requests that the Agency consider
6 undertaking a project consisting of
7 the following:

8 (A) (1) the acquisition of an
9 interest in a certain parcel of land
10 located at 839 Prospect Avenue,
11 Westbury, Town of North Hempstead,
12 County of Nassau, State of New York,
13 more particularly, Section 11, Block
14 1, Lots 45-47.

15 (2) the renovation of the
16 existing building on the land,
17 together with related improvements to
18 the land, and

19 (3) the acquisition of certain
20 furniture, fixtures, machinery, and
21 equipment necessary for the completion
22 thereof; all of the foregoing to
23 constitute an 18-unit multi-family
24 residential rental facility, a portion
25 of which units shall be affordable

1
2 units.

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

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

13 Finally (D), the, sublease
14 thereof to such other persons or
15 entities as may be designated by the
16 applicant and agreed upon by the
17 Agency.

18 The Project Facility would be
19 initially owned, operated and/or
20 managed by the applicant or such other
21 entity as may be designated by the
22 applicant and agreed upon by the
23 Agency.

24 The company would receive
25 financial assistance from the Agency

1
2 in the form of potential exemptions or
3 partial exemptions from real property
4 taxes, mortgage recording taxes, and
5 sales and use taxes.

6 Notice of this public hearing
7 was published in Newsday in the Nassau
8 County edition on November 21, 2016,
9 and provided to the chief executive
10 officer of each county, city, town,
11 village, school district, and other
12 affected tax jurisdiction within which
13 the Project Facility is or will be
14 located by letter dated November 21,
15 2016.

16 The purpose of this hearing is
17 to provide an opportunity for all
18 interested parties to present their
19 views, both orally and in writing,
20 with respect to the Project.

21 I look about the room, and there
22 is one person, Mr. Troiano from the
23 Town of North Hempstead. Otherwise,
24 there is no one here save for counsel,
25 Mr. O'Brien.

1
2 Mr. Troiano, do you wish wish to
3 say anything?

4 MR. TROIANO: Robert Troiano,
5 Special Policy Adviser to Supervisor.

6 I just want to say the Town of
7 North Hempstead is happy to see this
8 project go forward. It's been a long
9 time coming.

10 The approval of this pilot would
11 allow the removal of blight in the
12 community and quality of affordable
13 housing for the residents who are
14 deeply in need of that housing.

15 HEARING OFFICER: Thank you.
16 And I want, for the record, to note
17 that Mr. Troiano and the Town have
18 been extremely helpful and cooperative
19 and supportive of this and of the
20 IDA's work with the applicant to
21 complete this project, which has been
22 languishing for a number of years, and
23 it's been through some rough periods.
24 It's good to see it finally coming to
25 fruition.

1
2 That being said -- nor has
3 anyone else present desire either
4 orally or in writing to comment with
5 respect to this application.

6 I hereby call this hearing to a
7 close. The time noted is now
8 11:09 a.m.

9 * * *

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 8th day of
December, 2016.



RICH MOFFETT