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NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PUBLIC HEARING  
35 BROADWAY HICKSVILLE LLC

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Oyster Bay Community Center  
59 Church Street  
Oyster Bay, New York

November 28, 2017  
10:30 a.m.

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  
  340 Madison Avenue  
  New York, New York 10173  
BY:   PAUL O'BRIEN, ESQ.

For the Town               RALPH HEALEY, ESQ.  
  Asst. Town Attorney

Rich Moffett Court Reporting, Inc.  
114 Old Country Road Suite 630  
Mineola, New York 11501  
516-280-4664

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MR. KEARNEY: Good morning.

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

I have been authorized to hold a  
public hearing, today, November 28,  
2017. The time is now 10:30 a.m.

We are at the Oyster Bay  
Community Center, 59 Church Street,  
Oyster Bay, Town of Oyster Bay, in the  
County of Nassau, in the State of New  
York.

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

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

35 Broadway Hicksville LLC, a  
limited liability company organized  
and existing under the laws of the  
State of New York, has submitted an

1  
2 application for financial assistance  
3 to the Agency requesting that the  
4 Agency consider undertaking a project  
5 consisting of the following:

6 (A) (1) the acquisition of an  
7 interest in a parcel of land located  
8 at 35 North Broadway, Hicksville, Town  
9 of Oyster Bay, County of Nassau, in  
10 the State of New York, more  
11 particularly, Section 12, Block 203,  
12 Lots 1, 10 and 41.

13 (2) the renovation of an  
14 approximately 30,000 square foot  
15 building on the land, together with  
16 related improvements to the land.

17 (3) the acquisition of certain  
18 furniture, fixtures, machinery and  
19 equipment necessary for the completion  
20 thereof, all of the foregoing for use  
21 as a mixed-used facility consisting of  
22 retail space on the first floor and 18  
23 residential rental units, of which at  
24 least two residential rental units  
25 shall be affordable units.

1  
2 (B) the granting of certain  
3 financial assistance within the  
4 meaning of Section 854(14) of the  
5 General Municipal Law with respect to  
6 the foregoing.

7 (C) the lease (with an  
8 obligation to purchase) license or  
9 sale of the project facility to the  
10 applicant or such other entities as  
11 may be designated by the applicant and  
12 agreed upon by the Agency.

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

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

25 Notice of this public hearing

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was published in Newsday in the Nassau County edition on November 8, 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 8, 2017.

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

I look about the room, and I see only a representative from the Town and our counsel.

I note for the record that the Agency has not received any request to speak or any correspondence from anyone in the public with respect to this application.

Therefore, it now being 10:34, I call this hearing to a close.

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C E R T I F I C A T E

STATE OF NEW YORK )

) ss.:

COUNTY OF NASSAU )

I, LEE KOUMOURDAS, 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 28th day of November, 2017.

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LEE KOUMOURDAS