

**LEGAL NOTICE # 21376446 NOTICE OF PUBLIC HEARING NOTICE**

Legal Notice # 21376446 NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the General Municipal Law, as amended, will be held by the Nassau County Industrial Development Agency (the "Agency") on the 4th day of May, 2018, at 10:00 a.m., local time, at Oyster Bay Community Center, 59 Church Street, Oyster Bay, Town of Oyster Bay, Nassau County, New York, with respect to the following project: OYSTER BAY GARDENS LLC, a limited liability company organized and existing under the laws of the State of New York (the "Applicant"), has submitted an application for financial assistance (the "Application") to the Agency, which Application requests that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 3.66 acre parcel of land located at 857 Oyster Bay Road, Bethpage, Town of Oyster Bay, County of Nassau, New York (currently part of Section: 46; Block: G; Lot: 66) (collectively, the "Land"), which Land is more particularly described on Schedule A attached hereto, (2) the construction of an approximately 40,000 square foot, three-story building on the Land, together with related improvements to the Land (collectively, the "Building"), and (3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the "Equipment"), all of the foregoing for use by the Applicant as a 48-unit residential rental facility consisting of thirty-six (36) units which shall constitute "Housing for Older Persons" (i.e., intended for, and solely occupied by, persons 62 years of age or older in accordance with the Fair Housing Act and other applicable laws prohibiting discrimination in housing) and twelve (12) units designated for individuals with intellectual and developmental disabilities, all of which units shall be affordable units (collectively, the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing; and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency. The Project Facility would be initially owned, operated and/or managed by the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity(ies), collectively, the "Company"). The Company would receive financial assistance from the Agency in the form of a potential exemption or partial exemption from real property taxes, mortgage recording taxes and sales and use taxes (collectively, the "Financial Assistance"). A representative of the Agency will at the above-stated time and place hear and accept comments from all persons with views with respect to the Project. Interested parties may present their views both orally and in writing with respect to the Project. Subject to applicable law, copies of the Application, which includes a description of the anticipated costs and benefits of the Project, are available for review by the public during business hours at the offices of the Agency at One West Street, Suite 326, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). Dated: April 20, 2018 NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY By: Joseph J. Kearney Executive Director SCHEDULE A Description of the Land ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT BETHPAGE, TOWN OF OYSTER BAY, COUNTY OF NASSAU AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY SIDE OF SOUTH OYSTER BAY ROAD, 876.98 FEET SOUTH OF THE WESTERLY END OF THE ARC OF A CIRCLE CONNECTING THE EASTERLY SIDE OF SOUTH OYSTER BAY ROAD WITH THE SOUTHWESTERLY SIDE OF STEWART AVENUE, AND FROM SAID POINT OR PLACE OF BEGINNING; RUNNING THENCE NORTH 83 DEGREES 44 MINUTES 20 SECONDS EAST 572.95 FEET; THENCE SOUTH 6 DEGREES 15 MINUTES 40 SECONDS EAST 147.57 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 20 SECONDS WEST 132.00 FEET; THENCE NORTH 66 DEGREES 33 MINUTES 01 SECONDS WEST 159.56 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 20 SECONDS WEST 303.00 FEET TO A POINT ON THE EASTERLY SIDE OF SOUTH OYSTER BAY ROAD; THENCE NORTHERLY ALONG THE EASTERLY SIDE OF SOUTH OYSTER BAY ROAD, NORTH 5 DEGREES 43 MINUTES 45 SECONDS WEST 68.49 FEET TO THE POINT OR PLACE OF BEGINNING.

Appeared in: **Newsday** on Friday, 04/20/2018

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