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## NOTICE OF PUBLIC HEARING

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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 7th day of December, 2018, at 2:30 p.m., local time, at Town of Oyster Bay Community Center, 59 Church Street, Oyster Bay, Town of Oyster Bay, Nassau County, New York, with respect to an existing project of the Agency for SOUTHERN GLAZER'S WINE AND SPIRITS, LLC, ("Southern") and SYOSSET PROPERTY PARTNERS, LLC, ("Syosset") (the "Applicant") consisting of: (A)(1) the acquisition of an interest in an approximately 20.2 acre parcel of land located at 313, 323, 325, and 345 Underhill Boulevard, Syosset, Town of Oyster Bay, Nassau County, New York (Section: 15; Block: 169; Lots: 8, 10, 21, and 22) (the "Existing Land"), (2) the renovation of, and construction of, an approximately 148,000 square foot addition to the buildings located on the Existing Land (collectively, the "Original Building"), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the "2006 Equipment"), all of the foregoing to constitute a wholesale distribution facility for use by the Applicant in the wine and spirit industry (the Existing Land, New Building, and 2006 Equipment are, collectively, the "2006 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 2006 Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency.

The above referenced 2006 Project Facility was initially and is currently owned, operated and managed by Syosset or such other entity as may be designated by the Applicant and agreed upon by the Agency. Syosset received "financial assistance" with respect to the 2006 Project Facility from the Agency, which included exemptions or partial exemptions from property taxes, mortgage recording taxes and sales and use taxes (collectively the "Financial Assistance").

The Applicant has submitted an Application for Financial Assistance (the "Application") requesting that the Agency undertake an additional project (the "Proposed Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 3.76 acre parcel of land located at 425 Underhill Boulevard, Syosset, Town of Oyster Bay, Nassau County, New York (Section: 15; Block: 169; Lot: 12) (the "New Land"), (2) the renovation of an approximately 80,000 square foot existing building (the "New Building") and other related improvements on the New Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "2018 Equipment"); (4) retention of the 2011 Project Facility (the "2018 Retention" and together with the 2018 Equipment, New Land and New Building, 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 as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, collectively, the “Company”).

The Company would receive certain additional “financial assistance” from the Agency in the form of potential exemptions or partial exemptions from real property taxes, mortgage recording taxes, and sales and use taxes (the “Additional 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 Proposed Project. Interested parties may present their views both orally and in writing with respect to the Proposed Project.

Subject to applicable law, copies of the Application, which includes a description of the anticipated costs and benefits of the Proposed Project, are available for review by the public during business hours at the offices of the Agency at One West Street, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). A copy of the Application is also posted on the Agency’s website.

Dated: November 23, 2018

NASSAU COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: Joseph J. Kearney  
Executive Director