

**Engel Burman at Uniondale LLC  
and Engel Burman Senior Housing at  
Uniondale LLC SEQRA Resolution**

A regular meeting of the Nassau County Industrial Development Agency (the "Agency") was convened in public session at the offices of the Agency located at 1550 Franklin Avenue, Mineola, Nassau County, New York on December 19, 2017 at 9:00 a.m., local time.

The meeting was called to order by the Chairman, upon roll being called, the following members of the Agency were:

**PRESENT:**

Timothy Williams	Chairman
John Coumatos	Vice Chairman
Christopher Fusco	Asst. Secretary
Michael Rodin	

**NOT PRESENT:**

**THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:**

Joseph J. Kearney	Executive Director
Joseph Foarile	Chief Financial Officer
Colleen Pereira	Administrative Director
Nicholas Terzulli	Director of Business Development
Paul O'Brien, Esq.	Bond/Transaction Counsel
Milan Tyler, Esq.	Bond/Transaction Counsel

The attached resolution no. 2017-63 was offered by John Coumatos, seconded by Michael Rodin:

Resolution No. 2017-63

RESOLUTION ACKNOWLEDGING AND ADOPTING THE NEGATIVE DECLARATION  
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT OF THE  
TOWN OF HEMPSTEAD TOWN BOARD FOR THE PROPOSED PROJECT OF  
ENGEL BURMAN SENIOR HOUSING AT UNIONDALE LLC &  
ENGEL BURMAN AT UNIONDALE LLC

**Project Name:** ENGEL BURMAN SENIOR HOUSING AT UNIONDALE LLC  
& ENGEL BURMAN AT UNIONDALE LLC

**Location:** 875 Jerusalem Avenue, Uniondale, Town of Hempstead, Nassau  
County, New York (Section: 50; Block: G; Lot: p/o 279)

**SEQR Status:** Type I     Unlisted XX

**Determination  
of Significance:** Negative Declaration XX Positive Declaration    

WHEREAS, the Nassau County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "project" (as defined in the Act) or to cause said project to be acquired, constructed, reconstructed and installed and to convey said project or to lease said project with the obligation to purchase; and

WHEREAS, ENGEL BURMAN SENIOR HOUSING AT UNIONDALE LLC, a limited liability company organized and existing under the laws of the State of New York (the "EB Senior Applicant"), presented an application for financial assistance (the "EB Senior Application") to the Agency, which Application requested that the Agency consider undertaking a project (the "EB Senior Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 8.16-acre parcel of land located at 875 Jerusalem Avenue, Uniondale, Town of Hempstead, Nassau County, New York (Section: 50; Block: G; Lot: p/o 279) (the "EB Senior Land"), (2) the construction of approximately ten buildings aggregating approximately 210,500 square feet (together, the "EB Senior Building") on the Land, together

with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the "EB Senior Equipment"), all of the foregoing for use by the EB Senior Applicant as a residential real estate development for residents aged 55 and older (collectively, the "EB Senior 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 EB Senior Project Facility to the EB Senior Applicant or such other entity as may be designated by the EB Senior Applicant and agreed upon by the Agency; and

WHEREAS, ENGEL BURMAN AT UNIONDALE LLC, a limited liability company organized and existing under the laws of the State of New York (the "EB Applicant", and together with the EB Senior Applicant, the "Applicant"), presented an application for financial assistance (the "EB Application," and together with the EB Senior Application, the "Application") to the Agency, which EB Application requested that the Agency consider undertaking a project (the "EB Project," and together with the EB Senior Project, the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 9.5-acre parcel of land located at 875 Jerusalem Avenue, Uniondale, Town of Hempstead, Nassau County, New York (Section: 50; Block: G; Lot: p/o 279) (the "EB Land," and together with the EB Senior Land, the "Land"), (2) the construction of approximately nine buildings aggregating approximately 195,000 square feet (together, the "EB Building," and together with the EB Senior Building, the "Building") on the Land, together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the "EB Equipment," and together with the EB Senior Equipment, the "Equipment"), all of the foregoing for use by the EB Applicant as a residential real estate development for residents of all ages (the "EB Project Facility," and together with the EB Senior Project Facility, 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 EB Project Facility to the EB Applicant or such other entity as may be designated by the EB Applicant and agreed upon by the Agency; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 N.Y.C.R.R. Part 617, et. seq., as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the Agency must consider whether the Project is an "action" that would require it to satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, the Town of Hempstead Town Board ("Town Board") was Lead Agency for the Project and undertook a coordinated review pursuant to 6 N.Y.C.R.R. 617.6(b)(3) of the Regulations; and

WHEREAS, the Agency was inadvertently missed as an involved agency; and

WHEREAS, the Project was thoroughly evaluated as part of a comprehensive coordinated environmental review conducted by the Town Board which included a complete review of (1) Part 1 of the Full Environmental Assessment Form dated June 22, 2016 (attached); (2) Parts II and III of the Full Environmental Assessment Form dated April 21, 2017 (attached); and (3) other supporting documentation; and

WHEREAS, as Lead Agency, on September 5, 2017, the Town Board issued for its determination of significance, a negative declaration, finding that the Project, an Unlisted action, would not have any significant adverse environmental impacts;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency formally acknowledges the “hard look” that the Lead Agency took at the Project and concurs with the Lead Agency’s determination relative to SEQRA - specifically, that the Project will not have any adverse significant environmental impacts and that a negative declaration is appropriate.

Section 2. The Agency, after undertaking its own “hard look,” independently adopts all findings and conclusions contained in the September 5, 2017 negative declaration issued by the Town Board and attached hereto for the reasons detailed in the Attachment to Part 3 of the EAF dated April 21, 2017 also attached hereto.

Section 3. The appropriate representative(s) of the Agency is(are) hereby authorized and directed to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Timothy Williams	VOTING	AYE
John Coumatos	VOTING	AYE
Christopher Fusco	VOTING	AYE
Michael Rodin	VOTING	NAY

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK            )  
  ) SS.:  
COUNTY OF NASSAU            )

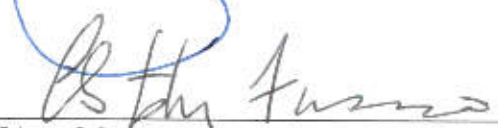
We, the undersigned [Assistant] Secretary and [~~Vice~~] Chairman of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on December 19, 2017 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this <sup>19<sup>th</sup></sup> day of December, 2017.

  
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[~~Vice~~] Chairman

  
\_\_\_\_\_  
[Asst.] Secretary