

**Luxottica U.S. Holdings Corp.
SEQRA Resolution**

A regular meeting of the Nassau County Industrial Development Agency (the "Agency") was convened in public session at the Nassau County Executive & Legislative Building, Ceremonial Chambers, 1550 Franklin Avenue, Mineola, County of Nassau, New York, on December 12, 2018, at 6:30 p.m., local time.

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

PRESENT:

Richard Kessel	Chairman
Lewis M. Warren	Vice Chairman
Anthony Simon	2nd Vice Chairman
Timothy Williams	Secretary
Amy Flores	Treasurer
John Coumatos	Asst. Treasurer

NOT PRESENT:

Chris Fusco	Asst. Secretary
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THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Joseph J. Kearney	Executive Director
Joseph Foarile	Chief Financial Officer
Colleen Pereira	Administrative Director
Paul V. O'Brien, Esq.	Bond/Transaction Counsel

The attached resolution no. 2018-85 was offered by Timothy Williams, seconded by Richard Kessel:

Resolution No. 2018-85

RESOLUTION FINDING THAT ACTION TO UNDERTAKE A
CERTAIN PROJECT FOR LUXOTTICA U.S. HOLDINGS CORP. WILL
NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT

Project Name: Luxottica U.S. Holdings Corp.

Location: 12 Harbor Park Drive, Port Washington, Town of North Hempstead, County of Nassau, New York, 11050

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 "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, LUXOTTICA U.S. HOLDINGS CORP. (the "Applicant"), a corporation organized and existing under the laws of the State of Delaware and qualified to do business in the State of New York as a foreign corporation, previously presented an application for financial assistance (the "2012 Application") requesting that the Agency undertake a project (the "2012 Project") consisting of the following: (A)(1) the acquisition of an interest in a leasehold interest in an approximately 30,065 square foot portion (the "2012 Premises") of an approximately 122,715 square foot building (the "Building") on a certain parcel of land located at 12 Harbor Park Drive, Port Washington, Town of North Hempstead, County of Nassau, New York (Section: 6; Block: 058; Lot: 103) (the "Land"), (2) the renovation of the 2012 Premises, and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (the "2012 Equipment"), all of the foregoing for use by the Applicant and its affiliates as their East Coast headquarters (the 2012 Premises and the 2012 Equipment being referred to

herein, collectively, as the “2012 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, including potential exemptions or partial exemptions from real property taxes and sales and use taxes (the “2012 Financial Assistance”); and (C) the lease (with an obligation to purchase), license or sale of the 2012 Project Facility to the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Applicant has presented an application for additional financial assistance (the “2018 Application”) requesting that the Agency undertake a project (the “2018 Project” and together with the 2012 Project, collectively, the “Project”) consisting of the following: (A)(1) the acquisition of an interest in a leasehold interest in an additional approximately 9,000 square foot portion (the “2018 Premises” and together with the 2012 Premises, collectively, the “Premises”) of the Building on the Land, (2) the renovation of the 2018 Premises, and (3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (the “2018 Equipment” and together with the 2012 Equipment, collectively, the “Equipment”), all of the foregoing for use by the Applicant and its affiliates as additional space for their East Coast headquarters (the 2018 Premises and the 2018 Equipment, collectively, the “2018 Project Facility”; the Premises and the Equipment [which include the 2012 Project Facility and the 2018 Project Facility], collectively, as the “Project Facility”); (B) the granting of certain additional “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the Project Facility, including potential exemptions or partial exemptions from real property taxes and sales and use taxes (the “2018 Financial Assistance” and together with the 2012 Financial Assistance, collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase), license or sale of the 2018 Project Facility to the Applicant or such other entity as may be designated by the 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 satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the 2018 Project; and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the 2018 Project may have a significant adverse impact upon the environment, the Agency has completed, received and/or reviewed: (1) Part 1 of a Short Environmental Assessment Form (“EAF”), dated August 29, 2018; (2) NYSDEC’s Environmental Resource Mapper; (3) New York State Historic Preservation Office’s Cultural Resources Mapper; and (4) other relevant environmental information (collectively, 1, 2, 3, and 4 shall be referred to as the “Environmental Information”); and

WHEREAS, pursuant to SEQRA, the Agency desires to conduct a review of the 2018 Project to determine whether the 2018 Project may have a significant adverse impact on the environment and whether an Environmental Impact Statement must be prepared with respect to the 2018 Project.

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

Section 1. Based upon a thorough review and examination of the Project Environmental Information and upon the Agency's knowledge of the area surrounding the Land and such further investigation of the 2018 Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the 2018 Project:

(1) The Agency is undertaking an uncoordinated review of the 2018 Project in accordance with the requirements of SEQRA;

(2) Prior to making a recommendation about the potential environmental significance of the 2018 Project, the Agency has consulted several information sources, and has considered the list of activities which are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations, and the criteria for determining significance outlined in Section 617.7 of the Regulations; and

(3) In doing so, the Agency determined that the 2018 Project is an Unlisted Action pursuant to SEQRA as it involves the acquisition of an interest in a leasehold interest and interior renovation of the 2018 Premises with no disturbance of the Land. The 2018 Project does not meet or exceed any threshold for a Type I Action.

(4) No potentially significant adverse impacts on the environment are noted in the EAF and none are known to the Agency.

Section 2. Based upon the foregoing investigations of the potential environmental impacts of the 2018 Project and considering both the magnitude and importance of each environmental impact indicated, the Agency has determined that the 2018 Project will not have a significant adverse impact upon the environment. The reasons supporting this determination are as follows:

1. Impact on Land. The 2018 Project is not anticipated to create any potentially significant adverse impacts to land resources or land use. The 2018 Project consists of the acquisition of an interest in a leasehold interest and interior renovation of acquisition of an interest in a leasehold interest and interior renovation of the 2018 Premises with no disturbance of the Land, and the acquisition of the 2018 Equipment. The zoning and land use classification will not change as a result of the 2018 Project. The 2018 Project is consistent with surrounding uses, which are commercial in

nature and involves no land disturbance or exterior modifications. Accordingly, the 2018 Project is not anticipated to create any potentially significant adverse impacts to land resources or land use.

2. Impact on Water. There are no wetlands on site, nor is the Project Facility located within the one-hundred foot buffer area of any wetland. The 2018 Project will not create a new water body. The Project Facility is not located in a designated 100 or 500 year floodplain. While the NYSDEC Mapper Summary Report does indicate that the Land, or lands adjoining, may contain wetlands or other regulated water bodies, the Land has been previously disturbed, and due to the 2018 Project consisting solely of interior renovations within the Building, will not physically alter, or encroach into, any existing wetland or waterbody. Accordingly, the 2018 Project is not anticipated to create any potentially significant adverse impacts to water.
3. Impact on Air. The 2018 Project will not be a significant source of air emissions. The 2018 Project does not entail the types of activities or operations that require the Applicant to acquire an Air Facility Permit or that are associated with a significant potential for air emissions. Accordingly, the Project will not create any significant adverse impacts to air resources.
4. Impact on Plants and Animals. The Land in the area of the Project Facility does not possess significant ecological value as it is within a well-developed commercial area. The NYSDEC Mapper indicates that the Land does not contain a species of animal, or associated habitat listed as threatened or endangered. Accordingly, the 2018 Project will not create significant adverse impacts to plants, animals or natural communities, wildlife habitat or wetlands.
5. Impact on Agricultural Land Resources. The Project Facility is located in an area currently used for commercial and residential purposes. The 2018 Project will not involve the conversion or loss of agricultural land resources. Accordingly, the 2018 Project will not create any significant adverse impacts to agricultural land resources.
6. Impact on Aesthetic Resources. The Project Facility will not be visible from any officially designated federal, state or local scenic or aesthetic resource. The Land is situated in a well-developed commercial and residential area and is consistent with surrounding uses. Accordingly, the 2018 Project is not anticipated to create any significant adverse impacts to aesthetic resources.
7. Impact on Historic and Archeological Resources. The Land and Project Facility do not contain, nor are they adjacent to, a building, archeological

site as designated by the NYS Historic Preservation Office or district which is listed on, or that has been nominated to, the State or National Register of Historic Places. Areas near the Project Facility have been previously developed and lack the characteristics that would suggest the potential presence of any significant archaeological resources. Accordingly, the 2018 Project will not create any significant adverse impacts to historical or archaeological resources.

8. Impact on Open Space and Recreation. The Project Facility does not comprise public open space nor is the Land or surrounding area currently used for public recreation. Accordingly, the 2018 Project will not create any significant adverse impacts to open space or recreational resources.
9. Impact on Critical Environmental Areas. The Land is not located in or substantially contiguous to any Critical Environmental Area (“CEA”). Accordingly, the 2018 Project will not create any significant adverse impacts to CEAs.
10. Impact on Transportation. The 2018 Project will not result in a substantial increase in traffic above historic levels or generate substantial new demand for transportation facilities or services. Accordingly, it is not anticipated that that 2018 Project will create any significant adverse impacts to transportation.
11. Impact on Energy. The 2018 Project may result in a slight increase in energy usage, however, existing utility lines serve the 2018 Project and no significant improvements are necessary to accommodate the 2018 Project. Accordingly, the 2018 Project will not create any significant adverse impacts to energy.
12. Impact on Noise and Odor. The 2018 Project is not expected to appreciably increase ambient noise levels or to create odors. The 2018 Project does not involve the types of activities that create significant noise or odors. Accordingly, the 2018 Project will not create any significant adverse impacts to noise or odors.
13. Impact on Public Health. The 2018 Project does not entail the types of activities or operations that are associated with a significant potential for affecting public health, such as storing large amounts of hazardous or toxic materials. The NYSDEC Mapper indicates that the Land, and adjoining or nearby lands have not been the subject of remediation. Any solid waste generated at the Project Facility will be properly disposed of pursuant to Federal, State and local laws and regulations. Accordingly, the 2018 Project will not create any significant adverse impact to public health.

14. Impact on Growth and Character of the Community and Neighborhood.
The 2018 Project will not result in significant population growth, and is in character with adjacent commercial development and surrounding uses.

Accordingly, the 2018 Project will not create any significant adverse impacts to the growth or character of the community.

Section 3. Based on the foregoing, the Agency finds that the 2018 Project will not have any significant adverse impact on the environment in accordance with the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and, in particular, pursuant to the criteria set forth at 6 NYCRR §617.7(b)-(c) of the SEQRA regulations and as such, no environmental impact statement shall be prepared. The Agency thus issues this Negative Declaration pursuant to SEQRA, and directs the following be undertaken and makes the following additional findings:

1. A Notice of Negative Declaration shall be filed and/or published to the extent required by the SEQRA regulations, and as the Agency may deem advisable. The findings and conclusions relating to the determination of significance contained within this Negative Declaration and this notice hereof are hereby adopted and incorporated by reference into this Resolution as applicable, including the Agency adopting by reference the completed EAF (including parts 1, 2 and 3 of it).
2. The Chairman, the Vice Chairman, the Executive Director and the Administrative Director of the Agency are hereby further authorized on behalf of the Agency, or acting together or individually, 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, including filing the Negative Declaration in accordance with the applicable provisions of the law and this resolution shall also constitute a notice of Negative Declaration.
3. The requirements of SEQRA have been satisfied. This resolution and notice of negative declaration shall take effect immediately.

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:

Richard Kessel	VOTING Aye
Lewis M. Warren	VOTING Abstained
Anthony Simon	VOTING Aye
Timothy Williams	VOTING Aye
Chris Fusco	NOT PRESENT
Amy Flores	VOTING Nay
John Coumatos	VOTING Aye

The foregoing Resolution was thereupon declared duly adopted.

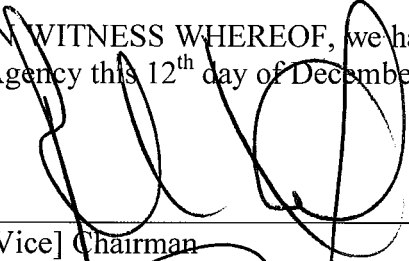
STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

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 12, 2018 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.

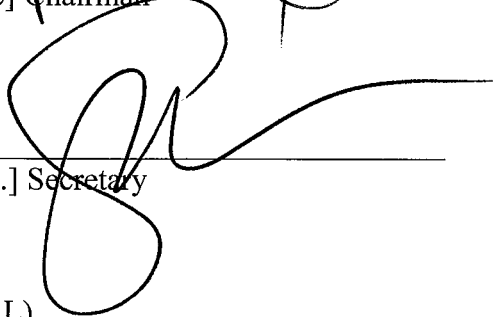
WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said 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 12th day of December, 2018.



[Vice] Chairman



[Asst.] Secretary

(SEAL)

Project:	Luxottica
Date:	December 12, 2018

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

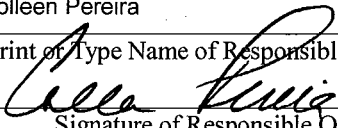
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	Luxottica
Date:	December 12, 2018

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No impact category was identified in Part 2 of the EAF as greater than small, but in accord with applicable regulations and instructions for completion of the Part 3 of the EAF, the following is provided: As more fully detailed in the Negative Declaration Resolution and Notice adopted herewith by the Nassau County Industrial Development Agency (the "Agency") for the Luxottica U.S. Holdings Corp. Headquarters Expansion project, after consideration and review of the applicable information, including, but not limited to, the completed Part I of the Environmental Assessment Form, Part 2, and this Part 3, as well as additional information reviewed by the Agency, including NYSDEC's Environmental Resource Mapper; the New York State Historic Preservation Office's Cultural Resources Mapper; and other relevant environmental information, and after consideration of the criteria applicable under the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and applicable regulations, including 6 NYCRR Section 617.1 et seq. (and as more fully set forth in the negative declaration resolution adopted herewith), the Agency has determined the Project will not result in any significant adverse impact to the environment and as a result, no draft environmental impact statement will be prepared.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Nassau County Industrial Development Agency <hr/> Name of Lead Agency	December 12, 2018 <hr/> Date
Colleen Pereira <hr/> Print or Type Name of Responsible Officer in Lead Agency	Administrative Director <hr/> Title of Responsible Officer
 <hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM