

**LEGAL NOTICE # 21489650 NOTICE OF PUBLIC HEARING NOTICE**

Legal Notice # 21489650 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 14th day of May, 2019, at 3:30 p.m., local time, at Village Hall, 61 Baker Hill Road, Incorporated Village of Great Neck, Town of North Hempstead, Nassau County, New York, with respect to the following project: NORTH SHORE MILLBROOK, LLC, a limited liability company organized and existing under the laws of the State of New York (the "Applicant"), has presented 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 4.35 acre parcel of land located at 240-250 Middle Neck Road, Great Neck, Town of North Hempstead, Nassau County, New York (Section: 2; Block: 354; Lot: 138) (the "Land"), (2) the partial demolition and renovation of certain existing buildings on the Land, together with the construction of three separate new buildings on the Land, all of such buildings aggregating approximately 205,535 square feet of space (collectively, the "Building"), together with related improvements to the Land, including underground and surface parking spaces, and (3) the acquisition of certain furniture, fixtures, machinery and equipment (collectively, the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a residential rental facility consisting of approximately 185 residential rental units (at least seven of which units shall be affordable units) including the construction of 67 net new residential units, and at least 75 currently existing units which shall be rent stabilized units; (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 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 (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, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). A copy of the Application is posted on the Agency's website. Dated: April 29, 2019 NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY By: Harry Coghlan Chief Executive Officer

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