

**LEGAL NOTICE # 21777554 NOTICE OF PUBLIC HEARING NOTICE**

Legal Notice # 21777554 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 28th day of March, 2023, at 3:30 p.m. local time, at the Nassau County Legislative Chambers, 1550 Franklin Avenue, Mineola Town of Hempstead, Nassau County, New York, with respect to the following project: MITCHEL FIELD SENIOR CITIZENS REDEVELOPMENT COMPANY, L.P., a limited partnership organized and existing under the laws of the State of New York (the "Applicant"), submitted an application for financial assistance (the "Application") to the Agency requesting that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of a leasehold interest in a certain parcel of land located at 1485 Front Street, East Meadow, Town of Hempstead, Nassau County, New York (Section 50, Block 601, Lot 8) (the "Land"), (2) the renovation of the 93,884.68 square foot building located on the Land (the "Mitchel Houses"), together with related improvements to the Land, (3) the acquisition of certain furniture, fixtures, machinery and equipment necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for the continued use by the Applicant as an affordable housing for disabled individuals and low-income seniors aged 62 and over; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes and sales and/or use taxes (collectively, the "Financial Assistance"); 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. On or about December 30, 2020, the Applicant entered into a "straight lease" transaction with the Agency under the Act pursuant to, inter alia, (a) a certain Sublease Agreement, dated as of December 1, 2020, between the Agency and the Applicant (as amended, modified, supplemented and restated, the "Lease Agreement"), and (b) a certain Uniform Project Agreement, dated as of December 1, 2020, between the Agency and the Applicant (as amended, modified, supplemented and restated, the "Project Agreement"). Pursuant to a request for additional financial assistance dated January 31, 2023 (as amended, the "Amendment Request"), the Applicant (a) has proposed undertaking additional renovations of the Project Facility which would include, among other things, complete bathroom renovations and full kitchen renovations of the residential units in the Project Facility, and (b) has requested the granting of certain additional "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, in the form of a potential additional exemption or partial exemption from sales and use taxes with respect to such renovations in an amount not to exceed \$180,000 (collectively, the "Additional Financial Assistance") and the amendment of certain Transaction Documents (as defined in the Lease Agreement) in connection therewith (collectively, the "Proposed Project"). The Project Facility is owned, operated and/or managed by the Applicant or such other entity as designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, collectively, the "Company"). The Company would receive the Additional Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from sales and use taxes. 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 Project, and the Amendment Request with respect to the Proposed Project, are available for review by the public during business hours at the offices of the Agency at One West Street, 4th floor, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). The Application and the Amendment Request are also posted on the Agency's website at <https://nassauida.org/projects-documents>, under Applications. The Agency also encourages all interested parties to submit written comments to the Agency (for receipt by the Agency no later than March 29, 2023 at 4:30 p.m.), which will be included within the public hearing record. Any written comments may be sent to Nassau County Industrial Development Agency, One West Street, 4th floor, Mineola, NY 11501, Attn: Administrative Director, and/or via e-mail to [info@nassauida.org](mailto:info@nassauida.org). The public hearing will be streamed on the Agency's website in real-time and a recording of the public hearing will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended. Dated: March 10, 2023 NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY By: Sheldon L. Shrenkel Executive Director

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