

*Alliance - SEQRA G*

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 1100 Franklin Avenue, Suite 300, Garden City, County of Nassau, New York on December 17, 2007, at 6:00 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:

Howard Fensterman	Chairman
Gary Weiss	Vice Chairman
Peter J. Ruffner	Secretary
John E. Puckhaber	Treasurer
Mark Goldberg	Asst. Treasurer

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Joseph Gioino, Esq.	Executive Director
Colleen Pereira	Administrative Director
Robert J. Chanis, Esq.	Bond/Transaction Counsel
Andras D. Komaromi, Esq.	Bond/Transaction Counsel
Milan K. Tyler, Esq.	Special Counsel

The attached Resolution No. 2007-70 was offered by Gary Weiss, seconded by John E. Puckhaber:

Resolution No. 2007-70  
RESOLUTION THAT ACTION TO UNDERTAKE A CERTAIN PROJECT  
FOR P.L.U.S. GROUP HOME, INC.  
WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT

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, commercial and civic 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, the P.L.U.S. Group Home, Inc. (the "Applicant") has, acting through the Alliance of Long Island Agencies, Inc., entered into discussions with the officials of the Agency with respect to providing financial assistance to the Applicant in the form of tax-exempt civic facility revenue bonds presently estimated to be in the approximate aggregate principal amount of \$2,025,000, but not to exceed \$2,410,000, and taxable civic facility revenue bonds presently estimated to be in the approximate aggregate principal amount of \$70,000, but not to exceed \$78,000 (the "Financial Assistance"):

a. to provide for the financing and/or refinancing of all or a portion of the costs of the renovation of an existing building of approximately 6,398 square feet located on approximately 0.375 acres of land located at 247 Newport Road, Uniondale, New York (Town of Hempstead), to be used as an individualized care facility for 10 individuals with mental retardation and developmental disabilities ("Project 1");

b. to provide for the financing and/or refinancing of all or a portion of the costs of the acquisition of land and an existing building of approximately 2,500 square feet located on approximately 0.25 acres of land located at 209 North Delaware Avenue, Massapequa, New York (Town of Oyster Bay), and renovations thereto, to be used as an individualized residential alternative facility for 6 individuals with mental retardation and developmental disabilities ("Project 2"). (Projects 1 and 2 being collectively referred to herein as the "Projects" and the locations are collectively referred to herein as the "Project Sites"); 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 NYCRR 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 Projects; and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the Projects may have a significant adverse impact upon the environment, the Applicant submitted to the Agency individual short Environmental Assessment Forms for each Project Site (the "EAFs"), and, the Applicant's Application for Financial Assistance to the Agency (collectively, the "Project Environmental Documents"), copies of which were presented to and reviewed by the Agency, and which are on file at the office of the Agency for public inspection; and

WHEREAS, pursuant to SEQRA, the Agency now desires to determine whether the Projects may have a significant adverse impact on the environment and whether an Environmental Impact Statement (an "EIS") must be prepared with respect to the Projects.

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 Documents and upon the Agency's knowledge of the area surrounding the Project Sites and such further investigation of the Projects and the individual and cumulative environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the Projects:

(A) The Agency is undertaking an uncoordinated review of the proposed action pursuant to SEQRA;

(B) Prior to making a recommendation about the potential environmental significance of the Projects, 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

(C) Collectively, the Projects are an unlisted action pursuant to SEQRA.

Section 2. No potentially significant impacts on the environment are noted in the EAFs and none are known to the Agency.

Section 3. Based upon the foregoing investigations of the potential environmental impacts of the Projects, both collectively and individually, and considering both the magnitude and importance of each environmental impact indicated, the Agency makes the following determinations with respect to the Projects.

The Projects will not have a significant adverse impact upon the environment. The reasons supporting this determination are as follows:

1. The Projects consist of the issuance of tax-exempt civic facility revenue bonds and taxable civic facility revenue bonds, to provide for financing and/or refinancing of all, or a portion of, the costs of the acquisition of real property and/or renovation of existing facilities at the Project Sites, to be used as an individualized residential alternative facility, or individual care facility, or day habilitation facility for individuals with mental retardation and development disabilities.
2. The Projects do not involve the use of any agricultural land.
3. The Project Sites are not substantially contiguous to, nor do they contain, buildings, sites or districts listed on the National Registers of Historic Places.
4. There are no unique or unusual land forms at the Project Sites.
5. Energy demands for the Projects are not significant, either individually or collectively.
6. The Projects will not result in a material increase in solid waste generation and any solid waste generated by the Projects will be properly disposed of pursuant to Federal, State and local laws and regulations.
7. The Project Sites have never been used for the disposal of solid or hazardous waste.
8. There are no sensitive animals, plants or natural communities and/or significant wildlife habitat that will be impacted by the Projects.
9. The Project Sites are not presently used by the community as open space or a recreation area.
10. The Project Sites do not contain, nor will the Projects adversely affect, any scenic views known to be important to the community.
11. The Projects will not require any extensive changes in levels of service from community resources or facilities or adversely impact local public safety services, such as police and fire protection, either collectively or individually.
12. The Projects will not involve the removal of a substantial amount of natural materials or vegetation from the Project Sites where construction is taking place.

13. The Projects will not result in the discharge of surface or subsurface wastewater to any existing water body.
14. Environmental impacts associated with the renovation and construction activities at individual Project Sites will be minimal and temporary.
15. There will be no significant adverse environmental impacts as a result of the Projects, either collectively or individually.

Section 4. The Chairman, Vice Chairman and Executive Director of the Agency 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 5. 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:

Howard Fensterman	VOTING
Gary Weiss	VOTING
John B. Puckhaber	VOTING
Peter J. Ruffner	VOTING
Mark Goldberg	VOTING

The foregoing Resolution was thereupon declared duly adopted.

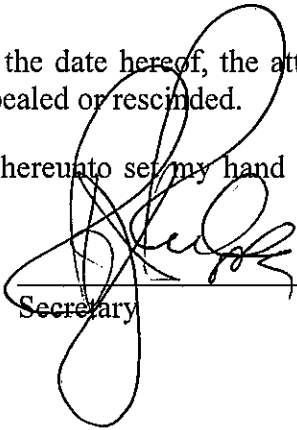
STATE OF NEW YORK     )  
  ) SS:  
COUNTY OF NASSAU     )

I, the undersigned Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that I 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 17, 2007, with the original thereof on file in my 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.

I 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.

I 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, I have hereunto set my hand and affixed the seal of the Agency this 17 day of December, 2007.

  
\_\_\_\_\_  
Secretary

(SEAL)