

NewsdayPublic notice

Legal Notice # 21882224 NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that a public hearing (the "Public Hearing") pursuant to Section 859-a of the General Municipal Law, as amended (the "Act"), will be held by the Nassau County Industrial Development Agency (the "Agency") on the 18th day of November, 2024, at 2:00 p.m., local time, at Village Hall, 235 Lincoln Place, Village of Westbury, Town of North Hempstead, Nassau County, New York, with respect to the following project: B2K AT WESTBURY LLC, a limited liability company 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 limited liability company, on behalf of itself and/or the principals of B2K at Westbury LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Applicant"), has presented an application for financial assistance (as amended, 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 2.25 acre parcel of land located at 117 Post Avenue, Village of Westbury, Town of North Hempstead, Nassau County, New York (Section: 10; Block: 125; Lots: 1-17, 38) (the "Land"), (2) the renovation of an existing approximately 120,200 square foot building (the "Building") on the Land, together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as an assisted living facility consisting of approximately one hundred forty (140) residential rental units, at least twenty percent (20%) of which units shall be affordable housing units (i.e., rented to and occupied by persons/families at or below eighty percent (80%) of area median income), and which Project Facility shall constitute "Housing for Older Persons" (i.e., intended for, and solely occupied by, persons 62 years of age or older in accordance with the Fair Housing Act and other applicable laws prohibiting discrimination in housing); (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, sales and use taxes and mortgage recording 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(ies) 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 Agency contemplates that it would provide the Financial Assistance in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes. A representative of the Agency will, at the above-stated date and time, hear and accept comments from all members of the public regarding the granting of the Financial Assistance contemplated by the Agency or the location or nature of the Project. The Agency also encourages interested members of the public to submit written comments to the Agency, which will be included within the public hearing record. Written comments may be submitted at the Public Hearing or to Nassau County Industrial Development Agency, One West Street, 4th floor, Mineola, New York 11501, Attn: Administrative Director, and/or via e-mail at info@nassauida.org. Written comments will be accepted by the Agency up until 4:30pm on November 20, 2024. 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, 4th floor, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). The

Application is also posted on the Agency's website at <https://nassauida.org/projects-documents>, under Applications. 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: November 4, 2024 NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY By: Sheldon L. Shrenkel CEO/Executive Director

Publish Date(s) 11/03/2024