

NewsdayPublic notice

Legal Notice # 21881995 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 20th day of November, 2024, at 1:30 p.m., local time, at the Oyster Bay Community Center, 59 Church Street, Oyster Bay, Nassau County, New York, with respect to the following project: FIELDSTONE AT NORTH BROADWAY LLC, a limited liability company organized and existing under the laws of the State of New York, and its affiliates, and any other entity formed or to be formed on its behalf (collectively, 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 approximately 1.85 acre parcel of land located at 76, 82, 84 North Broadway & 29 William Street and 7 Newbridge Road, Hicksville, Town of Oyster Bay, Nassau County, New York (Section 11, Block 268, Lots 4, 5, 6, 7, 14, 15, 16, 17, 109, 312 & 317, Section 11, Block 271, Lot 71, 72 & 79, and a portion of Williams Street which is to be demapped) (the "Land"), (2) the construction of an approximately 121,585 square foot building and 58,035 square foot parking garage (collectively, the "Building") on the Land, together with related improvements to the Land, including underground and surface parking spaces, (3) the acquisition of certain furniture, fixtures, machinery and equipment (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a multi-family apartment building consisting of approximately 104 residential rental apartment units, including approximately ten (10) affordable residential rental apartments, and approximately 3,944 square feet of retail space; (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, mortgage recording taxes and sales and 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. 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, sales and use taxes and mortgage recording 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 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). The Application is also posted on the Agency's website at <https://nassauida.org/projects-documents>, under Applications. Finally, the Agency also encourages all interested parties to submit written comments to the Agency (for the Agency's receipt no later than November 20, 2024 at 3:00 p.m.), which will all 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, New York 11501, Attn: Colleen Pereira, Administrative Executive Director and/or via email at info@nassauida.org. Dated: November 2, 2024 NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY By: Sheldon L. Shrenkel Chief Executive Officer / Executive Director

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