

NewsdayPublic notice

Legal Notice # 21887245 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 17th day of December, 2024, at 10:00 a.m., local time, at Village Hall, 155 Washington Avenue, Village of Mineola, Town of North Hempstead, Nassau County, New York, with respect to the following project: THIRD FRONT LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Third Front 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 (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 1.24 acre parcel of land located at 105, 109, 121 and 125 Front Street and 106 Third Street, Village of Mineola, Town of North Hempstead, Nassau County, New York (Section: 9; Block: 355; Lots: 25, 36, 128-129, 137, 139, 140, 230 and 241-243) (the "Land"), (2) the construction of a 10-story approximately 338,000 square foot above grade and 132,000 square foot below grade building (the "Building") on the Land, together with related improvements to the Land, including underground and on-site parking, 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 a residential rental facility consisting of approximately two hundred fifty (250) residential rental units, at least twelve percent (12%) of which units shall be affordable housing 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 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 Company would receive the 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, 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 Agency also encourages all interested parties to submit written comments to the Agency (for receipt by the Agency no later than December 19, 2024 at 3:00 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. 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: December 6, 2024 NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY By: Sheldon L. Shrenkel Executive Director

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