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## NOTICE OF PUBLIC HEARING

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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 21st day of April, 2025, at 11:00 a.m., local time, at Town of North Hempstead Town Hall, 220 Plandome Road, Manhasset, Town of North Hempstead, Nassau County, New York, with respect to the following project:

FFII Long Island Owner 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, together with entities formed or to be formed on its behalf (collectively, the “Applicant”), have 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 8.9 acre parcel of land located at 300 East Overlook, Port Washington, Town of North Hempstead, County of Nassau, New York (the “Land”), (2) the renovation of an approximately 924,233 square feet, six-story building on the Land (collectively, the “Building”), together with related improvements to the Land, and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery, equipment and building materials (the “Equipment”) necessary for the completion thereof (collectively, the “Project Facility”), all of the foregoing to constitute a senior rental community consisting of 229 senior rental independent living units, 90 additional units for use of any combination of one or more senior rental independent living units and/or, subject to the receipt of any required licenses prior to commencement of such uses, memory care, skilled nursing or assisted living units, together with retail space and amenities and related infrastructure such as roads, sewers, utilities, parking lots, drainage areas, ponds and maintenance facilities; (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(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 Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes in an amount not to exceed \$1,811,250.00 and mortgage recording taxes in an amount not to exceed \$800,000.00.

A representative of the Agency will at the above-stated time and place 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.

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.

The Agency also encourages all interested parties to submit written comments to the Agency (for the Agency's receipt no later than April 22, 2025 at 4:00 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, 4<sup>th</sup> Floor, Mineola, New York 11501, Attn: Administrative Director, and/or via email at [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.

Members of the public are advised that persons with disabilities needing an accommodation to attend and participate in the public hearing in person should contact Colleen Pereira at 516-571-1946 or [cpereira@nassauida.org](mailto:cpereira@nassauida.org) at least forty-eight (48) hours in advance of the public hearing.

Dated: April 11, 2025

NASSAU COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: Sheldon L. Shrenkel  
CEO / Executive Director