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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 23rd day of June, 2025 at 2:00 p.m., local time, at 235 Lincoln Place, Village of Westbury, Town of North Hempstead, Nassau County, New York, with respect to the following project:

AR WESTBURY, 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 AR 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 (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 1.91 acre parcel of land located at 353-363 Union Avenue, 131-139 Linden Avenue, 355-357 Linden Avenue, 141-147 Linden Avenue, 153 Linden Avenue and Scally Place, Village of Westbury, Town of North Hempstead, Nassau County, New York (Section: 10; Block: 228; Lots: 3, 145-150, 320-330 and 783) (the “Land”), (2) the construction of an approximately 225,924 square foot building (the “Building”) on the Land, including underground and on-site parking, 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 a residential rental facility consisting of one hundred eighty-seven (187) residential rental units, at least twelve percent (12%) of which units (i.e., twenty-three (23) 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 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.

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 June 26, 2025 at 4:00 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](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.

Dated: June 1, 2025

NASSAU COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: Sheldon L. Shrenkel  
CEO/Executive Director