

## Palmetto-RPT LS PropCo, LLC - SEQRA Resolution

A regular meeting of the Nassau County Industrial Development Agency (the "Agency") was convened in public session at the Theodore Roosevelt Executive & Legislative Building, Ceremonial Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on September 18, 2025, at 6:15 p.m., local time.

The meeting was called to order by the Chair, upon roll being called, the following members of the Agency were:

### PRESENT:

William H. Rockensies	Chair
John Coumatos	Treasurer
Marco Troiano	Member
Joseph Manzella	Asst. Secretary

### NOT PRESENT:

Reginald A. Spinello	Member
Raymond Pinto	Secretary/Asst. Treasurer

### THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Colleen Pereira	Administrative Director
Stephanie Alfano	Temporary Administrative Assistant
Anthony Marano	Agency Counsel
Paul O'Brien	Bond/Transaction Counsel

The attached resolution no. 2025-48 was offered by J. Coumatos, seconded by J. Manzella.

**Resolution No. 2025-48**

**RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ISSUING A  
NEGATIVE DECLARATION FOR A CERTAIN PROJECT FOR PALMETTO-RPT LS  
PROPCO, LLC AND PALMETTO-RPT LS OPCO, LLC**

**Name of Project:** Roosevelt Field Mall Proposed Hotel

**Location:** Southern Portion of Roosevelt Field Mall, Garden City, Nassau County, New York 11530

**SEQR Status:** Unlisted

**Determination  
of Significance:** Negative Declaration

WHEREAS, the Nassau County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), and Chapter 674 of the 1975 Laws of New York, as amended, constituting Section 922 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, industrial and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, PALMETTO-RPT LS PROPCO, 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 ("PropCo"), and PALMETTO-RPT LS OPCO, 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 ("OpCo"), and/or an entity formed or to be formed on behalf of any of the foregoing (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 1.45 acre parcel of land to be known as 1000 Garden City Plaza, Garden City,

Town of Hempstead, Nassau County, New York (the "Land" or "Site"), (2) the construction of an approximately 100,495 square foot four-story building (the "Building") on the Land, together with related improvements to the Land, including on-site parking spaces, 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 170-room AC by Marriott hotel facility, including bar/restaurant and meeting room 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, 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; and

WHEREAS, any land transfer is being undertaken solely to effectuate the Financial Assistance to facilitate the Project and the Agency will only be the nominal title holder for as long as is necessary to effectuate the Financial Assistance; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York ("NYSDEC"), being 6 NYCRR Part 617, et. seq., as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, the Town of Hempstead ("Town") Town Council ("Town Council") previously undertook SEQRA review of the Project in conjunction with a request for site plan approval of the Project as well as the Applicant's additional development proposal for a 90,000-square-foot medical office building ("Medical Office") to be located on the southeastern portion of the Roosevelt Field shopping mall campus ("Roosevelt Field Mall"), which Medical Office is not part of the Financial Assistance Application before the Agency, but the Town did not include the Agency in a coordinated review of the Project as the Agency had not yet received the Application or otherwise been contemplated as an Involved Agency; and

WHEREAS, the Town Council issued a negative declaration for site plan approval of the Project Facility and the Medical Office on July 1, 2025, determining that the Project would not result in any adverse environmental impacts (the "Town Negative Declaration") and approved the proposed site plan for the Project Facility and the Medical Office; and

WHEREAS, the Medical Office is not part of the action contemplated under the Application, and its development is not dependent on the granting of Financial Assistance for the Project, and is therefore not before the Agency at this time; and

WHEREAS, pursuant to SEQRA, to aid the Agency in determining whether the Project may have a significant adverse impact upon the environment, the Agency has completed, received and/or reviewed: (1) the Application; (2) Part 1 of a Full Environmental Assessment Form, dated August 20, 2025 ("EAF"); (3) NYSDEC's Environmental Resource Mapper

("NYSDEC Mapper"); (4) NYSDEC's Environmental Assessment Form Mapper ("EAF Mapper"); (5) New York State Office of Parks, Recreation and Historic Preservation's Division for Historic Preservation Cultural Resource Information System Mapper ("CRIS Mapper"); (6) NYSDEC's Environmental Remediation Database ("ERD"); (7) Construction and architectural drawings for the Project prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, PC ("VHB"), dated May 16, 2025 ("Drawings"); (8) a Traffic Impact Study for the Project and Medical Office prepared by VHB, dated January 2025 ("TIS"); (9) a Phase I Environmental Site Assessment prepared by ECS Mid-Atlantic, LLC, dated August 21, 2025 (the "Phase I Report"); (10) the Town Negative Declaration; and (11) other relevant environmental information (collectively, 1 through 11 shall be referred to as the "Environmental Information"); and

WHEREAS, prior to making a recommendation about the potential environmental significance of the Project, the Agency has reviewed the Environmental Information, consulted various information sources, and considered the list of activities which are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations and the criteria for determining significance outlined in Section 617.7 of the Regulations; and

WHEREAS, a thorough analysis of the Environmental Information and potential environmental impacts associated with the Project reveals that the Project will not have any potentially significant adverse environmental impacts; and

WHEREAS, it is appropriate that the Agency issue a negative declaration pursuant to SEQRA for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon a thorough review and examination of the Project and the Environmental Information, and upon the Agency's knowledge of the land and area surrounding the Site and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the Project:

- (1) The Agency is undertaking an uncoordinated review of the Project in accordance with the requirements of SEQRA;
- (2) Prior to making a recommendation about the potential environmental significance of the Project, the Agency has consulted several information sources, and has considered the list of activities that are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations, and the criteria for determining significance outlined in Section 617.7 of the Regulations;
- (3) In doing so, the Agency determined that the Project is an Unlisted Action pursuant to SEQRA as it proposes the construction of an approximately

100,495-sq.ft. building and does not meet or exceed any threshold for a Type I Action;

- (4) No potentially significant adverse impacts on the environment are noted in the EAF and none are known to the Agency.

Section 2. Based upon the Agency's review of the Environmental Information and investigations of the potential environmental impacts associated with the Project, considering both the magnitude and importance of each potential environmental impact indicated, and upon the Agency's knowledge of the Land and surrounding area and such further investigations of the Project and its environmental effects as the Agency has deemed appropriate, the Agency has determined that the Project will not have a significant adverse impact upon the environment. The reasons supporting this determination are as follows:

1. Impact on Land. The Project consists of the redevelopment of an approximately 1.45-acre parcel currently improved as a largely vacant and outdated surface parking lot. The Project will remove all existing pavement and result in an increase in greenspace, and a concomitant reduction of impervious area, of approximately .26 acres due to the addition of landscaped areas. The Project is consistent with the surrounding urban commercial uses of the Roosevelt Field Mall including an existing Residence Inn located adjacent to the Site to the west. The Project is also consistent with the zoning classification of the Site, which will not change as a result of the Project, and the Project will not impact or deter existing or future adjacent land use. Furthermore, the Project does not involve any excavation, mining, or dredging, during construction or operations. Accordingly, the Project will not create any potentially significant adverse impacts to land resources or land use.
2. Impact on Geological Features. The Project does not contain, and is not adjacent to, any unique geologic features or National Natural Landmarks. Accordingly, the Project is not anticipated to create any potentially significant adverse impacts to geological features.
3. Impact on Surface Water. The EAF and the EAF Mapper indicate there is no presence of state or federal wetlands on the Site. Additionally, the Project, consisting of the redevelopment of 1.45 acres of paved surface parking, will not result in an increase of stormwater runoff at the Site as there will be no increase of impermeable surfaces, but rather a slight decrease of .26 acres with the addition of new landscaped areas. While the Project will result in the disturbance of slightly greater than 1 acre, it will not create a new point source of stormwater and will in fact decrease overall impervious surfaces on the Land. Accordingly, the Project will not create any significant adverse impacts on surface water.
4. Impact on Groundwater. The Project does not increase any risks to groundwater as it does not involve the use of groundwater. Furthermore, the Project does not involve any excavation, mining, or dredging during construction, operations, or any other activities which would entail any risk to groundwater, including the use or production of hazardous material. As discussed below, per- and polyfluoroalkyl substances ("PFAS") were detected in the Site's underlying groundwater. However, as explained in the Phase I

Report, given that the Project will not utilize groundwater, but instead will utilize municipal water, the Project will not be impacted by the presence of PFAS in the groundwater and will not further any impacts to same. Accordingly, the Project will not create any potentially significant adverse impacts to groundwater.

5. Impact on Flooding. The EAF states that the Project is not located within a 100-year flood plain. Furthermore, the Project will not increase impervious surfaces and does not involve the impoundment of water. Rather, the Project will reduce impervious surface on the Site by .26 acres, and therefore will likely reduce the risk of flooding on the Site. Accordingly, the Project is not anticipated to create any potentially significant adverse impacts from flooding.
6. Impact on Air. The Project will not be a significant source of air emissions, including greenhouse gas emissions. The Project, consisting of the construction and operation of a 170-room hotel, does not entail the types of activities or operations that require the Applicant to acquire air registration permits or that are associated with a significant potential for air emissions. Emissions during construction of the Project will be temporary and limited in scope. Accordingly, the Project is not anticipated to create any significant adverse impacts to air resources.
7. Impact on Plants and Animals. The EAF Mapper does not show, and the Agency is not aware of, the existence of any species of concern at the Site. This makes sense given its existing use as an underutilized largely vacant and outdated surface parking lot. Furthermore, as the Project is limited to the redevelopment of 1.45 acres of vacant surface parking, it will not decrease existing undeveloped habitat. Accordingly, the Project is not anticipated to create any significant adverse impacts to plants, animals or natural communities, or wildlife habitat.
8. Impact on Agricultural Land Resources. The Project is not within an existing Agricultural District, nor is the Site utilized for agricultural purposes as it has been previously developed. The Project does not entail the types of activities or operations that would be associated with any risk to agricultural lands and the site is not adjacent, contiguous or in close proximity to any lands used for agricultural purposes. Therefore, the Project will not create any significant adverse impacts to agricultural land resources.
9. Impact on Aesthetic Resources. The Site is previously developed as a largely vacant and outdated surface parking lot, and the Project is consistent with the nature and character of the surrounding urban commercial uses of the Roosevelt Field Mall including an existing Residence Inn located adjacent to the Site to the west. According to the drawings, the Building will be four stories and approximately 60 feet in height. The maximum height permitted in the overlying Y industrial and Regional Shopping Mall District is 4 stories and 75 feet; 15 feet higher than the Applicant proposes to construct. The redevelopment of the surface parking lot will not disturb any significant aesthetic resources within the Site, but rather will make productive use of otherwise outdated land uses. The Project is located within approximately .5 miles of the Meadowbrook Parkway ("Meadowbrook"), a designated scenic byway. However, the Site is not directly adjacent to the Meadowbrook, and is shielded from view of the Meadowbrook by the intervening

Roosevelt Field Mall. Accordingly, the Project is not anticipated to create any significant adverse impacts to aesthetic resources.

10. Impact on Historic and Archaeological Resources. The Project is not located contiguous or adjacent to buildings and sites listed on the National or State Register of Historic Places, or that have been determined to be eligible for listing on the State Register of Historic Places. The closest eligible historic resource to the Project is the Stewart Avenue Elementary School ("School"), located to the west of the Site approximately .3 miles away. The Project is not adjacent or substantially contiguous to the School, which is further separated from the Site by a substantial tree lined vegetated buffer to the west and south of the Site. Moreover, the Site is not listed by the EAF Mapper as a potentially sensitive area for archaeological resources and the Project will not result in the increased disturbance of land adjacent to the Site. Accordingly, the Project will not create any significant adverse impacts to historical or archaeological resources
11. Impact on Open Space and Recreation. The Site, which is currently fully developed with surface parking spaces and minimal landscaping, does not contain any public open space nor is it used for outdoor recreation or fishing and hunting. Furthermore, the Project will not displace or disturb any surrounding open space or recreation areas. Accordingly, the Project will not have any adverse impacts to open space or recreational resources.
12. Impact on Critical Environmental Areas. The Project is not located in or substantially contiguous to any Critical Environmental Areas. As such, the Project will not create any significant adverse impacts to Critical Environmental Areas.
13. Impact on Transportation. A comprehensive study of traffic impacts from the Project was undertaken as described in the TIS. The TIS separately analyzed traffic impacts from both the Project, as well as the unrelated Medical Office, which it characterized as Phase 1 and Phase 2, respectively. The TIS included an evaluation of the existing traffic operations, an assessment of future conditions without development of the Project, an estimate of projected traffic volumes for the Project, and the evaluation of the potential impact on future traffic operations. The following was specifically conducted in development of the TIS:
  - Field inventories were completed to document existing conditions in the Study Area.
  - Crash analysis was conducted for the latest three-year period prior to the onset of the COVID-19 Pandemic for the study intersections.
  - Turning movement counts were collected at the Study Area intersections during the weekday AM peak period, the weekday PM peak period, and during the Saturday midday peak period.
  - A comparison was made of pre-COVID volume data and post-COVID volume data to determine the need for adjustments to intersection traffic volumes to account for the potential impacts of the pandemic.
  - Existing adjusted traffic volumes collected at the Study Area intersections in 2021 were expanded to the future development years for the Project (Phase 1) (2027) and for the unrelated Medical Office (Phase 2) (2028).

- The traffic generated by Other Planned Developments (“OPDs”) near the Project was added to the Existing traffic volumes as necessary to produce the No-Build (2027 and 2028) traffic volumes.
- Traffic generated by the Project was estimated for Phase 1, distributed through the Study Area, and added to the Phase 1 No-Build volumes to develop the proposed Phase 1 Build volumes. Traffic generated by Phase 2 of the Proposed Project was estimated, distributed to the Study Area and added to the Phase 2 No-Build volumes to develop the proposed Phase 2 Build volumes.
- Capacity analyses were performed for the Study Area intersections for the Existing, No-Build (Phase 1 and Phase 2), and Build (Phase 1 and Phase 2) conditions.
- A parking occupancy study was conducted for the Roosevelt Field Mall property during what was identified as a peak event for activity (Black Friday 2021). The adequacy of the proposed off-street parking was evaluated, and the site layout was reviewed with respect to the modifications and additional demand associated with the proposed project.
- The need for traffic mitigation measures was evaluated.

The Study Area for the TIS included the following intersections:

- Ring Road S. and E. at South Street (Unsignalized)
- Internal Site Access Road at Orange Parking Deck Access (Unsignalized)
- Transit Center Access at Internal Site Road (Unsignalized)
- Transit Center Access at Ring Road S. (Unsignalized)
- Internal Site Access Road at Ring Road S. and W. (Signalized)
- Stewart Avenue Access Road at Stewart Avenue (Signalized)
- Stewart Avenue at Quentin Roosevelt Boulevard/South Street (Signalized)
- Ring Road W. at Residence Inn Driveway (Signalized)
- Ring Road N. at Access Road (Signalized)
- Old Country Road at Access Road/Carle Place Commons Driveway (Signalized)
- Ring Road E. at Zeckendorf Boulevard/Orange Parking Deck (Signalized)

The results of the TIS indicate that all signalized intersections will have the same overall intersection level of service (“LOS”) during the Build condition as the No-Build condition during each of the three peak hours, except for the Ring Road E. at Zeckendorf Boulevard and Orange Parking Deck intersection during the AM peak hour which drops in LOS from LOS B (No-Build) to LOS C (Build) due to a very small 0.4 second increase in delay. The results of the TIS indicate that all unsignalized intersections will operate with the same LOS during the Build condition as the No-Build condition during each of the three peak hours, except for the Internal Site Access at Orange Parking Deck intersection during the Saturday midday peak hour which drops in LOS from LOS C (No-Build) to LOS D (Build) due to an approximate 6 second increase in delay.

The TIS concludes therefore that given the minimal and insubstantial increases in delay, no mitigation is proposed or necessary to accommodate the traffic associated with the Project.

With regard to parking, the Town of Hempstead zoning code (“Zoning Code”) requires



10,820 spaces, whereas the TIS noted that development of the Project and the Medical Office will result in 10,525 spaces, inclusive of the existing Roosevelt Field Mall parking. The TIS notes that the Zoning Code requires 170 parking spaces for the Project, and the Drawings indicate that this requirement is satisfied as to the Project. Notwithstanding, a zoning variance for the Project and Medical Office was previously approved by the Town, wherein the Town indicated that the proposed 10,525 spaces would be sufficient to meet demand. Furthermore, as explained in the TIS, based on the parking occupancy counts conducted on Black Friday, and future parking supply, there will be parking spaces available on the worst-case parking occupancy date to accommodate the anticipated Project-related parking demand. The Project will not impact the availability of public or pedestrian/bicycle transportation in the area. Given the foregoing, the Project is not anticipated to create any significant adverse impacts to transportation.

14. Impact on Energy. The Project is estimated to use approximately 2.4MM KWH per year of electricity, which will be provided by the local utility which has ample capacity. No new utility facilities or upgrades will be needed to facilitate the Project. As such, the Project will not create any significant adverse impacts to energy resources.
15. Impact on Noise, Odor and Light. The operation of the Project as a 170-room hotel in a dense urban community is not expected to increase ambient noise as it does not include the types of activities, structures, or machinery which would emit significant noise. Additionally, the Project does not consist of any actions capable of creating significant odors and will manage waste in enclosed locations within the interior of the Site per the Drawings. The Site is already subject to outdoor lighting in its operation as a surface parking lot. The Project will replace and relocate this outdoor lighting, which will be updated to be downward facing, dark-sky compliant lighting to limit excess light spillage off Site. Noise, odor, and light created during construction will be temporary, and limited in duration and scope. Accordingly, the Project is not anticipated to create any significant adverse impacts to noise, odors or light.
16. Impact on Public Health. The Project will not increase activities or operations that are associated with a significant potential for affecting public health, such as storing large amounts of hazardous or toxic materials or waste. Furthermore, the Project will not have any other significant adverse impacts as to air, water, noise, odor, or light.

The EAF notes there are seven sites listed in the ERD (130120, 130051, V00243, 130014, 130155, 130016, 130199) in proximity to the Site. Remediation on three of these sites (130120, V00243, 130014) is complete according to the ERD. Three other sites (130155, 130016, 120016) are not in close proximity to the Site (greater than 2,000 feet). The closest active site (130051) is located within the Roosevelt Field Mall complex, less than 1,000 feet away. Site 130051 is listed as a state Superfund site due to the presence of hazardous chemicals related to the historical airfield use of the Roosevelt Field Mall complex, including tetrachloroethene ("PCE").

The Phase I Report explains that the Site is part of the Old Roosevelt Field Contaminated Groundwater Area ("ORCA"), which is underlain with a contaminated

groundwater plume with elevated concentrations of carbon tetrachloride, 1,1-dichloroethene, trichloroethene, and PCE. The Phase I Report also explained that PFAS compounds above the U.S. Environmental Protection Agency's ambient water quality standards were also detected in groundwater samples from the Site. Furthermore, PCE was detected at a concentration of 94.3 ug/m<sup>3</sup>, which is just below the New York State Department of Health's ("NYSDOH") Decision Matrices Sub-Slab Soil Vapor Minimum Criteria of 100 ug/m.

With regards to the detected PFAS compounds in the Site's groundwater, the Phase I Report concluded that the contamination was unlikely to pose a risk to Site occupants because the Project will be connected to a municipal water supply and will not utilize groundwater for any purpose. Additionally, the Phase I recommended preparation of a Groundwater Monitoring Plan that provides how groundwater will be handled should it be encountered during construction, which the Applicant agreed to prepare prior to the start of any subsurface construction work. With regard to PCE, the Phase I Report concluded that while the detected levels were below the relevant NYSDOH criteria, due to the potential variability of soil gas, the Phase I Report recommended including a vapor mitigation system as a protective measure and the Applicant acknowledged that a 20-mil vapor barrier and a passive sub-slab depressurization system ("SSDS") capable of conversion to an active SSDS, if warranted, is being included in the Project design. Accordingly, based on the foregoing, the Project is not anticipated to create any significant adverse impact to public health.

17. Impact on Character of the Community, and Community Plans. The Project is consistent with the character of the surrounding urban community and the commercial uses and large buildings of the adjacent Roosevelt Field Mall. The Project will also be located adjacent to the existing four-story Residence Inn hotel. The Project will redevelop a largely underused and outdated surface parking lot with a modern hotel containing a restaurant and bar, and 3,000 square feet of meeting space, which will provide additional jobs and utility for the surrounding community. Furthermore, the Project will reduce impervious surface and increase landscaped areas in place of impervious surface parking. Furthermore, the Project consisting of the development of a hotel, will not result in significant population growth and will increase the economic development of the surrounding community, including supporting commercial businesses such as restaurants and retail stores. Accordingly, the Project will not create any significant adverse impacts to the character of the community or community plans.
18. Impact on Disadvantaged Communities. Per the New York Environmental Justice Law ("EJL"), lead agencies must consider during SEQRA review, whether the proposed action would result in a disproportionate pollution burden on a Disadvantaged Community ("DAC"). New York's Climate Justice Working Group ("CJWG") in its map of DACs has identified the Site and surrounding area (Census Tract 36059407301) as a DAC. However, as discussed above, the Project is not expected to have any significant adverse environmental impacts on the surrounding community. Furthermore, as discussed above, the Project will not be a significant source of air, water, noise, or light pollution and therefore will not increase the pollution burden on the surrounding DAC. On the contrary, the Project is expected to have a positive economic impact on the

surrounding community by providing economic development and redeveloping a relatively vacant surface parking lot into a 170-room hotel, creating jobs and concomitant economic benefits to surrounding businesses. Accordingly, the Project will not result in a disproportionate burden on DACs.

Section 3. Since the Project will not have a significant adverse impact on the environment, a negative declaration ("Negative Declaration") pursuant to SEQRA is hereby issued. This Negative Declaration has been prepared pursuant to and in accordance with the requirements of SEQRA.

Section 4. The Chair and CEO/Executive Director of the Agency are hereby authorized and directed to distribute copies of this Resolution to and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution, which was adopted by a majority vote of the Agency, shall serve as the Negative Declaration (as defined in 6 N.Y.C.R.R. 617.2(z)) for the Project, and is issued by the Agency, pursuant to and in accordance with, shall take effect immediately.

Section 6. For further information on this Determination of Significance/Negative Declaration contact:

Nassau County Industrial Development Agency  
One West Street, 4th floor  
Mineola, NY 11501  
ATTN: Sheldon L. Shrenkel, CEO/Executive Director  
Phone: 516-571-1945

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The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

William Rockensies	VOTING	Aye
John Coumatos	VOTING	Aye
Raymond Pinto	NOT PRESENT	
Joseph Manzella	VOTING	Aye
Reginald Spinello	NOT PRESENT	
Marco Troiano	VOTING	Aye

The foregoing resolution was thereupon declared duly adopted.

STATE OF NEW YORK                    )  
  ) SS.:  
COUNTY OF NASSAU                    )

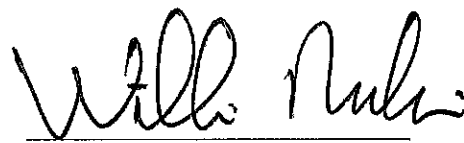
We, the undersigned [~~Vice~~] Chair and [Assistant] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 18, 2025 with the original thereof on file in our office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

WE FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

WE FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, we have hereunto set our respective hands and affixed the seal of the Agency this 18<sup>th</sup> day of September, 2025.

  
[Assistant] Secretary

  
[Vice] Chair

(SEAL)