
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 21st day of October, 2025, at 10:30 a.m., local time, at Village of Farmingdale Village Hall, 361 Main Street, Village of Farmingdale, Town of Oyster Bay, Nassau County, New York, with respect to the following project:

Hardscrabble Apartments Preservation LLC, a limited liability company organized and existing under the laws of the State of New York, together with entities formed or to be formed on its behalf, specifically including, but not limited to, Hardscrabble K&R DE LLC, a limited liability company organized and existing under the laws of the State of Delaware and authorized to do business in the State of New York, Hardscrabble Somerset Homes DE LLC, a limited liability company organized and existing under the laws of the State of Delaware and authorized to do business in the State of New York, and Hardscrabble Livingston Urban DE LLC, a limited liability company organized and existing under the laws of the State of Delaware and authorized to do business in the State of New York (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 3.097 acre parcel of land located at 400 Main Street, Village of Farmingdale, Town of Oyster Bay, County of Nassau, New York (NCTM: Section 49, Block 102, Lot 261) (the “Land” or “Project Site”), (2) the renovation of an approximately 49,850 square foot building on the Land (collectively, the “Building”), together with related improvements to the Project Site, including onsite parking spaces, and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery, building and construction materials and equipment (the “Equipment”), all of the foregoing for use by the Applicant as a senior multi-family housing-development facility, consisting of approximately eighty (80) affordable rental housing apartments (collectively, the “Project Facility”); (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 in an amount not to exceed \$115,126.78 and mortgage recording taxes in an amount not to exceed \$155,790.00.

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 October 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, 4th Floor, Mineola, New York 11501, Attn: Administrative Director, and/or via email at 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 at least forty-eight (48) hours in advance of the public hearing.

Dated: October __, 2025

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: Sheldon L. Shrenkel
CEO / Executive Director