

Compass Mineola 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 December 18, 2025, at 6:15 p.m., local time.

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

PRESENT:

William Rockensies	Chair
John Coumatos	Treasurer
Raymond Pinto	Secretary/Asst. Treasurer
Joseph Manzella	Asst. Secretary
Reginald Spinello	Member
Marco Troiano	Member

NOT PRESENT:

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Sheldon L. Shrenkel	Chief Executive Officer/Executive Director
Anne LaMorte	Chief Financial Officer
Colleen Pereira	Administrative Director
Nicole Gil	Administrative Assistant
Anthony Marano	Agency Counsel
Paul O'Brien	Bond/Transaction Counsel

The attached resolution no. 2025-75 was offered by J. Coumatos, seconded by M. Troiano:

Resolution No. 2025-75

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ISSUING A
NEGATIVE DECLARATION FOR COMPASS MINEOLA LLC

Name of Project: Compass Mineola LLC

Location: 157-161 Jericho Turnpike, Village of Mineola, Town of North Hempstead,
Nassau County, New York 11501

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 the New York State Industrial Development Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and 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 industrial, manufacturing, warehousing, commercial, research and recreation 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, among other things, (i) acquire by purchase, lease, gift, bequest, devise or otherwise real or personal property or interests therein; and (ii) 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, COMPASS MINEOLA 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 Compass Mineola 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 0.27 acre parcel of land located at 157-161 Jericho Turnpike, Village of Mineola ("Village"), Town of North Hempstead, Nassau County, New York (Section: 9; Block: 405; Lot: 158) (the "Land"), (2) the construction of an approximately 19,841 square foot building (the

“Building”), 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 multifamily residential rental facility consisting of approximately eighteen (18) residential rental units, at least two (2) of which units shall be workforce 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; 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, Applicant was previously granted Project approvals from the Village of Mineola Board of Trustees (the “Village Board”) on May 10, 2023 pursuant to Chapter 550 of the Village of Mineola Zoning Code (the “Zoning Code”) for: (1) a Special Use Permit (the “SUP”) under the Zoning Code’s incentive zoning regulations for the Jericho Turnpike Overlay District (the “JTO District”) underlying the Project; (2) variances from the Zoning Code’s regulations with respect to building height, minimum lot width, and parking space dimensions (collectively, the “Variances”), and; (3) site plan approval of the Project (collectively 1-3, the “Village Approvals”); 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 March 17, 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 from Diproperzi & Mallia Architects, LLP, dated June 30, 2025 (“Drawings”);
8. a Phase I Environmental Update report (“Phase I Report”) prepared by Merritt Environmental Consulting Corp. dated September 26, 2025;
9. the Village Approvals; and
10. other relevant environmental information (collectively, 1 through 10 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 Environmental Information, and upon the Agency's knowledge of the Land and area surrounding the Land 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:

- (A) The Project is an Unlisted Action pursuant to SEQRA because it consists of the construction of 18 residential units on a 0.27 acre parcel and does not exceed any Type I thresholds;
- (B) The Agency has undertaken an uncoordinated review of the Project in accordance with the requirements of SEQRA; and
- (C) No potentially significant adverse impacts on the environment are noted in the Environmental Information 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 development of multifamily residential rental units consisting of approximately eighteen (18) residential rental units on an approximately 0.27 acre parcel of land previously developed as a mixed use building consisting of a restaurant and three residential units, which have since been demolished following a fire in 2020. The Project is consistent with the land uses surrounding the

Land, and substantially similar to the previous use of the Land for mixed use commercial and residential space. The Project is consistent with the underlying JTO District zoning classification of the Land, 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 indicates there is no presence of state or federal wetlands on the Land. Additionally, the Project, consisting of the redevelopment of 0.27 acres of prior developed land, will not disturb more than one acre and will not result in an increase of stormwater runoff at the Land as there will be no increase of impermeable surfaces. 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 well water. 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. 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 does not increase impervious surface area and does not involve the impoundment of water. Accordingly, the Project is not anticipated to create any potentially significant adverse impacts to flooding.
6. Impact on Air. The Project will not be a significant source of air emissions. Construction of the Project will result in minor impacts from air emissions, but these will be limited in scope and temporary in duration. The Project 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. 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 Land. Furthermore, as the project is limited to the redevelopment of 0.27 acres of prior developed land, it will not increase any development of 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 Land 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 Land 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 Land was previously developed as a mixed-use commercial and residential building, and the Project is consistent with the nature and character of the surrounding uses. According to the drawings, the Building will be four stories and approximately 64 feet in height. The maximum height permitted in the JTO District for Multifamily Residential, is 3 stories and 40 feet; however, a height variance for the Project was specifically approved by the Village Board on the basis that the issuance of the Village Approvals for the Project would make the Village a desirable, safe, and attractive place to live and work. Furthermore, the Project will redevelop a previously outdated commercial structure which was badly burned in a fire in 2020, and which is now vacant, thereby remediating adverse impacts on aesthetic resources that might have resulted from dereliction. 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 in, contiguous, or adjacent to buildings and sites listed on the National or State Registers of Historic Places, or that have been determined to be eligible for listing on the State Register of Historic Places. The closest historic resource to the Project is the Mineola Diner located east of the Land. The Project is not adjacent or substantially contiguous to the Mineola Diner, which is approximately 290 feet away and is further separated from the Land by Jericho Turnpike, a four lane state highway. Moreover, the Land 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 Land. Accordingly, the Project will not create any significant adverse impacts to historical or archaeological resources.
11. Impact on Open Space and Recreation. The Project Land does not comprise of public open space and is not currently 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. The Project, being limited to the construction of 18 residential units, is not expected to result in a substantial increase in traffic above present levels given that the previous use of the Land was as a commercial restaurant for many years prior to a serious fire in 2020. Public transportation and pedestrian accommodations currently serve the Land and the Project will not interfere with these accommodations. On site parking proposed for the Project meets the requirements of the underlying zoning district, providing 27 spaces for 18 residential units. As such, the Project is not

anticipated to create any significant adverse impacts to transportation.

14. Impact on Energy. The previous use of the Land as a mixed use, commercial and residential building previously created a demand for electricity. The Project's use of the Land for 18 residential units is not expected to create a significant increase in demand for energy, and electricity for the Project 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 Project does not involve the construction or operation of any actions which appreciably create odors or excessive lighting. Furthermore, lighting for the Project will be downward facing and dark-sky compliant. The Project is expected to increase noise levels during construction on Monday through Friday during the hours of 6:00 A.M. to 3:30 P.M. and Saturdays from 8:00 A.M. to 4:00 P.M. However, any impacts to noise or odor from construction activities will be minor given the limited size of the Project and will be temporary in nature. Operation of the Project once constructed will generate only insignificant noise characteristic of residential dwellings. 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. Additionally, the Project will utilize a municipal water supply rather than groundwater via a well, thereby obviating any potential impacts from groundwater contamination.

According to the Phase I Report, the Land is located within the study area for a groundwater contamination plume ("Plume") emanating from 150 Fulton Avenue in the Village, approximately 1.1 miles southwest of the Land. Additionally, the Phase I Report indicates that directly abutting the Land to the south is an auto-repair shop ("Auto-Shop") which has been in continuous use since approximately 1917 which could also contribute to groundwater contamination underlying the Land. The Phase I Report concludes that based on the distance and gradient from the Plume, and that the Project includes under building parking, the probability of a vapor intrusion condition at the Land is low. Furthermore, as part of the Phase I Report, a vapor intrusion screening ("VIS") was conducted on the Land, consisting of three soil borings used to collect soil vapors underlying the Land. The VIS results found no volatile organic compounds in vapor form at levels exceeding recommended limits. Therefore, the Phase I Report concludes that there was no evidence of a contaminated vapor condition at the Land from the Plume or adjacent Auto-Shop and no further study is recommended. Finally, the Phase I Report concluded that there was no likely impact to the Land from the use or release of hazardous materials by remaining state and federally identified nearby properties because they were sufficiently far away or down gradient from the Land. 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 underlying JTO District zoning and the previous use of the Land as a mixed commercial/residential use. The Project will not result in significant population growth, and is consistent with the character of the existing urban mixed-use community in which it is located. The Project will be similarly sized to surrounding buildings, including the Mineola Fire Department building located adjacent to the Land to the West. As explained in the Village Approvals, the Project as proposed is consistent with the goals of the Village's comprehensive plan and will make the Village a more desirable, safe and attractive place to live and work. Furthermore, the Project will put back into productive use a vacant mixed-use parcel which was previously destroyed by fire in 2020 and has since been vacant. Additionally, and as discussed above, the Project will not have any significant adverse environmental impacts on the surrounding community. 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 not identified the Land and surrounding area as a DAC, and the closest mapped DEC is over 1.25 miles away to the southeast of the Land. Furthermore, as discussed above, the Project will not have a significant adverse impact on the surrounding communities. On the contrary, the Project is expected to have positive impacts on the surrounding community by redeveloping a vacant parcel to provide residential housing 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 Chairman 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 members of the Agency, shall serve as the Negative Declaration (as defined in 6 NYCRR 617.2(z)) for the Project, and is issued by the Agency, pursuant to and in accordance with SEQRA, and 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

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	VOTING	Aye
Joseph Manzella	VOTING	Aye
Reginald Spinello	VOTING	Aye
Marco Troiano	VOTING	Aye

The foregoing resolution was thereupon declared duly adopted.


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

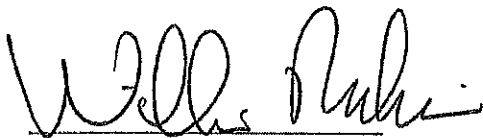
We, the undersigned [~~Vice~~] Chair and [~~Assistant~~] Secretary of the Nassau County Industrial Development Agency (the "Agency"), do hereby certify that we have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on December 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 day of December, 2025.


[~~Assistant~~] Secretary


[~~Vice~~] Chair

(SEAL)