

**350 BROADWAY HICKSVILLE, 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, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on March 12, 2026, at 6:00 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
Joseph Manzella	Asst. Secretary
Reginald A. Spinello	Member
Marco Troiano	Member
Ryan Sakowich	Member

NOT PRESENT:

Raymond Pinto	Secretary/Asst. Treasurer
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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. 2026-21 was offered by M. Troiano, seconded by W. Rockensies.

Resolution No. 2026-21

RESOLUTION OF THE NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT ISSUING A
NEGATIVE DECLARATION FOR 350 BROADWAY HICKSVILLE, LLC

Name of Project: 350 Broadway Hicksville, LLC

Location: 350 S. Broadway, Hicksville, Town of Oyster Bay, Nassau County, New York
11801

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, 350 BROADWAY HICKSVILLE, 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 350 Broadway Hicksville, 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 1.6 acre parcel of land located at 350 S. Broadway, Hicksville, Town of Oyster Bay, Nassau County, New York (Section: 46; Block: 170; Lot: 37) (the “Land”), (2) the construction of an approximately 108,000 square foot (“sf”) building on the Land (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 storage/warehouse facility for subleasing to future tenants for storage and warehouse purposes; (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 issued a negative declaration for the Project (“Town Negative Declaration”) and Project approvals from the Town of Oyster Bay Town Board (“Town Board”) on October 21, 2025 for: (1) a Special Use Permit (“SUP”), and; (2) site plan approval of the Project (collectively the “Town 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 Short Environmental Assessment Form, dated December 1, 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. Town of Oyster Bay Inter-Departmental Memo on the Town Environmental Quality Review (“TEQR”) for the Project from Julia K. Schneider, dated June 27, 2025, including the (i) Project earthworks site plan (“Plan”), (ii) water demand calculations (“Water Demand Report”); (iii) solid waste generation calculation (“Solid Waste Report”); (iv) EAF solid waste management practices addendum (“Solid Waste Addendum”); (v) EAF hazardous materials protection measures addendum (“Hazardous Materials Addendum”); (vi) hazardous materials lease provision (“Hazardous Materials Provision”); (vii) the EAF; (viii) project description (“Project Description”); (ix) required approvals list (“Approvals List”); (x) zoning compliance analysis (“Zoning Analysis”); (xi) EAFs part 2 & 3 prepared by the Town Board (collectively, i-xi, the “TEQR Report”);
8. a Phase I Environmental Update report (“Phase I Report”) prepared by the P.W. Grosser

- Consulting dated April 2024;
9. the Town 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 108,000 sf storage/warehouse facility in a town having a population of more than 150,000 people 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;
- (C) No potentially significant adverse impacts on the environment are noted in the Environmental Information and none are known to the Agency; and
- (D) The Agency concurs with the determination of the Town Board as set forth in the Town Negative Declaration and incorporates the same by reference.

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 development of a three story 108,000 sf storage/warehouse facility, with a Building footprint of 27,109± sf, on an approximately 1.6 acre parcel of vacant and unimproved Land containing a deteriorated asphalt parking lot previously used as storage for trucks, materials, and landscaping vehicles and equipment. The Land surface comprises an asphalt parking lot, with associated landscape islands primarily containing trees and grass. This parking lot contains approximately 110 parking stalls. Other proposed Project improvements include a new asphalt parking lot containing 29 parking stalls, outdoor lighting, landscaping, and drainage system. The Project is consistent with the land uses surrounding the Land which are primarily commercial and mixed-use. The Land spans between the Town's Zoning Code ("Zoning Code") General Business ("GB") Zoning and R1-7 One-Family Residence Districts. The Project Facility will be situated entirely within the GB portion of the Land and is permitted in the GB District with the granting of a special use permit from the Town Board, which was granted through the Town Approvals. The underlying zoning will not change as a result of the Project, and the Project will not impact or deter existing or future adjacent land use. The Project does involve minor excavation to accommodate the planned foundation and basement proposed for the Building, but the Project will retain the generally level character of the Land, and will not physically disturb adjacent properties. Furthermore, the Project does not involve any 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, nor is it located in a 100-year floodplain. The Project includes the installation of a new on-site stormwater drainage system ("Stormwater System"), primarily consisting of catch basins, piping and drywells. According to the TEQR Report, storage capacity will be provided to accommodate runoff from the three-inch storm event, in accordance with Town and NYSDOT standards, providing 14,123± cubic feet of storage, which is approximately 2.7 percent greater than the 13,750± cubic feet of storage capacity required. A preliminary SWPPP was developed for the Project, which includes erosion control measures to be employed during construction, and identification of long-term operation and maintenance requirements, consistent with the NYS Standards and Specifications for Erosion and Sediment Control. Based on the foregoing, 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 and will be connected to the municipal sanitary sewer system rather than discharging wastewater on-site. The wastewater that is generated by the Project will be treated at Nassau County's Cedar Creek sewage treatment plant which has adequate capacity. The Land is not located within or substantially contiguous to a designated special groundwater protection area or critical

environmental area. According to the TEQR Report, the Applicant has attested that all Project customers will be required to sign a rental agreement which includes specific clauses prohibiting the storage of hazardous materials. Furthermore, the Project does not involve any 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 proposes the construction and maintenance of the Stormwater System which, as discussed above, will adequately manage impacts from stormwater flows on the Land. 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 that is endangered, threatened, or of special concern at or adjacent to the Land. Furthermore, as the Project is limited to the redevelopment of 1.6 acres of Land currently consisting of derelict vacant surface parking, 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 Project is limited to the redevelopment of 1.6 acres of Land currently consisting of derelict vacant surface parking, and the Project is consistent with the nature and character of the surrounding uses, as confirmed by the granting of the Town Approvals. The Project will develop the Land with a new, 3-story Building, and will include substantial landscaping, which will enhance the aesthetic character of the Land. As explained in the TEQR Report, based on renderings of the Project, the Building includes a range of architectural features which will moderate the appearance of building bulk and add visual interest in line with the visual character of surrounding commercial uses along the South Broadway corridor.
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 Register of Historic Places, or that have been determined to be eligible for listing on the State Register of Historic Places. Moreover, the Land is not listed by the EAF Mapper as a potentially sensitive area for archaeological resources, particularly considering the disturbance that occurred for the previous development on the Land as a parking lot. 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 EAF and TEQR Report indicate that the Project will have minimal impact on the transportation system in the surrounding area. The Project is expected to generate an additional 10 vehicle trips during the AM peak hour, 16 trips during the PM peak hour, and 18 trips during the Saturday peak hour. As explained in the TEQR Report, this will result in a zero or negligible delay (less than 1 second) for vehicle travel at surrounding intersections, which all operate at adequate levels of service.

No additional improvements will be required for the entrance to the Project, which operates at adequate levels of service, and which will only permit right turn entrance due to the presence of a median between the lanes of traffic. The sight triangle for the Project entrance was also found in the TEQR Report to have adequate sight distance available for entering and exiting traffic without the need for additional mitigation. In addition, construction impacts will be temporary and limited generally to construction worker travel to and from the Land between the hours of 7 AM and 4 PM. No road closures are expected to be required during the construction of the Project.

With regard to parking, the Zoning Code requires 1 parking space for every 4,000 sf of gross floor area. The Building is proposed to be 108,236 sf, requiring 28 parking spaces, whereas 29 are proposed for the Project. As to public and pedestrian transportation, the Project is served by public transportation facilities and pedestrian transportation facilities, including the Hicksville LIRR Station. The Project also includes pedestrian accommodations, including the construction of sidewalks and bike racks, however it is not anticipated that the Project will generate significant pedestrian traffic in its operation as a self-storage warehouse Project Facility.

Based on the foregoing, the Project is not anticipated to create any significant adverse impacts to transportation.

14. Impact on Energy. The Project's use of the Land for operation of a storage/warehouse

facility 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. Additionally, as provided in the EAF, the mechanical systems for the Project Facility will be high-efficiency and comply with the Energy Conservation Code, including the electrical, lighting, and water systems. 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 noise, odors or excessive lighting. Furthermore, lighting for the Project will be downward facing and dark-sky compliant and shielded to minimize impacts to neighboring properties. Additionally, all exterior lighting for the Project will be extinguished by 11 PM daily. The Project is expected to increase noise levels during construction; 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 is not anticipated to generate significant noise impacts, which will generally be limited between 6 AM and 10 PM when customers of the Project Facility will be permitted to access their storage units. 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. Further as explained above, all customers of the Project Facility will be required to sign a rental agreement which includes specific clauses prohibiting the storage of hazardous 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 was previously subject to a gasoline release identified on the NYSDEC Spill Database. The spill was cleaned to the satisfaction of the NYSDEC and was closed on October 18, 1988. No other potentially hazardous conditions on the Land were identified in the Phase I Report. 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. As discussed above, the Project is consistent with the underlying zoning requirements, except with regard to the location of the parking for the Project. While the Project provides greater than the requisite number of parking spaces, due to the Land being split zoned, the parking for the Project Facility will be in a residential district, despite being part of the same contiguous parcel making up the Land. Therefore, the Project requires a variance to permit parking within the residentially zoned portion of the Land. As discussed above, the Project is not anticipated to have significant impacts from noise, parking, or lighting, and therefore, this issuance of a variance will not likely impact nearby residential uses. The Project will not result in significant population growth, and is consistent with the character of the existing sub-urban mixed-use community in which it is located. The Project will be similarly sized to surrounding buildings. Furthermore, the Project will put back into productive

use a vacant parcel which has been vacant and in a state of deterioration for several years. Additionally, and as discussed above, the Project will not have any significant adverse environmental impacts on the surrounding community. Accordingly, and as evidenced by the Town Approvals and the Town Negative Declaration, 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 DAC is over 1.77 miles away to the west of the Land. Furthermore, as discussed above, the Project will not have a significant adverse impact on the surrounding communities. 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, CEO/Executive Director and Administrative 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 NYCRR 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

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	ABSTAINING	
Marco Troiano	VOTING	Aye
Ryan Sakowich	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 March 12, 2026 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 12th day of March, 2026.



[Assistant] Secretary



[~~Vice~~] Chair

(SEAL)