

Harrison Avenue, 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, Legislative Chambers, 1550 Franklin Avenue, Mineola, Nassau County, New York, on May 28, 2026, at 6:15 p.m., local time.

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

PRESENT:

John Coumatos	Treasurer & Acting Chair
Joseph Manzella	Secretary
Raymond Pinto	Asst. Treasurer
Ryan Sakowich	Asst. Secretary
Marco Troiano	Member

NOT PRESENT:

William H. Rockensies	Chair
Reginald A. Spinello	Member

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

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

The attached resolution no. 2026-45 was offered by M. Troiano, seconded by R. Pinto.

Resolution No. 2026-45

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
HARRISON AVENUE, MINEOLA LLC

Name of Project: Harrison Avenue, Mineola LLC

Location: 218, 222, and 228 Harrison Avenue, 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 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, HARRISON AVENUE, 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 Harrison Avenue, 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 0.45 acre parcel of land located at 218, 222 and 228 Harrison Avenue, Village of Mineola, Town of North

Hempstead, Nassau County, New York (Section: 9; Block: 404; Lots: 5, 807-811) (the “Land”), (2) the construction of a four-story, approximately 74,906 square foot building (the “Building”), including underground parking and 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 forty-two (42) residential rental units, at least nine (9) of which units shall be affordable housing units; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; 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 Board of Trustees (“Board of Trustees”) for the Village of Mineola (“Village”) previously undertook SEQRA review of the Project in conjunction with a request for a special use permit to relax the Village’s zoning regulations with regard to the building’s height, lot coverage, minimum unit size, parking, loading, and front and side yard setbacks; and

WHEREAS, the Board of Trustees issued a negative declaration for the Site on June 12, 2024, determining that the Project would not result in any adverse environmental impacts (the “Village Negative Declaration”) and thereafter approved the Special Use Permit (the “Village Special Use Permit”) on the same date approving the Project; 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 September 29, 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) Site Plan for 228 Harrison Avenue, prepared by Northcoast Civil, dated December 5, 2023 (“Site Plan”);
(8) Architectural Site Plan, 3D Renderings and Floor Plans, prepared by Emilio Susa Architect, dated March 31, 2023 (“Elevations”);
(9) the Village Negative Declaration;
(10) the Village Special Use Permit;
(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 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:

- (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) As a result, the Agency has determined that the Project is an Unlisted Action pursuant to SEQRA as it proposes the construction of an approximately 42-unit residential 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 the approximately .45-acre, 19,500-sq.ft. Project site with a four-story building containing 42 total residential rental units with 36 one-bedroom and 6 two-bedroom units along with 52 at-grade and sub-grade accessory parking spaces. Nine of the units will be dedicated to residents earning at or below 80% of the Nassau-Suffolk Area Median Income ("AMI"). The Land currently contains 3 single-family homes on lots also containing asphalt paving, two small garages and surface parking with driveway access from Harrison Avenue. Along Harrison Avenue east of the Land, the street is categorized by both single-family homes and large multi-family, multi-story residential developments. Towards the Land, Harrison Avenue is largely developed with commercial uses, two- to five-stories, including the five-story commercial parking building directly across Harrison Avenue from the Land.

Located within the R-3 and B-2 Special Business District, the Land also sits within the Village's Downtown Overlay District, which allows developers to seek relaxations of certain zoning requirements from the Village Board of Trustees. The Applicant sought and received the Village Special Use Permit, which allowed relaxation of the Project's requirements for the building's height, lot coverage, minimum unit size, parking, loading, and front and side yard setbacks. This allowed landscaping and large trees to be centered along the rear of the Land, creating a buffer between the larger and more commercial development along Harrison Avenue and the predominately single-family homes fronting Cleveland Avenue, at the rear of the Land.

The full .45-acre Project site will be physically disturbed by the Project to develop the foundation and also to add a subgrade stormwater system including catch basins and subgrade leaching gulleys able to handle up to a three-inch rain event. According to the EAF, the Land does not consist of steep slopes and contains

well-drained site soils. The EAF notes that there will be a slight increase in impervious surfaces to .03-acres with the Project's redevelopment. Construction for the Project is slated to last approximately 24 months; however, construction activities will be conducted in a single phase and in compliance with the Village of Mineola's restriction of construction hours to the daytime hours of 7:00 AM to 6:00 PM.

During operation, the Project's residential units are not anticipated to significantly impact adjacent land uses, considering the Land is surrounded by a large commercial parking garage and other commercial uses along Harrison Avenue as the street reaches Willis Avenue. As part of the Village Special Use Permit, the Board of Trustees approved the Applicant's proposal to reduce the on-site parking spaces to be provided from the 63 spaces required by zoning to the 52 spaces to be provided given the Land's location in the Mineola's downtown core, minutes from the Mineola Long Island Rail Road ("LIRR") Station as well as the Mineola Bus Station. The Board of Trustees also noted that it aligned with the goals of the Village's Downtown Overlay District to facilitate infill, transit-friendly housing leading to a vibrant, walkable downtown. 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 that there is no presence of state or federal wetlands on the Land as well as no surface waters. The Land is in a well-developed area adjacent to existing single-family and multi-family apartment buildings to the west along Harrison Avenue as well as multiple, two- to five-story commercial buildings east of the Land along Harrison Avenue and directly across Harrison Avenue from the Land. The .45-acre Project site, which is comprised of three lots, identified as 218, 222 and 228 Harrison Avenue, is currently fully developed with .31-acres of impervious surface, which will increase by .03-acres with the Project's redevelopment. Further, the Applicant will include a sub-grade stormwater runoff system able to handle up to a three-inch storm event. The lots are developed with single-family residential homes with driveways on each lot, providing at-grade parking. Overall, the Project will disturb less than 1 acre and improve the ability to handle storm events on the Land while only slightly increasing the amount of impervious surface on the site. Accordingly, the Project will not create any significant adverse impacts on surface water.
4. Impact on Groundwater. The Project will not connect to or use well water. The EAF states that the Project will generate an approximately 9,000 gallon per-day demand for water, and approximately 9,000-gallons per day of sanitary wastewater. The Applicant notes that the Project will be served by the Mineola

Water and Sewer Districts without the need for expansion or alterations to existing water and sewer lines; both will also have adequate capacity to service the Project. While the Land is located above the Nassau-Suffolk Sole Source Aquifer, the proposed 42-unit residential development does not involve the bulk storage of petroleum or chemical products, or any other activities which would entail any substantial risk to the Aquifer. Accordingly, the Project will not create any potentially significant adverse impacts to groundwater.

5. Impact on Flooding. The EAF Mapper indicates that the Project is not located within a 100-year or 500-year flood plain. The Applicant indicates on the EAF that it will install a new drainage system that will include both catch basins and leaching gulleys capable of handling a 3-inch storm event, which will reduce the risk of flooding on the site. While the Project will slightly increase the impervious area on the Land by .03 acres, it will include landscaping along the full site with the majority of the landscaping centered along the rear lot line to create a landscaped transition between the Project and the smaller predominantly one-family residential buildings facing Cleveland Avenue. Accordingly, the Project is not anticipated to create any potentially significant adverse impacts to flooding.
6. Impact on Air. The Project will add 42 infill residential units in the Village of Mineola's central core at a location that will create a transition between the single-family homes along Cleveland Avenue and the mixed commercial and residential uses lining Harrison Avenue. The Project will not be a significant source of air emissions, including greenhouse gas emissions. Its 42 residential units do 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. Although construction is estimated to take up to 24 months, 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 notes that the Land does not contain any plants or animals listed in New York State as rare, and the Agency is not aware of the existence of any species or plants of concern at the Land. The Land currently consists of three single-family homes with some lawn areas broken up by paved on-site driveways, concrete sidewalks, and two concrete paved areas. Overall, the Land lacks the type of vegetation or areas that could serve as suitable habitat for plants or animals and is surrounded by predominantly commercial uses that lack or offer little green space or landscaping. Furthermore, as the Project is limited to the redevelopment of .45 acres of prior developed land, it will not increase development of areas containing potential untouched 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 Land does not sit within an existing Agricultural District and is not used for agricultural purposes. The Project also

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. Directly across Harrison Avenue is a five-story parking garage with additional two- and three-story commercial uses along Harrison to the east, and a combination of lower and higher density residential developments to the west along Harrison that range from single-family dwellings to five-story apartment buildings. Therefore, the Project will not create any significant adverse impacts to agricultural land resources.

9. Impact on Aesthetic Resources. The EAF Mapper does not identify any area parks or highways that are scenic or aesthetic resources within the vicinity of the Land. As the Project is located approximately 1.7 miles from the Meadowbrook Parkway, it will not have an impact on this designated scenic byway. Overall, the Project's brick and glass design elements are consistent with adjacent development and will enhance the aesthetic quality of the Land. As part of the approval of the Village Special Use Permit, the Board of Trustees required that the Applicant complete streetscape improvements along Harrison Avenue, including the installation of the decorative street lighting used throughout other areas of the Village. Accordingly, the Project will not 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 listed U.S. Post Office located at 160 Main Street, approximately .3 miles away. The historic Post Office is designed to directly face the corner of Main and 1st Street, providing a large, paved gathering space that occupies the corner at the front of the entrance. Given the distance from the Project, this historic resource will not be impacted by the Project's development. Further, seven neighborhood-serving commercial buildings along Mineola Boulevard, between Harrison Avenue and 1st Street, were considered and all were determined not eligible for listing. The Site is also not listed by the EAF Mapper as a potentially sensitive area for archaeological resources. 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 three residential buildings, 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 as it is a heavily developed area with multiple commercial uses with fully built-out sites, offering no landscaping or pervious surfaces. 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 notes that the Project will increase the demand for transportation from the Land. While the Project's 42 residential units will increase the amount of residents at the location, the Land is well-served by public transportation and also sits within the central core of the Village of Mineola, close to neighborhood-serving restaurants and services, which will reduce the impacts of vehicle trips to and from the Land. The transit-friendly Project is located less than a 5-minute walk from the Mineola LIRR Station, which includes the Main Line, including the Port Jefferson and Montauk Branches, as well as the Oyster Bay and Ronkonkoma Branches. Additionally, the Mineola Bus Terminal, which is located only a seven-minute walk from the Land, provides access to five bus lines, including the N22, N23, N24, and the express N40 and N41. The close proximity to multiple options of public transit will reduce the impact of the Project on neighboring streets. Additionally, the Board of Trustees, as part of the approved Village Special Use Permit, approved the Applicant's provision of 52 on-site parking spaces, 11 less than required under the applicable requirements of the Village's zoning code requirements. The Project includes two additional curb cuts along Harrison Avenue, which are located close to but slightly adjacent to the curb-cut entrance to the commercial parking garage across Harrison Avenue to safely disperse the ingress and egress to the Land. Overall, the traffic resulting from the residential units associated with the Project is not expected to appreciably increase traffic levels and the Project's location will disburse the person trips to and from the Land to public transit and pedestrian trips to neighborhood commercial uses and services. Accordingly, the Project will not create any significant adverse impacts to transportation.
14. Impact on Energy. The Project will not result in a substantial increase in the use of energy, and no significant energy infrastructure improvements are necessary to accommodate the Project. The Project's use of the Land for a 42-unit residential rental facility along with accessory parking for those residents is not expected to create a significant increase in demand for energy and electricity as 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's 42 residential units are not expected to appreciably increase ambient noise levels or to create odors or excessive lighting. Although the construction is estimated to last about 24 months, it will not require blasting. Further, any impacts to noise and/or odor from construction activities, including heavy equipment, will be minor, temporary in nature, and limited to weekday daytime hours. Once constructed, the Project will generate only insignificant noise that is characteristic of residential dwellings.

The new lighting to be added along Harrison Avenue will include LED lighting and match the aesthetics of the light fixtures found throughout the Village. The Board of Trustees also required the Applicant hire private carters to remove the Project's refuse and recyclables and required that the Project include refuse containers that are screened from the street, sufficient, lockable and covered. Accordingly, the Project is not anticipated to create any significant adverse impacts to noise, odors or light.

16. Impact on Public Health. The Project does not entail the types of activities or operations that are associated with a significant potential for affecting public health, such as storing large amounts of hazardous or toxic materials. While the Land is 1500 feet from the NYU Langone facilities clustered at the intersection of 1st Street and Mineola Boulevard, the construction of the Project will not include blasting and the construction itself will be temporary. Further, the Project, as a fully residential development, does not involve the type of uses that could potentially cause an impact to hospital or care facilities. The EAF identified two noted spills (V00398, 130234) within 2000 feet of the Land. Both spills relate to a voluntary clean-up by the LIRR that was entered into the Superfund program in 2004. Remediation of the area reached close-out under NYSDEC's oversight and remains monitored under a Site Management Plan. The contaminant at the LIRR site was mercury, found in the soils and subsoils, but, as it was mercury, it did not migrate from the location to the groundwater. Groundwater at the LIRR site is approximately 40 feet below the LIRR site and the soils are primarily sand. Furthermore, as discussed above, the Project will not have any other significant adverse impacts as to air, water, noise, odor, or light. Accordingly, 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 larger residential apartment buildings currently located along Harrison Avenue. As previously discussed, the Board of Trustees approved the Village Special Use Permit, authorizing the relaxation of the requirements for the Project's height, lot coverage, minimum unit size, parking, loading, and front and side yard setbacks. The Project fulfills the goals of the Village's Downtown Overlay District to create a more animated downtown core. In its approval, the Board of Trustees highlighted that the Project, as proposed, was contemplated in the Village's Master Plan adding that it will "add to the vibrancy and economic stability of the Village." As a transit-oriented development, the Board of Trustees found that the Project "qualifies as a smart growth component of Mineola's Downtown Revitalization" and added that the Project's rental residential units have been designed to reach the goals of the Comprehensive Master Plan to "realize the Village's potential." Furthermore, the Project 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, lead agencies must consider whether the proposed action would result in a disproportionate pollution burden on a Disadvantaged Communities (“DACs”) during their SEQR review. New York’s Climate Justice Working Group, in its map of DACs, has not identified the Land nor the immediate surrounding area as a DAC. The closest mapped DAC is approximately 1.8 miles away to the east of the Land. 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 area. Furthermore, the Project is expected to have positive impacts on the surrounding community by creating much needed, well-designed rental infill housing with 9 affordable rental units dedicated to residents earning up to 80% of the Nassau-Suffolk AMI. The Village’s Board of Trustees noted in its approval that the Project will contribute to the vibrancy and economic stability of the Village’s Downtown. The Project’s four-story height will more closely align with the height and massing of the five-story commercial parking garage directly across from the Land and the Project’s brick and glass design elements will add visual appeal along Harrison Avenue, particular as Harrison Avenue transitions from residential to mainly commercial uses as it reaches the Harrison and Willis Avenues’ intersection. 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 Chief Executive Officer/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, Chief Executive Officer/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 H. Rockensies	NOT PRESENT	
John Coumatos	VOTING	Aye
Raymond Pinto	VOTING	Aye
Reginald A. Spinello	NOT PRESENT	
Marco Troiano	VOTING	Aye
Joseph Manzella	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 [Acting] 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 May 28, 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 28th day of May, 2026.


[~~Assistant~~] Secretary


[Acting] Chair