

VILLADOM PROJECT - 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 August 26, 2026, 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
Joseph Manzella	Secretary
Ryan Sackowich	Assistant Secretary
Reginald A. Spinello	Member
Marco Troiano	Member

NOT PRESENT:

John Coumatos	Treasurer
Raymond Pinto	Assistant Treasurer

THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

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

The attached resolution no. 2026-67 was offered by R. Sakowich, seconded by M. Troiano.

Resolution No. 2026-67

RESOLUTION FINDING THAT ACTION TO UNDERTAKE A
CERTAIN PROJECT FOR VILLADOM 2020 GROUP LLC AND ITS AFFILIATES IS
EXCLUDED FROM REVIEW UNDER THE STATE ENVIRONMENTAL QUALITY
REVIEW ACT

Project Name: Villadom Project

Location: 263-267 East Shore Road, Village of Great Neck, Town of North Hempstead, County of Nassau, New York 11021

SEQRA Status: Excluded from Review per SEQR Act §§8-0111.5-a.(a)-(c);

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, VILLADOM 2020 GROUP 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 Villadom 2020 Group LLC, BAY INVESTORS 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 Bay Investors LLC, BW EAST SHORE 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 BW East Shore LLC, GG EAST SHORE 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 GG East Shore LLC, JANO BUILDING 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 Jano Building LLC, NORWICH 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 Norwich LLC, and/or an entity(ies) 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 2.93 acre parcel of land located at 263-267 East Shore Road, Village of Great Neck, Town of North Hempstead, Nassau County, New York (Section: 2; Block: 181; Lots: 13 and 252) (the "Land"), (2) the construction of an approximately 160,000 square foot building (the "Building") on 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 sixty-four (64) residential rental units, at least eight (8) 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

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, being 6 N.Y.C.R.R. 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, prior to making a recommendation about the potential environmental significance of the Project, the Agency has reviewed and considered whether the Project, when considered as a whole, falls within certain exemptions from the requirements of SEQRA provided in the SEQR Act §§8-0111.5-a.(a)-(c); and

WHEREAS, to assist the Agency in making the determination set out in §§8-0111.5-a.(a)-(c) of the SEQR Act, the Applicant has certified to the Agency that (i) the Project Facility would be connected to existing community or public water and sewerage systems at the commencement of habitation, (ii) the Project Facility would be located at a "previously disturbed site" (as such quoted term is defined in § 8-0105 of the SEQR Act) because (A) the Land has been substantially altered by an improvement or use (i.e., water treatment facility previously demolished) at least two years prior to the submission of the Application to the Agency, (B) the Land is not located within a designated 100-year floodplain, (C) the Land is not currently being used for agricultural purposes and has not been used for agricultural purposes within the immediately preceding two years or three of the last five years, and (D) the Land is not located in a designated coastal erosion hazard area, (iii) not more than twenty percent (20%) of the gross floor area of the Project Facility would be used for commercial, retail, community facility or other non-industrial non-residential uses, (iv) the Project Facility would be located in a town (i.e., North Hempstead) and a village (i.e. Great Neck) having a population of fewer than one million persons, (v) the Project Facility would be located in a village (i.e. Great Neck) that has adopted its own

zoning code, (vi) the Project Facility would be located in an “urban area,” as such term is defined or used by the United States Census Bureau (“US Census Bureau”) in the most recent decennial census beginning on or after the two thousand twenty (2020) decennial census, (vii) the Project would not exceed three hundred (300) dwelling units, (viii) the Project would not include construction of only one single-family residence on a parcel of one or more acres, (ix) a Phase I Environmental Site Assessment (the “Phase I ESA”) has been conducted with respect to the Land in accordance with the all appropriate inquiries regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation and Liability Act (40 CFR §312) to identify any recognized environmental conditions, (x) the Applicant has followed and will follow all applicable laws, rules and regulations regarding hazardous waste, including, to the extent applicable, complying with local municipal requirements regarding hazardous materials remediation, (xi) the Applicant has followed or will follow all applicable recommendations of the Phase I ESA, and (xii) the Applicant will report contamination at or under the Land as required by applicable laws, rules and regulations; and

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 Environmental Information and upon the Agency’s knowledge of the 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 excluded from environmental review as it meets the requirements of §§8-0111.5-a.(a),(b)(ii) and (c)(ii) of the SEQRA Act, specifically:

1. The 64-unit multi-family, fully residential Project will be connected to public water and sewer services at the commencement of habitation, specifically the Great Neck Water Pollution Control District and the Water Authority of Great Neck North and is not located in the designated 100-year floodplain.
2. The Land has been substantially altered and is the former long-standing location of the Great Neck Water Treatment Facility, which was previously demolished. The Land sits within the Village of Great Neck, defined as an Urban Area by the US Census Bureau, and the Land is not currently being used for agricultural purposes and has not been used for agricultural purposes within the immediately preceding two years or three of the last five years. Further, the Land is not located in a designated coastal erosion hazard area. Accordingly, the Land is previously disturbed.
3. The Project Facility is fully residential. As such, not more than twenty percent (20%) of the Project Facility’s gross floor area will be used for commercial, retail, community facility or other non-industrial non-residential uses.
4. The Project proposes 64 residential units, which will not exceed the three hundred (300) unit exclusion limit for housing within Urban Areas.

5. The Project does not include construction of only one single-family residence on a parcel of one or more acres.
6. The Applicant has furnished the Agency with a Phase I ESA, prepared by Laurel Environmental Geosciences, DPC and dated July 9, 2026, in accordance with the all appropriate inquiries regulations of the United States Environmental Protection Agency under the federal Comprehensive Environmental Response, Compensation and Liability Act (40 CFR § 312) to identify any recognized environmental conditions. The Applicant has certified to the Agency that it will follow all applicable laws, rules, and regulations regarding hazardous waste, including, to the extent applicable, complying with local municipal requirements regarding hazardous materials remediation. The Applicant has further certified that it will follow all applicable recommendations of the Phase I ESA, and will report contamination at, on, or under the Land as required by applicable laws, rules, and regulations.

Section 2. The Chair, the CEO/Executive Director and the Administrative Director of the Agency are hereby further authorized on behalf of the Agency, or acting together or individually, to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. This Resolution shall take effect immediately.

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	NOT PRESENT	
Raymond Pinto	NOT PRESENT	
Joseph Manzella	VOTING	Aye
Ryan Sackowich	VOTING	Aye
Reginald Spinello	VOTING	Aye
Marco Troiano	VOTING	Aye

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK

) SS.:

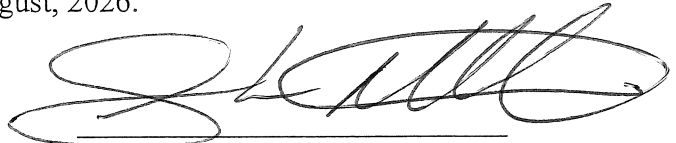
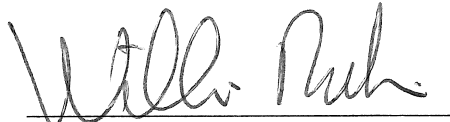
COUNTY OF NASSAU

We, the undersigned ~~[Vice]~~ Chair and ~~[Asst.]~~ 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 August 26, 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; (D) there was a quorum of the members of the Agency present throughout said meeting; and (E) the meeting was recorded and the recording has been or will be posted on the public website of the Agency pursuant to the Open Meetings Law.

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 26th day of August, 2026.


[Assistant] Secretary
[Vice] Chair

(SEAL)