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NOTICE OF PUBLIC HEARING  
IN THE MATTER OF ENGEL BURMAN  
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350 Front Street  
Hempstead, New York

December 13, 2016  
9:30 a.m.

B E F O R E:  
FREDERICK PAROLA, Executive Director and  
Chief Executive Officer

Denise Mantekas,  
Court Reporter

A P P E A R A N C E S:

TOWN OF HEMPSTEAD INDUSTRIAL  
DEVELOPMENT AGENCY  
Representing the  
INDUSTRIAL DEVELOPMENT AGENCY  
350 Front Street  
Hempstead, New York 11530  
BY: FREDERICK E. PAROLA, CEO

ALSO PRESENT:

Michael Lodato, Deputy Agency Administrator  
Edie Longo, IDA CFO

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2 MR. PAROLA: Good morning. My  
3 name is Fred Parola, Executive  
4 Director of Town of Hempstead IDA.

5 It's 9:30. I am hereby opening  
6 public hearing with respect to  
7 certain benefits requested by Engel  
8 Burman at Garden City, LLC, for a  
9 project consisting of constructing  
10 on a 4.07 acre 130,000 square foot  
11 to be comprised of when completed  
12 150 assisted living suites.

13 I hereby submit for inclusion  
14 in the public record the Notice of  
15 the Public Hearing dated this  
16 December 2, 2016, by Fred Parola,  
17 Executive Director and Chief  
18 Executive Officer.

19 "Notice is hereby given that a  
20 public hearing pursuant to Title 1  
21 of Article 18-A of the New York  
22 State General Municipal Law will be  
23 held by the Town of Hempstead  
24 Industrial Development Agency ("the  
25 Agency") on the 13th day of

1  
2 December, 2016, at 9:30 a.m., local  
3 time, at 350 Front Street Room 234,  
4 Hempstead, New York, 11550 in  
5 connection with the following  
6 matters:

7 Engel Burman at Garden City,  
8 LLC, a limited liability company  
9 organized and existing under the  
10 laws of the State of New York, on  
11 behalf of itself and/or the  
12 principals of Engel Burman at Garden  
13 City, LLC and/or an entity formed or  
14 to be formed on behalf of the  
15 foregoing and its partners  
16 (collectively, the "Company"), has  
17 applied to the Agency for its  
18 assistance in (i) the acquisition of  
19 a parcel of land totaling  
20 approximately 4.07 acres located at  
21 1 MH Plaza Axinn Avenue, Garden  
22 City, New York (the "Land"), (ii)  
23 the demolition of an approximately  
24 100,000 square foot vacant building  
25 located thereon (iii) the

1 construction, equipping and  
2 furnishing of a six-story  
3 above-grade approximately 130,000  
4 square foot building to be located  
5 thereon consisting of approximately  
6 150 assisted living suites  
7 (approximately) 40 of which will be  
8 designated for residents suffering  
9 from the onset of dementia and other  
10 conditions of severe memory loss),  
11 for use by elderly citizens in the  
12 community as a fully integrated  
13 residence including living, dining,  
14 housekeeping, personal laundry and  
15 transportation services  
16 (collectively, the "Facility"), all  
17 for use by the Company as an  
18 assisted living residential  
19 facility. The Facility will be  
20 initially owned, operated and/or  
21 managed by the Company or its  
22 operating affiliate.  
23

24 The Agency contemplates that it  
25 will provide financial assistance to

1  
2 the Company in the form of  
3 exemptions from mortgage recording  
4 taxes in connection with the  
5 financing or any subsequent  
6 refinancing of the Facility,  
7 exemptions from sales and use taxes  
8 and abatement of real property  
9 taxes, consistent with the policies  
10 of the Agency.

11 A representative of the Agency  
12 will, at the above-stated time and  
13 place, hear and accept written  
14 comments from all persons with views  
15 in favor of or opposed to either the  
16 proposed financial assistance to the  
17 Company or the location or nature of  
18 the Facility. At the hearing, all  
19 persons will have the opportunity to  
20 review the application for financial  
21 assistance filed by the Company with  
22 the Agency and an analysis of the  
23 costs and benefits of the proposed  
24 Facility."

25 I would reflect for the record

1  
2 that we have a number of both Board  
3 members and visitors here.

4 John, why don't we start with  
5 you?

6 MR. FERRETTI: John Ferretti.

7 MR. MALLETT: Eric Mallette.

8 MR. HENDRICK: William J.  
9 Hendrick.

10 MR. NASTRE: Arthur J. Nastre.

11 MR. GIRARDI: Florestano  
12 Girardi.

13 MR. PAROLA: For the record,  
14 those are members of our Board of  
15 Directors.

16 In addition, I have Edie Longo,  
17 CFO of the IDA. I have Mike Lodato  
18 here.

19 Your title, Mike?

20 MR. LODATO: Deputy agency  
21 administrator.

22 MR. PAROLA: We also have  
23 Lorraine Rhoads. What is your  
24 title?

25 MS. RHOADS: Agency

1  
2 administrator.

3 MR. PAROLA: We have a visitor  
4 from Newsday, Stephanie.

5 MS. DAGIO: Stephanie Dagio.

6 MR. PAROLA: And you, sir?

7 MR. WAX: Alan Wax.

8 MR. PAROLA: Also for the  
9 record, the developer is here.

10 Steve, just give her your name.

11 MR. KRIEGER: I am Steven  
12 Krieger.

13 MR. CURRY: I am Peter Curry.

14 MR. PAROLA: And that's the  
15 counsel for the developer.

16 Having now identified all the  
17 parties here and present, I would  
18 open up this hearing for public  
19 comment. Anyone interested, please  
20 come forward.

21 For the record, for  
22 informational purposes, we have a  
23 copy of the PILOT that the Board has  
24 approved this day for perusal, as  
25 well as well as the fiscal cost

1  
2 benefit analysis for the Engel  
3 Burman proposal.

4 We have another gentleman  
5 present who is here.

6 Would you please identify  
7 yourself?

8 MR. INDIVIGLIA: Name is  
9 Benedetto Indiviglia.

10 MR. PAROLA: Would you care to  
11 comment speak?

12 MR. INDIVIGLIA: I'm just a  
13 Wantagh resident, grew up, you know,  
14 around you most of he my life and  
15 just want to see how these things  
16 work.

17 MR. PAROLA: Okay. Again,  
18 anyone who wishes to testify is  
19 welcome to step forward.

20 Steve, I don't think we got you  
21 on the record.

22 MR. RAISER: Steve Raiser.

23 MR. PAROLA: We have another  
24 visitor. Please state your name.

25 MR. PETROCHILOS: Minas

Petrochilos.

MR. PAROLA: Observing that it is 9:51, that we have had no public testimony offered in spite of our request for such, therefore, I adjourn this hearing sine die.

(Time noted: 9:51 a.m.)

CERTIFICATION

I, DENISE MANTEKAS, a Notary Public  
in and for the State of New York, do hereby certify:

THAT the witness whose testimony is herein  
before set forth, was duly sworn by me; and

THAT the within transcript is a true record  
of the testimony given by said witness.

I further certify that I am not related,  
either by blood or marriage, to any of the parties  
to this action; and

THAT I am in no way interested in  
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 14th day of December, 2016.

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DENISE MANTEKAS

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|--|--|---|---|---|
| <p style="text-align: center;"><b>1</b></p> <p>1 [2] - 3:20, 4:21<br/> <b>100,000</b> [1] - 4:24<br/> <b>11530</b> [1] - 2:7<br/> <b>11550</b> [1] - 4:4<br/> <b>13</b> [1] - 1:8<br/> <b>130,000</b> [2] - 3:10, 5:4<br/> <b>13th</b> [1] - 3:25<br/> <b>14th</b> [1] - 11:16<br/> <b>150</b> [2] - 3:12, 5:7<br/> <b>18-A</b> [1] - 3:21</p>   | <p><b>application</b> [1] - 6:20<br/> <b>applied</b> [1] - 4:17<br/> <b>approved</b> [1] - 8:24<br/> <b>Arthur</b> [1] - 7:10<br/> <b>Article</b> [1] - 3:21<br/> <b>assistance</b> [4] - 4:18, 5:25, 6:16, 6:21<br/> <b>assisted</b> [3] - 3:12, 5:7, 5:19<br/> <b>Avenue</b> [1] - 4:21<br/> <b>Axinn</b> [1] - 4:21</p>   | <p><b>constructing</b> [1] - 3:9<br/> <b>construction</b> [1] - 5:2<br/> <b>contemplates</b> [1] - 5:24<br/> <b>copy</b> [1] - 8:23<br/> <b>cost</b> [1] - 8:25<br/> <b>costs</b> [1] - 6:23<br/> <b>counsel</b> [1] - 8:15<br/> <b>Court</b> [1] - 1:18<br/> <b>CURRY</b> [1] - 8:13<br/> <b>Curry</b> [1] - 8:13</p>  | <p>5:20, 6:6, 6:18, 6:24<br/> <b>facility</b> [1] - 5:20<br/> <b>favor</b> [1] - 6:15<br/> <b>FERRETTI</b> [1] - 7:6<br/> <b>Ferretti</b> [1] - 7:6<br/> <b>filed</b> [1] - 6:21<br/> <b>financial</b> [3] - 5:25, 6:16, 6:20<br/> <b>financing</b> [1] - 6:5<br/> <b>fiscal</b> [1] - 8:25<br/> <b>Florestano</b> [1] - 7:11<br/> <b>following</b> [1] - 4:5<br/> <b>foot</b> [3] - 3:10, 4:24, 5:5<br/> <b>foregoing</b> [1] - 4:15<br/> <b>form</b> [1] - 6:2<br/> <b>formed</b> [2] - 4:13, 4:14<br/> <b>forth</b> [1] - 11:7<br/> <b>forward</b> [2] - 8:20, 9:19<br/> <b>Fred</b> [2] - 3:3, 3:16<br/> <b>FREDERICK</b> [2] - 1:12, 2:7<br/> <b>Front</b> [3] - 1:6, 2:6, 4:3<br/> <b>fully</b> [1] - 5:13<br/> <b>furnishing</b> [1] - 5:3</p> | <p style="text-align: center;"><b>I</b></p> <p><b>IDA</b> [3] - 2:10, 3:4, 7:17<br/> <b>identified</b> [1] - 8:16<br/> <b>identify</b> [1] - 9:6<br/> <b>ii</b> [1] - 4:22<br/> <b>iii</b> [1] - 4:25<br/> <b>IN</b> [2] - 1:4, 11:15<br/> <b>including</b> [1] - 5:14<br/> <b>inclusion</b> [1] - 3:13<br/> <b>INDIVIGLIA</b> [2] - 9:8, 9:12<br/> <b>Indiviglia</b> [1] - 9:9<br/> <b>INDUSTRIAL</b> [2] - 2:4, 2:6<br/> <b>Industrial</b> [1] - 3:24<br/> <b>informational</b> [1] - 8:22<br/> <b>integrated</b> [1] - 5:13<br/> <b>interested</b> [2] - 8:19, 11:13<br/> <b>itself</b> [1] - 4:11</p>                                       |
| <p style="text-align: center;"><b>2</b></p> <p>2 [1] - 3:16<br/> <b>2016</b> [4] - 1:8, 3:16, 4:2, 11:16<br/> <b>234</b> [1] - 4:3</p>   | <p style="text-align: center;"><b>B</b></p> <p><b>behalf</b> [2] - 4:11, 4:14<br/> <b>Benedetto</b> [1] - 9:9<br/> <b>benefit</b> [1] - 9:2<br/> <b>benefits</b> [2] - 3:7, 6:23<br/> <b>blood</b> [1] - 11:11<br/> <b>Board</b> [3] - 7:2, 7:14, 8:23<br/> <b>building</b> [2] - 4:24, 5:5<br/> <b>BURMAN</b> [1] - 1:4<br/> <b>Burman</b> [4] - 3:8, 4:7, 4:12, 9:3<br/> <b>BY</b> [1] - 2:7</p>   | <p style="text-align: center;"><b>D</b></p> <p><b>DAGIO</b> [1] - 8:5<br/> <b>Dagio</b> [1] - 8:5<br/> <b>dated</b> [1] - 3:15<br/> <b>December</b> [4] - 1:8, 3:16, 4:2, 11:16<br/> <b>dementia</b> [1] - 5:10<br/> <b>demolition</b> [1] - 4:23<br/> <b>DENISE</b> [2] - 11:4, 11:20<br/> <b>Denise</b> [1] - 1:17<br/> <b>deputy</b> [1] - 7:20<br/> <b>Deputy</b> [1] - 2:9<br/> <b>designated</b> [1] - 5:9<br/> <b>developer</b> [2] - 8:9, 8:15<br/> <b>Development</b> [1] - 3:24<br/> <b>DEVELOPMENT</b> [2] - 2:5, 2:6<br/> <b>die</b> [1] - 10:7<br/> <b>dining</b> [1] - 5:14<br/> <b>Director</b> [3] - 1:12, 3:4, 3:17<br/> <b>Directors</b> [1] - 7:15<br/> <b>duly</b> [1] - 11:7</p> | <p style="text-align: center;"><b>G</b></p> <p><b>Garden</b> [4] - 3:8, 4:7, 4:12, 4:21<br/> <b>General</b> [1] - 3:22<br/> <b>gentleman</b> [1] - 9:4<br/> <b>GIRARDI</b> [1] - 7:11<br/> <b>Girardi</b> [1] - 7:12<br/> <b>given</b> [2] - 3:19, 11:9<br/> <b>grade</b> [1] - 5:4<br/> <b>grew</b> [1] - 9:13</p>   | <p style="text-align: center;"><b>J</b></p> <p><b>John</b> [2] - 7:4, 7:6</p>   |
| <p style="text-align: center;"><b>3</b></p> <p><b>350</b> [3] - 1:6, 2:6, 4:3</p> <p style="text-align: center;"><b>4</b></p> <p><b>4.07</b> [2] - 3:10, 4:20<br/> <b>40</b> [1] - 5:8</p>   | <p style="text-align: center;"><b>C</b></p> <p><b>care</b> [1] - 9:10<br/> <b>CEO</b> [1] - 2:7<br/> <b>certain</b> [1] - 3:7<br/> <b>CERTIFICATION</b> [1] - 11:2<br/> <b>certify</b> [2] - 11:5, 11:10<br/> <b>CFO</b> [2] - 2:10, 7:17<br/> <b>Chief</b> [1] - 3:17<br/> <b>chief</b> [1] - 1:13<br/> <b>citizens</b> [1] - 5:12<br/> <b>City</b> [4] - 3:8, 4:7, 4:13, 4:22<br/> <b>collectively</b> [2] - 4:16, 5:17<br/> <b>comment</b> [2] - 8:19, 9:11<br/> <b>comments</b> [1] - 6:14<br/> <b>community</b> [1] - 5:13<br/> <b>company</b> [1] - 4:8<br/> <b>Company</b> [6] - 4:16, 5:18, 5:22, 6:2, 6:17, 6:21<br/> <b>completed</b> [1] - 3:11<br/> <b>comprised</b> [1] - 3:11<br/> <b>conditions</b> [1] - 5:11<br/> <b>connection</b> [2] - 4:5, 6:4<br/> <b>consistent</b> [1] - 6:9<br/> <b>consisting</b> [2] - 3:9, 5:6</p> | <p style="text-align: center;"><b>E</b></p> <p><b>Edie</b> [2] - 2:10, 7:16<br/> <b>either</b> [2] - 6:15, 11:11<br/> <b>elderly</b> [1] - 5:12<br/> <b>Engel</b> [4] - 3:7, 4:7, 4:12, 9:2<br/> <b>ENGEL</b> [1] - 1:4<br/> <b>entity</b> [1] - 4:13<br/> <b>equipping</b> [1] - 5:2<br/> <b>Eric</b> [1] - 7:7<br/> <b>Executive</b> [5] - 1:12, 1:13, 3:3, 3:17, 3:18<br/> <b>exemptions</b> [2] - 6:3, 6:7<br/> <b>existing</b> [1] - 4:9</p>   | <p style="text-align: center;"><b>H</b></p> <p><b>hand</b> [1] - 11:16<br/> <b>hear</b> [1] - 6:13<br/> <b>HEARING</b> [1] - 1:3<br/> <b>Hearing</b> [1] - 3:15<br/> <b>hearing</b> [5] - 3:6, 3:20, 6:18, 8:18, 10:7<br/> <b>held</b> [1] - 3:23<br/> <b>Hempstead</b> [5] - 1:6, 2:7, 3:4, 3:23, 4:4<br/> <b>HEMPSTEAD</b> [1] - 2:4<br/> <b>HENDRICK</b> [1] - 7:8<br/> <b>Hendrick</b> [1] - 7:9<br/> <b>hereby</b> [4] - 3:5, 3:13, 3:19, 11:5<br/> <b>herein</b> [1] - 11:6<br/> <b>hereunto</b> [1] - 11:15<br/> <b>housekeeping</b> [1] - 5:15</p>  | <p style="text-align: center;"><b>K</b></p> <p><b>KRIEGER</b> [1] - 8:11<br/> <b>Krieger</b> [1] - 8:12</p>   |
| <p style="text-align: center;"><b>9</b></p> <p><b>9:30</b> [3] - 1:8, 3:5, 4:2<br/> <b>9:51</b> [2] - 10:4, 10:8</p> <p style="text-align: center;"><b>A</b></p> <p><b>a.m</b> [3] - 1:8, 4:2, 10:8<br/> <b>abatement</b> [1] - 6:8<br/> <b>above-grade</b> [1] - 5:4<br/> <b>above-stated</b> [1] - 6:12<br/> <b>accept</b> [1] - 6:13<br/> <b>acquisition</b> [1] - 4:18<br/> <b>acre</b> [1] - 3:10<br/> <b>acres</b> [1] - 4:20<br/> <b>action</b> [1] - 11:12<br/> <b>addition</b> [1] - 7:16<br/> <b>adjourn</b> [1] - 10:7<br/> <b>Administrator</b> [1] - 2:9<br/> <b>administrator</b> [2] - 7:21, 8:2<br/> <b>affiliate</b> [1] - 5:23<br/> <b>AGENCY</b> [2] - 2:5, 2:6<br/> <b>agency</b> [2] - 7:20, 7:25<br/> <b>Agency</b> [8] - 2:9, 3:24, 3:25, 4:17, 5:24, 6:10, 6:11, 6:22<br/> <b>Alan</b> [1] - 8:7<br/> <b>ALSO</b> [1] - 2:8<br/> <b>analysis</b> [2] - 6:22, 9:2</p> | <p style="text-align: center;"><b>C</b></p>  | <p style="text-align: center;"><b>F</b></p> <p><b>Facility</b> [5] - 5:17,</p>  | <p style="text-align: center;"><b>I</b></p>   | <p style="text-align: center;"><b>L</b></p> <p><b>land</b> [1] - 4:19<br/> <b>Land</b> [1] - 4:22<br/> <b>laundry</b> [1] - 5:15<br/> <b>Law</b> [1] - 3:22<br/> <b>laws</b> [1] - 4:10<br/> <b>liability</b> [1] - 4:8<br/> <b>life</b> [1] - 9:14<br/> <b>limited</b> [1] - 4:8<br/> <b>living</b> [4] - 3:12, 5:7, 5:14, 5:19<br/> <b>LLC</b> [3] - 3:8, 4:8, 4:13<br/> <b>local</b> [1] - 4:2<br/> <b>located</b> [3] - 4:20, 4:25, 5:5<br/> <b>location</b> [1] - 6:17<br/> <b>Lodato</b> [2] - 2:9, 7:17<br/> <b>LODATO</b> [1] - 7:20<br/> <b>Longo</b> [2] - 2:10, 7:16<br/> <b>Lorraine</b> [1] - 7:23<br/> <b>loss</b> [1] - 5:11</p> |
| <p style="text-align: center;"><b>M</b></p> <p><b>MALLETTE</b> [1] - 7:7<br/> <b>Mallette</b> [1] - 7:7</p>  | <p style="text-align: center;"><b>M</b></p>  | <p style="text-align: center;"><b>F</b></p>   | <p style="text-align: center;"><b>I</b></p>   | <p style="text-align: center;"><b>M</b></p>   |

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