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NOTICE OF PUBLIC HEARING  
IN THE MATTER OF  
GREEN ACRES ADJACENT LLC

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123 S. Central Avenue  
Valley Stream, New York

April 21, 2015  
10:00 a.m.

B E F O R E:  
FREDERICK E. PAROLA,  
Deputy Executive Director

Dolly Fevola,  
Court Reporter

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

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

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

TOWN OF HEMPSTEAD INDUSTRIAL  
DEVELOPMENT AGENCY  
350 FRONT STREET  
HEMPSTEAD, NEW YORK 11550  
BY: FREDERICK E. PAROLA, CEO

ALSO PRESENT:

DANIEL J. BAKER, ESQ.

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2 HEARING OFFICER PAROLA: The  
3 time is 8:05. I hereby open this  
4 meeting with respect to a request  
5 for certain benefits pursuant to  
6 Article 18-A of the General  
7 Municipal Law of the State of New  
8 York from the Town of Hempstead  
9 I.D.A., The date is the 21st day of  
10 April 2015, with respect to Green  
11 Acres Adjacent L.L.C.

12 My name is Frederick Parola,  
13 Executive Director of the I.D.A.,  
14 Town of Hempstead. I will read the  
15 Notice of Public Hearing.

16 Notice is hereby given that a  
17 public hearing pursuant to Title 1  
18 of Article 18-A of the New York  
19 State General Municipal Law will be  
20 held by the Town of Hempstead  
21 Industrial Development Agency ("the  
22 Agency") on the 21st day of April,  
23 2015 at 10:00 a.m., local time, at  
24 Valley Stream Village Hall, 123 S.  
25 Central Avenue, Valley Stream, New

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2 York in connection with the  
3 following matters:

4 Green Acres Adjacent LLC, a  
5 Delaware limited liability company,  
6 on behalf of itself and/or the  
7 principals of Green Acres Adjacent  
8 LLC and/or an entity formed or to be  
9 formed on behalf of the foregoing  
10 (collectively, the "Company"), has  
11 submitted a request for financial  
12 assistance to the Town of Hempstead  
13 Industrial Development Agency (the  
14 "Agency"), to enter into a  
15 transaction in which the Agency will  
16 assist in the acquisition of an  
17 approximately 22.3 acre parcel of  
18 land located on Sunrise Highway in  
19 the Village of Valley Stream, New  
20 York (the "Land") and on existing  
21 8,000 square foot building located  
22 thereon, the demolition of an  
23 existing approximately 82,105 square  
24 foot movie theatre and the  
25 construction, equipping and

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2 furnishing of an approximately  
3 220,600 square foot 2-story retail  
4 building and up to 7 new pads  
5 totaling approximately 163,300  
6 square feet, which combined totals  
7 approximately 383,900 square feet of  
8 retail and commercial buildings  
9 located thereon (the "Improvements"  
10 and "Equipment"; and together with  
11 the Land, the "Facility"), all to be  
12 leased by the Agency to the Company  
13 and subleased by the Company to  
14 future tenants for use as a  
15 destination retail center in  
16 providing consumer goods and  
17 services, including restaurants.  
18 The Facility will be initially  
19 owned, operated and/or managed by  
20 the Company.

21 The Agency contemplates that it  
22 will provide financial assistance to  
23 the Company in the form of  
24 exemptions from mortgage recording  
25 taxes in connection with the

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2 financing or any subsequent  
3 refinancing of the Facility,  
4 exemptions from sales and use taxes  
5 and abatement of real property  
6 taxes, consistent with the policies  
7 of the Agency.

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

22 Dated: April 10, 2015. Town of  
23 Hempstead Industrial Development  
24 Agency by Frederick E. Parola, Chief  
25 Executive Officer.

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First witness, please.

(Whereupon, a recess was taken  
in anticipation of any witnesses  
wishing to be heard.)

HEARING OFFICER PAROLA: I'm  
observing that it's now after 10:30  
and that we have had no witnesses  
present who wish to speak and  
therefore, I'm going to declare this  
public hearing with respect to Green  
Acres Mall closed sine die.

(Time noted: 10:30 a.m.)



CERTIFICATION

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

THAT the within transcript is a true record  
of my stenographic notes.

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 21st day of April, 2015.

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DOLLY FEVOLA