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IN THE MATTER OF A
NOTICE OF PUBLIC HEARING
RE: BALDWIN JAZ, LLC

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350 Front Street
Hempstead, New York

May 2, 2023
9:15 a.m.

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

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

TOWN OF HEMPSTEAD
INDUSTRIAL DEVELOPMENT AGENCY
350 Front Street
Hempstead, New York 11550

ALSO PRESENT:

ELISABETH COSCHIGNONO, ESQ.

KENNETH BRESLIN

DAVID ORWASHER

1
2 MR. LODATO: Good morning. My
3 name is Michael Lodato with the Town
4 of Hempstead IDA. I'm the Deputy
5 Executive Director. I'm accompanied
6 by Frederick Parola, CEO. We are
7 here for a public hearing for
8 Baldwin Jaz, L.L.C. I will now read
9 the notice of the hearing into the
10 record for the stenographer.
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2 Notice is hereby given that a
3 public hearing pursuant to Title 1
4 of Article 18-A of the New York
5 State General Municipal Law will be
6 held by the Town of Hempstead
7 Industrial Development Agency (the
8 "Agency") on the 2nd day of May,
9 2023, at 9:15 a.m., local time, at
10 350 Front Street, 2nd Floor,
11 Hempstead, New York in connection
12 with the following matter:

13 Baldwin Jaz, L.L.C., a limited
14 liability company organized and
15 existing under the laws of the State
16 of New York, on behalf of itself
17 and/or the principals of Baldwin
18 Jaz, L.L.C. and/or an entity formed
19 or to be formed on behalf of the
20 foregoing (collectively, the
21 "Company"), has applied to the Town
22 of Hempstead Industrial Development
23 Agency (the "Agency") for assistance
24 in the acquisition of multiple
25 parcels of land totalling

1 approximately 1.8 acres of land,
2 located at 2253 Grand Avenue, 734,
3 736, 746 and 752 Sunrise Highway,
4 and 2292 Harrison Avenue in Baldwin,
5 New York (the "Land"), the
6 excavation and removal of debris
7 from an existing used car lot, the
8 construction of an approximately
9 59,341 square-foot building
10 containing approximately 215
11 residential units (consisting of a
12 mix of approximately 46 studio
13 units, 138 one-bedroom units and 31
14 two-bedroom units) and approximately
15 5,000 square feet of ground floor
16 retail and restaurant space,
17 together with a public/private
18 outdoor amenity space linking Grand
19 Avenue with Sunrise Highway and
20 contiguous with the proposed retail
21 and restaurant space, and the
22 construction of approximately 251
23 on-site parking spaces (the
24 "Improvements"), and the acquisition
25

1
2 and installation therein of certain
3 equipment and personal property (the
4 "Equipment"; and together with the
5 Land and the Improvements, the
6 "Facility"), which Facility is to be
7 leased by the Agency to the Company
8 and used by the Company as a mixed
9 use multi-family transit-oriented
10 development and ground floor retail
11 and restaurant space to be known as
12 The Grand at Baldwin (the
13 "Project"), and 10 percent of the
14 residential units will be set aside
15 as "workforce housing" pursuant to
16 U.S. Department of Urban Development
17 Guidelines and the Project will
18 follow the Town of Hempstead's BMX
19 Overlay Code and the Downtown
20 Revitalization Initiative plans.
21 The Facility will be initially
22 owned, operated and/or managed by
23 the Company.

24 The Facility will be leased by
25 the Company to the Agency pursuant

1
2 to a certain Company Lease and will
3 be subleased by the Agency to the
4 Company pursuant to a certain Lease
5 and Project Agreement.

6 The Agency contemplates that it
7 will provide financial assistance to
8 the Company in the form of
9 exemptions from mortgage recording
10 taxes in connection with the
11 financing or any subsequent
12 refinancing of the Facility,
13 exemptions from sales and use taxes
14 and abatement of real property
15 taxes, consistent with the policies
16 and resolutions of the Agency.

17 A representative of the Agency
18 will, at the above-stated time and
19 place, hear and accept written
20 comments from all persons with views
21 in favor of or opposed to either the
22 proposed grant of financial
23 assistance to the Company by the
24 Agency or the location or nature of
25 the Facility. Prior to the hearing,

1
2 all persons will have the
3 opportunity to review on the
4 Agency's website
5 (<https://tohidaorg/>) the application
6 for financial assistance filed by
7 the Company with the Agency and an
8 analysis of the costs and benefits
9 of the construction and on-going
10 operation of the proposed Facility.

11 Anyone wishing to be heard,
12 please state your name.

13 MS. COSCHIGNANO: Elisabeth
14 Coschignano, Law Office of Sahn Ward
15 Braff Koblenz, L.L.C., 333 Earle
16 Ovington Boulevard, Uniondale, New
17 York 11553, counsel for the
18 applicant.

19 MR. BRESLIN: Kenneth Breslin,
20 president of Breslin Realty,
21 authorized representative for
22 Baldwin Jaz, 500 Old Country Road,
23 Garden City, New York 11530.

24 MR. ORWASHER: David Orwasher
25 Baldwin Jaz, 500 Old Country Road,

Garden City, New York 11530.

MR. LODATO: Let's go off the record.

(Whereupon, a recess was taken.)

MR. LODATO: We've now held this hearing open for a little over 20 minutes. If no one else would like to be heard, we don't see anyone else coming through the door, we would like to close this hearing on Baldwin Jaz sine die.

Thank you everyone very much for attending.

(Time noted: 9:45 p.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 8th day of May, 2023.



DOLLY FEVOLA

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