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IN THE MATTER OF A  
NOTICE OF PUBLIC HEARING  
RE: 111 Hempstead Tpke LLC

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350 Front Street  
Hempstead, New York

May 10, 2023  
9:30 a.m.

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

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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: MICHAEL LODATO

ALSO PRESENT:

DANIEL OPPENHEIMER  
JOHN GORDON  
CHRISTINE LINSALATO

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 111  
8 Hempstead Turnpike, L.L.C. I will  
9 now read the Notice of the Hearing  
10 into the record for the  
11 stenographer.

12 Notice is hereby given that a  
13 public hearing pursuant to Title 1  
14 of Article 18-A of the New York  
15 State General Municipal Law (the  
16 "Hearing") will be held by the Town  
17 of Hempstead, IDA on the 10th day of  
18 May, 2023, at 9:30 a.m., local time,  
19 at Hempstead Town Hall, Second  
20 Floor, Room 234A, 350 Front Street,  
21 Hempstead, New York, 11550, in  
22 connection with the following  
23 matters:

24 111 Hempstead Turnpike, L.L.C.,  
25 a New York limited liability

1 company, on behalf of itself and/or  
2 the principals of 111 Hempstead  
3 Turnpike L.L.C. and/or an entity  
4 formed or to be formed on behalf of  
5 any of the foregoing (collectively,  
6 the Company"), submitted its  
7 application for financial assistance  
8 (as amended, the "Application") to  
9 the Town of Hempstead Industrial  
10 Development Agency (the "Agency"),  
11 to enter into a transaction in which  
12 the Agency will assist in the  
13 acquisition of an interest in an  
14 approximately 9/43 acre parcel of  
15 land located at 111 Hempstead  
16 Turnpike, West Hempstead, Town of  
17 Hempstead, Nassau County, New York  
18 (the "Land"), the demolition of the  
19 existing structures and improvement  
20 on the Land, the construction of two  
21 four-story buildings aggregating  
22 approximately 481,089 square feet of  
23 space, and consisting of  
24 approximately 428 residential rental  
25

1 units, approximately 5,575 square  
2 feet of retail space, and surface  
3 and garage parking on the Land for  
4 approximately 740 vehicles (the  
5 "Improvements"), and the acquisition  
6 of certain fixtures, equipment and  
7 personal property necessary for the  
8 completion thereof (the "Equipment";  
9 and together with the Land and the  
10 Improvements, the "Facility"), which  
11 Facility is to be subleased by the  
12 Agency to the Company and further  
13 subleased by the Company to future  
14 tenants for use as mixed-use  
15 multifamily housing and retail  
16 complex (the "Project"). The  
17 Facility would be initially owned,  
18 operated and/or managed by the  
19 Company.  
20

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

1  
2 the financing or any subsequent  
3 refinancing of the Facility,  
4 exemptions from sales and use taxes  
5 and abatement of real property  
6 taxes.

7 The Company has requested that  
8 the Agency provide financial  
9 assistance to the Company in the  
10 form of abatements of real property  
11 taxes for a term of up to twenty  
12 years (the "PILOT Benefit"). The  
13 proposed PILOT Benefit deviates from  
14 the Agency's Uniform Tax Exemption  
15 Policy and Guidelines, as amended to  
16 date (the "Policy"), because the  
17 proposed PILOT Benefit would be for  
18 a term of up to 20 years instead of  
19 10 years. Copies of the proposed  
20 20-year PILOT payment schedule are  
21 available on the Agency's website at  
22 [www.tohida.org](http://www.tohida.org). The Agency is  
23 considering the proposed deviation  
24 from the Policy due to the current  
25 nature of the property and because

1  
2 the Project would not be  
3 economically viable without a PILOT  
4 for a term of up to 20 years.

5 A representative of the Agency  
6 will, at the above-stated time and  
7 place, hear and accept oral comments  
8 from all persons with views in favor  
9 of or opposed to either the Project  
10 of the financial assistance  
11 requested by the Company. Comments  
12 may also be submitted to the Agency  
13 in writing or electronically prior  
14 to or during the Hearing by  
15 e-mailing them to  
16 idamail@hempsteadny.gov. Minutes of  
17 the Hearing will be transcribed and  
18 posted on the Agency's website.

19 Members of the public have the  
20 opportunity to review the  
21 application for financial assistance  
22 filed by the Company with the Agency  
23 and an analysis of the costs and  
24 benefits of the proposed Project,  
25 which can be found on the Agency's

1 website at [www.tohida.org](http://www.tohida.org).

2  
3 The Agency anticipates that the  
4 members of the Agency will consider  
5 a resolution to approve the Project  
6 and the financial assistance  
7 requested by the Company, including  
8 the proposed 20-year PILOT Benefit  
9 requested by the Company, at the  
10 Agency's Board Meeting (the "Board  
11 Meeting") to be held on May 23, 2023  
12 at 9:00 a.m., local time, at 1  
13 Washington Street, Town Hall  
14 Pavilion, Hempstead, New York 11550.

15 I want to make a note that our  
16 future meetings will be at 350 Front  
17 Street in the courtroom on the  
18 Second Floor.

19 If anyone would like to be  
20 heard, please state your name for  
21 the stenographer and stand up and  
22 you can speak for the record.

23 MR. OPPENHEIMER: I would like  
24 to. Good morning, my name is Dan  
25 Oppenheimer and I'm here to make



1  
2 public comments.

3 I'm a resident of the Village  
4 of Hempstead. I have lived in our  
5 home for the last 20 years and it's  
6 about 1/3 of a mile from the  
7 proposed project so I'm right on the  
8 borderline between Hempstead and  
9 West Hempstead and drive past this  
10 property pretty much several times  
11 every day.

12 I know that the current  
13 building that's there is large,  
14 formally National Liquidators, a  
15 large commercial property. It's no  
16 longer viable. I'm concerned about  
17 the scope and the size of this  
18 project in terms of the best  
19 possible usage for this property.

20 I am generally pro development  
21 and pro residential because I know  
22 it's needed, and I'm sure that the  
23 developers are considering this as a  
24 transit-oriented project because it  
25 is adjacent to the West Hempstead

1 train station. That is a very slow,  
2 limited service stop on the line.  
3 It has a bunch of local stops. It's  
4 not the same as Mineola or the hub  
5 in the Village of Hempstead so it's  
6 probably a little bit less desirable  
7 as a transit-oriented spot than some  
8 others.  
9

10 But I wanted to contrast this  
11 project as proposed with one that  
12 was built about 10 or 12 years ago,  
13 130 West Hempstead Avenue which is  
14 just adjacent to this property is  
15 150 apartments and it is directly  
16 across from the train station. By  
17 all accounts, I've heard that's a  
18 very successful development. It's  
19 the right location. It's the right  
20 size.

21 This particular application,  
22 this is a unique property. There is  
23 almost 9 1/2 acres available in a  
24 highly developed dense area of  
25 Hempstead Turnpike. I don't know

2 too many other areas except possibly  
3 for over by the coliseum that has a  
4 potentially very large footprint for  
5 new development.

6 My question always is what is  
7 the best usage and highest  
8 development for a particular area?  
9 The size of this as proposed is 428  
10 residential units, almost three  
11 times as large as the 130 West  
12 Hempstead Avenue, and 740 -- parking  
13 for 740 vehicles which stated to  
14 include both garage parking and  
15 surface parking. So, yes, there is  
16 room for it. Is that the best and  
17 highest use of this property?

18 Just as an example, if it were  
19 half the size, let's say it was  
20 around 200 apartments and you had  
21 room for a public park and some  
22 additional commercial development  
23 such as restaurants, retail shops,  
24 something a little better quality  
25 than the typical mini-strip malls

1 that are up and down Hempstead  
2 Turnpike.  
3

4 This is also a very highly  
5 traffic area between Westminster  
6 Avenue, Hempstead Turnpike and then  
7 just below Hempstead Avenue. You  
8 have Front Street nearby. Pretty  
9 much any time of day you have very  
10 high density of traffic going  
11 through the area.

12 So I have just quickly reviewed  
13 some of the documents that you have  
14 on the IDA website. I would  
15 certainly hope that the developer  
16 has done a very detailed traffic  
17 study for the area. Obviously, that  
18 would add hundreds, if not  
19 thousands, of additional vehicles  
20 coming and going at the  
21 intersections there.

22 There is a church right up the  
23 block from there. There previously  
24 was a school which currently is  
25 closed. So that 9.43 acre parcel

1  
2 for certainly all the time that I've  
3 lived there in the area, and to my  
4 knowledge going back many years, was  
5 always a commercial lot. To put 428  
6 residential units there is certainly  
7 not out of the question in terms of  
8 the size of the lot. In terms of  
9 what is the best use of that area, I  
10 really would hope that the IDA  
11 board, as a whole, is considering  
12 this.

13 Every time an applicant comes  
14 before the Board they always say, we  
15 have to do it this way otherwise we  
16 can't make any money on it.  
17 Whenever they get turned down they  
18 invariably come back with a new  
19 proposal that is a scaled-down  
20 proposal.

21 Accepting the idea that there  
22 is a definite need for residential  
23 units, nearby transit, this is not a  
24 bad concept. I definitely question  
25 the size and scope of this project.

2 Those are my comments. Thank you.

3 MR. LODATO: Thank you, Dan.  
4 Anyone else like to be heard?

5 MR. GORDON: I'm John Gordon  
6 for 111 Hempstead Turnpike, L.L.C.  
7 I'm from Forchelli, Deegan & Terrana  
8 in Uniondale.

9 The applicant is an affiliate  
10 of Heatherwood Luxury Homes which  
11 has a great track record for  
12 successful development on Long  
13 Island, especially.

14 I just want to say this  
15 428-units project has been approved  
16 by the Town. Site plan approval has  
17 been obtained and it's gone threw  
18 all of the due diligence from that  
19 perspective in terms of traffic and  
20 any other impacts on the area from a  
21 zoning perspective.

22 So what we're asking for from  
23 the Board at the upcoming vote is  
24 for a confirmation of the existing  
25 PILOT that was agreed to or that was

1  
2 approved at a prior Board vote and  
3 the same PILOT schedule, the same  
4 mortgage recording tax exemption,  
5 same sales tax exemption based on  
6 some reconfiguration to the project,  
7 same number of units, change in some  
8 of the other aspects of it.

9 We've submitted reports showing  
10 that this should not result in any  
11 change to the PILOT figure so that's  
12 what we're requesting at this time.

13 Thank you.

14 MR. LODATO: Thank you, John.

15 MR. PAROLA: Next? Anyone?

16 MR. LODATO: We'll go off the  
17 record.

18 (At this time, a brief recess  
19 was taken.)

20 MR. LODATO: We don't have  
21 anyone else we believe that is  
22 looking to attend. We've had about  
23 24 minutes or so now with this  
24 meeting, this public hearing for 111  
25 Hempstead Turnpike. We would like

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111 Hempstead Turnpike 16

to close this public hearing sine  
die.

Thank you everyone very much  
for attending.

(Time noted: 9:55 a.m.)



CERTIFICATION

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

THAT 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 15th day of May, 2023.

*Dolly Fevola*

DOLLY FEVOLA

<p style="text-align: center;"><b>1</b></p> <p>1 [2] - 3:13, 8:12  1/2 [1] - 10:23  1/3 [1] - 9:6  10 [3] - 1:11, 6:19, 10:12  10th [1] - 3:17  111 [7] - 1:6, 3:7, 3:24, 4:3, 4:16, 14:6, 15:24  11550 [3] - 2:5, 3:21, 8:14  12 [1] - 10:12  130 [2] - 10:13, 11:11  150 [1] - 10:15  15th [1] - 17:13  18-A [1] - 3:14</p>	<p>9/43 [1] - 4:15  9:00 [1] - 8:12  9:30 [2] - 1:11, 3:18  9:55 [1] - 16:6</p> <p style="text-align: center;"><b>A</b></p> <p>a.m [4] - 1:11, 3:18, 8:12, 16:6  abatment [1] - 6:5  abatements [1] - 6:10  above-stated [1] - 7:6  accept [1] - 7:7  accepting [1] - 13:21  accompanied [1] - 3:5  accounts [1] - 10:17  acquisition [2] - 4:14, 5:6  acre [2] - 4:15, 12:25  acres [1] - 10:23  action [1] - 17:9  add [1] - 12:18  additional [2] - 11:22, 12:19  adjacent [2] - 9:25, 10:14  affiliate [1] - 14:9  Agency [12] - 4:11, 4:13, 5:13, 5:21, 6:8, 6:22, 7:5, 7:12, 7:22, 8:3, 8:4  AGENCY [1] - 2:4  Agency's [5] - 6:14, 6:21, 7:18, 7:25, 8:10  aggregating [1] - 4:22  ago [1] - 10:12  agreed [1] - 14:25  almost [2] - 10:23, 11:10  ALSO [1] - 2:7  amended [2] - 4:9, 6:15  analysis [1] - 7:23  anticipates [1] - 8:3  apartments [2] - 10:15, 11:20  applicant [2] - 13:13, 14:9  application [3] - 4:8, 7:21, 10:21  Application [1] - 4:9  approval [1] - 14:16  approve [1] - 8:5  approved [2] - 14:15, 15:2  area [8] - 10:24, 11:8, 12:5, 12:11, 12:17, 13:3, 13:9, 14:20</p>	<p>areas [1] - 11:2  Article [1] - 3:14  aspects [1] - 15:8  assist [1] - 4:13  assistance [6] - 4:8, 5:22, 6:9, 7:10, 7:21, 8:6  attend [1] - 15:22  attending [1] - 16:5  available [2] - 6:21, 10:23  Avenue [4] - 10:13, 11:12, 12:6, 12:7</p>	<p>collectively [1] - 4:6  coming [1] - 12:20  comments [3] - 7:7, 9:2, 14:2  Comments [1] - 7:11  commercial [3] - 9:15, 11:22, 13:5  company [1] - 4:2  Company [11] - 4:7, 5:13, 5:14, 5:20, 5:23, 6:7, 6:9, 7:11, 7:22, 8:7, 8:9  completion [1] - 5:9  complex [1] - 5:17  concept [1] - 13:24  concerned [1] - 9:16  confirmation [1] - 14:24  connection [2] - 3:22, 5:25  consider [1] - 8:4  considering [3] - 6:23, 9:23, 13:11  consisting [1] - 4:24  construction [1] - 4:21  contemplates [1] - 5:21  contrast [1] - 10:10  Copies [1] - 6:19  costs [1] - 7:23  County [1] - 4:18  courtroom [1] - 8:17  current [2] - 6:24, 9:12</p>	<p>deviates [1] - 6:13  deviation [1] - 6:23  die [1] - 16:3  diligence [1] - 14:18  directly [1] - 10:15  Director [2] - 1:14, 3:5  documents [1] - 12:13  DOLLY [2] - 17:3, 17:17  done [1] - 12:16  down [3] - 12:2, 13:17, 13:19  drive [1] - 9:9  due [2] - 6:24, 14:18  during [1] - 7:14</p>
<p style="text-align: center;"><b>2</b></p> <p>20 [3] - 6:18, 7:4, 9:5  20-year [2] - 6:20, 8:8  200 [1] - 11:20  2023 [4] - 1:11, 3:18, 8:11, 17:13  23 [1] - 8:11  234A [1] - 3:20  24 [1] - 15:23</p>	<p style="text-align: center;"><b>B</b></p> <p>bad [1] - 13:24  based [1] - 15:5  behalf [2] - 4:2, 4:5  below [1] - 12:7  Benefit [3] - 6:13, 6:17, 8:8  Benefit") [1] - 6:12  benefits [1] - 7:24  best [4] - 9:18, 11:7, 11:16, 13:9  better [1] - 11:24  between [2] - 9:8, 12:5  bit [1] - 10:7  block [1] - 12:23  blood [1] - 17:8  Board [5] - 8:10, 13:14, 14:23, 15:2  board [1] - 13:11  borderline [1] - 9:8  brief [1] - 15:18  building [1] - 9:13  buildings [1] - 4:22  built [1] - 10:12  bunch [1] - 10:4  BY [1] - 2:5</p>	<p style="text-align: center;"><b>E</b></p> <p>e-mailing [1] - 7:15  economically [1] - 7:3  either [2] - 7:9, 17:8  electronically [1] - 7:13  enter [1] - 4:12  entity [1] - 4:4  equipment [1] - 5:7  Equipment [1] - 5:9  especially [1] - 14:13  example [1] - 11:18  except [1] - 11:2  Executive [2] - 1:14, 3:5  Exemption [1] - 6:14  exemption [2] - 15:4, 15:5  exemptions [2] - 5:24, 6:4  existing [2] - 4:20, 14:24</p>	<p style="text-align: center;"><b>D</b></p> <p>Dan [2] - 8:24, 14:3  DANIEL [1] - 2:8  date [1] - 6:16  Deegan [1] - 14:7  definite [1] - 13:22  definitely [1] - 13:24  demolition [1] - 4:19  dense [1] - 10:24  density [1] - 12:10  Deputy [2] - 1:14, 3:4  desirable [1] - 10:7  detailed [1] - 12:16  developed [1] - 10:24  developer [1] - 12:15  developers [1] - 9:23  Development [1] - 4:11  DEVELOPMENT [1] - 2:4  development [6] - 9:20, 10:18, 11:5, 11:8, 11:22, 14:12</p>	
<p style="text-align: center;"><b>3</b></p> <p>350 [4] - 1:9, 2:4, 3:20, 8:16</p>	<p style="text-align: center;"><b>C</b></p> <p>CEO [2] - 1:15, 3:6  certain [1] - 5:7  certainly [3] - 12:15, 13:2, 13:6  CERTIFICATION [1] - 17:2  certify [2] - 17:4, 17:7  change [2] - 15:7, 15:11  CHRISTINE [1] - 2:10  church [1] - 12:22  close [1] - 16:2  closed [1] - 12:25  coliseum [1] - 11:3</p>	<p style="text-align: center;"><b>F</b></p> <p>Facility [4] - 5:11, 5:12, 5:18, 6:3  favor [1] - 7:8  feet [2] - 4:23, 5:3  FEVOLA [2] - 17:3, 17:17  figure [1] - 15:11  filed [1] - 7:22  financial [6] - 4:8, 5:22, 6:8, 7:10, 7:21, 8:6  financing [1] - 6:2  fixtures [1] - 5:7  Floor [2] - 3:20, 8:18  following [1] - 3:22  footprint [1] - 11:4</p>		
<p style="text-align: center;"><b>4</b></p> <p>428 [3] - 4:25, 11:9, 13:5  428-units [1] - 14:15  481,089 [1] - 4:23</p>	<p style="text-align: center;"><b>5</b></p> <p>5,575 [1] - 5:2</p>	<p style="text-align: center;"><b>6</b></p>	<p style="text-align: center;"><b>F</b></p> <p>Facility [4] - 5:11, 5:12, 5:18, 6:3  favor [1] - 7:8  feet [2] - 4:23, 5:3  FEVOLA [2] - 17:3, 17:17  figure [1] - 15:11  filed [1] - 7:22  financial [6] - 4:8, 5:22, 6:8, 7:10, 7:21, 8:6  financing [1] - 6:2  fixtures [1] - 5:7  Floor [2] - 3:20, 8:18  following [1] - 3:22  footprint [1] - 11:4</p>	
<p style="text-align: center;"><b>5</b></p> <p>5,575 [1] - 5:2</p>	<p style="text-align: center;"><b>6</b></p>	<p style="text-align: center;"><b>7</b></p>	<p style="text-align: center;"><b>F</b></p> <p>Facility [4] - 5:11, 5:12, 5:18, 6:3  favor [1] - 7:8  feet [2] - 4:23, 5:3  FEVOLA [2] - 17:3, 17:17  figure [1] - 15:11  filed [1] - 7:22  financial [6] - 4:8, 5:22, 6:8, 7:10, 7:21, 8:6  financing [1] - 6:2  fixtures [1] - 5:7  Floor [2] - 3:20, 8:18  following [1] - 3:22  footprint [1] - 11:4</p>	
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