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NASSAU COUNTY PLANNING COMMISSION

REGULAR MEETING

LEONARD H. SHAPIRO

CHAIRMAN

OSPAC 2-2024

PUBLIC HEARING

County Executive and Legislative Building

1550 Franklin Avenue

Mineola, New York

Thursday, June 20, 2024

12:00 p.m.

TAKEN BY: KAREN LORENZO, OFFICIAL COURT REPORTER

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A P P E A R A N C E S

Leonard H. Shapiro, Chair (recused for OSPAC)
Jeffrey H. Greenfield, Vice-Chair
Neal Lewis, 3rd Vice-Chair
Dana Durso Commissioner
Ronald J. Ellerbe Commissioner (Absent)
Murray Forman Commissioner
Denise Gold Commissioner (Absent OSPAC)
Khandan Kalaty Commissioner
Reid Sakowich Commissioner

**Department of Public Works, Division of
Planning**

Gregory Hoesl
Martin Katz
John Perrakis
Timothy Wren
Kenneth Arnold, P.E., Commissioner (Absent)
William Nimmo, Deputy Commissioner

Patrick Gallagher, Esq., Deputy County Attorney
Robert O'Brien, Esq., Deputy County Attorney

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PUBLIC COMMENT:

Ryan Stanton
Terry Coniglio
Grant Newburger
Jack Majkut
Brian Nigro
Jack Lang
Jeannine Maynard
Marc Herbst (left)
Bill Sweeney (left)
Frank Cammarana
Mariano Ugalde
Charles Turk
Chris Jacobs
Kerry Gillick-Goldberg
Joanna Mikucki
Joseph Parisi
Pearl Jacobs
Lynn Krug
Julie Marchesella
Ray Boger
George Krug
Steve Rolston
Dan Lloyd
Bruce Chester (left)
Monica Kiely
Chris Fusco (left)
Mary Flanagan
Rachel Lugo
Pat Gaffney
William Grant
Giro LaRocca
Tina Shuford
Doug Schmid
Luis Vasquez
Richard Catalano
Mary Tedaldi (left)
Autumn Storm Behr (left)
Steven McCory (left)
Donna Karatas
Mike Bourgal (left)
Dennis Sadrian (left)
Barry Braxton (left)
Thomas Carolan (left)
Diana Carolan (left)

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PUBLIC COMMENT (CONT) :

Fenol Larock Antonio Marcello (left)
Jen Paz (left)
Virginia Marschall (left)
Ed Carr
Rose Ward
Kerry Fallarino

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AGENDA

The Nassau County Planning Commission (the "Commission") will hold a public hearing on Thursday, June 20, 2024 at 10:00 A.M. at the Theodore Roosevelt Executive & Legislative Building, located at 1550 Franklin Ave., Mineola, NY 11501 to discuss NCPC OSPAC File No. 2-2024. The Commission notifies the public that the hearing concerns the Nassau Veterans Memorial Coliseum ("Coliseum"), which is located at 1255 Hempstead Tpke., Uniondale, NY 11553. Specifically, the hearing will introduce, discuss, and receive public comment Regarding a proposed lease between the County and LVS NY HOLDCO 2, LLC ("Sands") (a subsidiary of Las Vegas Sands Corp.) For Section: 44, Block: F, Lot(s): 351, 411, 412 & 415 of that address. That lease will Provide Sands site control over the Coliseum site and provide for Sands to operate the Coliseum.

The hearing will be streamed live on <https://www.nassaucountyny.gov/5697/Planning-Commission>. A copy of the lease will Be made available to the public at least twenty-four (24) hours prior to the hearing on the Commission website at the following link: [Hhttps://www.nassaucountyny.gov/5697/Planning-Commission](https://www.nassaucountyny.gov/5697/Planning-Commission). Public comment may also Be submitted in writing to NCPC@nassaucountyny.gov

While Sands intends to seek to develop a casino at the Coliseum site, the proposed lease does not authorize the Coliseum site to (i) be developed or (ii) used for a casino, and any such authorization will occur, if at all, through a separate lease in the future that will be subject to public comment. The lease will also be discussed at the Commission's 8:45 A.M. work session on the same date at the same location. That work session is open to the public and will be streamed live on <https://www.nassaucountyny.gov/5697/Planning-Commission>. This notice is being provided in accordance with an order of the New York

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Supreme Court, Nassau County.

A. General Items

1. Roll Call
2. Acknowledge Receipt of Transcript from May 30, 2024 NCPC Hearing

B. Major Subdivision Final Map Applications

1. NCPC File No. 2004-F-2

C. Minor Subdivision Applications & SEQRA Determination of Significance

1. NCPC Minor Sub. File 5-2023
2. NCPC Minor Sub. File 26-2024
3. NCPC Minor Sub. File 27-2024
4. NCPC Minor Sub. File 28-2024
5. NCPC Minor Sub. File 29-2024
6. NCPC Minor Sub. File 30-2024
7. NCPC Minor Sub. File 31-2024
8. NCPC Minor Sub. File 32-2024

D. Extension of Time to File Deeds for Minor Subdivision Application

1. NCPC Minor Sub. File 29-2019
2. NCPC Minor Sub. File 32-2023

F. OSPAC

Public Hearing (Public Comment Period Open)

1. OSPAC 2-2024

G. New Business

1. Vote to Reschedule July 18, 2024 NCPC Hearing to July 11, 2024

H. Adjournment (Next Hearing Date: July 11, 2024)

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(Excerpt from 06.20.2024 NCPC
meeting, OSPAC hearing)

CHAIRMAN SHAPIRO: At this point, I
am going to turn the meeting over to
Commissioner Greenfield. I am going to
recuse myself due to a conflict of
interest.

(Whereupon, Chairman Shapiro
leaves the Chambers.)

MR. O'BRIEN: Just to be clear, you,
Chairman Shapiro, has recused himself on
all issues and all hearings involving
this matter.

CHAIRMAN SHAPIRON: Correct.

VICE CHAIR GREENFIELD: Okay.
Thank you very much, Commissioner
Shapiro. Have a good afternoon.

Okay. You've been a great audience.
We had a rather lengthy agenda earlier.
We're going to call the case in a moment.
I just want you to continue to be a great
audience. I would request no cheering,

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booing, clapping. This is not a sporting event. We are here to conduct a hearing, and we're going to conduct a hearing and take everyone's comments until we're done. We may have to take another break at some point for the stenographer as well as some of us, but we'll start by having the staff introduce the hearing.

MR. HOESL: Thank you.

I'll start with a motion to open up the public comment period for OSPAC 2-2024.

COMMISSIONER LEWIS: So I'd like to make a motion for OSPAC 2-2024, and the motion is that we open the public hearing.

COMMISSIONER DURSO: Second.

VICE CHAIR GREENFIELD: Motion made and seconded. All those in favor, "Aye".

(Whereupon, all members of the Nassau County Planning Commission present respond in favor with, "Aye".)

VICE CHAIR GREENFIELD: Anyone

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opposed?

(Whereupon, no verbal
response.)

VICE CHAIR GREENFIELD: The hearing
is open.

MR. HOESL: Thanks. We've also
received a number of e-mailed comments so
far to our NCPC address. If we're just
able to clarify how long we will be
accepting those comments for.

MR. HOESL: We are going to take
them until June 30th.

COMMISSIONER SAKOWICH: We're going
to take them until June 28, 2024 at 5
p.m.

VICE CHAIR GREENFIELD: Oh, is that
the Friday?

COMMISSIONER SAKOWICH: Right.

MR. HOESL: Thank you.

MR. O'BRIEN: It'll be moved at the
end of the hearing. Okay. But the
deadline will be Friday of next week,
June 28th.

VICE CHAIR GREENFIELD: And will you

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give the new address?

COMMISSIONER SAKOWICH: Sure.

NCPC@NassauCountyny.gov.

VICE CHAIR GREENFIELD: Okay, that's the e-mail address. Even if you spoke today, you want to follow up with a comment, you're welcome to do that also, and all comments will be forwarded to every member of the Commission, minus Commissioner Shapiro. Thank you.

MR. HOESL: Thank you.

So this is OSPAC 2-2024. This is an application for the assignment of Coliseum Lease for a portion of the Nassau County Veterans Memorial Coliseum site between the County of Nassau --

MR. O'BRIEN: Greg, it's not an assignment of lease; It's a lease.

MR. HOESL: Okay. I'm sorry. An operational lease for a portion of the Nassau County Veterans Memorial Coliseum site between the County of Nassau and Las Vegas Sands. The site location, as mentioned, is the Nassau Coliseum at 1255

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Hempstead Turnpike, Hamlet of Uniondale, Town of Hempstead in their Mitchell Field Mixed Use District. The Coliseum site is approximately 72 acres.

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Just to go over the proceedings, this was introduced to OSPAC two days ago on June 18th. It was then forwarded to the Planning Commission for today to open up the public comment period. After the public comment period is closed, it will be sent back to OSPAC on July 10th for their vote. And then, subsequently, forwarded again to the Planning Commission on July 18th for their recommendation to the Nassau County Legislature.

Nassau County is requesting permission to enter into an operational lease with Las Vegas Sands to allow for the Sands to obtain site control over the Coliseum site and provide for Sands to operate the Coliseum. The proposed lease term shall not exceed 42 years. Operation of the site will include all aspects of

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2 day-to-day maintenance and operation,
3 such as booking musical acts and/or
4 athletic teams to use the Coliseum as an
5 event venue; maintaining the parking lot
6 i.e. plowing, sweeping, etc.; hosting
7 conventions and exhibitions for any
8 purpose; and any other events that may
9 take place at the site.

10 While Sands intends to seek to
11 develop a casino at the Coliseum site,
12 the proposed lease before us today does
13 not authorize the Coliseum site to be
14 developed or used for a casino, and any
15 such authorization will occur, if at all,
16 through a separate lease in the future
17 that will be subject to public comment.

18 The lease before you today is
19 strictly for the operation of the
20 Coliseum. A copy of the proposed lease
21 has been made available to the public 24
22 hours in advance of today's meeting on
23 the Nassau County Planning Commission
24 website.

25 Nassau County Department of Public

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Works has approved the request from Nassau County to enter into this operational lease with Las Vegas Sands.

As mentioned before, the public comment period is now open. I will hand it off to Josh Meyer.

MR. MEYER: Good afternoon.

VICE CHAIR GREENFIELD: Good afternoon. It is officially afternoon, sir. High noon we're starting this.

MR. MEYER: That's right.

Good afternoon. Josh Meyer, West Group Law, 81 Main Street, White Plains, New York, 10601.

I'm here today with Kevin Walsh from the Nassau County Attorney's Office. I'm outside counsel for Nassau County on the negotiations on behalf of the County on this lease.

I'm here today to present this lease and go over a few pertinent topics, provide you with a brief history of how we arrived here today, give you a brief overview of the lease, and the

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description of the process moving forward.

So in terms of how we arrived here today, this lease effectively replaces the lease that was entered into with Nassau Event Center, LLC back in 2015. That lease allowed for the renovation of the Coliseum as well as the operation, maintenance, repair and replacement of all aspects of the Coliseum and enabled the tenant to host events within the Coliseum and in the parking lot. That lease was for an initial term of 34 years, plus three, five-year renewals for a total of 49 years. It also provided for the renovation of the Coliseum, as well as the operation of the Coliseum to host events.

Last year, the County entered into a lease which, among other things, provide for the assignment of that lease to LVS New York HOLDCO2, which is a wholly owned subsidiary of Las Vegas Sands. As a result of the litigation filed by Hofstra

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2 University, that lease was deemed to have
3 terminated in June of last year. Since
4 the Court's most recent decision, the
5 County and the tenant have been operating
6 under a Use and Occupancy permit. This
7 lease would obviate the need for those
8 for the Use and Occupancy permit.

9 Just a brief overview of that lease:
10 The parties to the lease before you today
11 are the County and LVS New York HOLDCO2,
12 LLC, again as a wholly owned subsidiary
13 of Las Vegas Sands. The term of this
14 lease, instead of the 34 years which the
15 prior lease was, this is 27 years with
16 three, five-year renewals for a total of
17 42 years.

18 This is a very limited lease,
19 however. It only provides the operation
20 of the Coliseum, including maintenance,
21 repair and replacement, and to host
22 events on the site. Since the Court's
23 decision, the County and the tenant have
24 been operating under the Use and
25 Occupancy permit. Again, so that's why

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we're entering into this lease.

The lease differs, however, in many important aspects from the prior lease, as Greg indicated before. The lease explicitly provides that it does not provide for any development or redevelopment on the site in any manner, and again, only permits the tenant to operate and maintain the Coliseum and host events.

As Greg did a good job of indicating on the process moving forward to next steps, this past Tuesday, the lease was introduced to OSPAC. Today, the matter is on for a public hearing. Following today's public hearing, the meeting will go back to OSPAC on July 10th, and the transcript and a copy of all the written comments will go OSPAC for their review. At that July 10th meeting, OSPAC will make a recommendation to this Body regarding the lease. On July 18th, this Body will issue its recommended recommendation to the Nassau County

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Legislature for their consideration of the lease.

With that, I'm happy to take any questions.

VICE CHAIR GREENFIELD: Commissioner Lewis has a question.

I just wanted to make a few points for the public that are here. Understand what we're discussing today is a lease on the Coliseum for the purpose of its continued operation, for the benefit of the groups that have a contractual relationship; such as, Molloy University has graduation schedule, Long Island Nets, the Riptide and other activities similar to that.

Every member of this Commission got a copy of this lease in advance, and I have reviewed it. I know many others have because there's been questions. It's a very well written document, sir. Thank you very much.

MR. MEYER: Thank you very much.

VICE CHAIR GREENFIELD: And also the

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document is available on our Nassau County Planning Commission website for any members of the public to read. Feel free to comment prior to June 28th with respect to any questions you have, and we'll endeavor to respond to those, if necessary.

The last item that I wanted to point out to everybody is that we have 50 speakers scheduled. I'm going to call you up, and to move it along, I'm going to call one person and then I'll call a second person to stand behind, so we don't spend a lot of time and move it along in an expeditious manner, waiting for people to walk up.

Lastly, I ask, please stick to the three minutes. Respect that because you're respecting it for your fellow speakers that are here and waited all morning for this. As well, please don't repeat what someone else said, and if you don't feel obligated to use all three minutes, I'm sure everyone up here would

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welcome that.

Kevin, do you have anything to add?

MR. WALSH: No.

COMMISSIONER LEWIS: We want to hear from the public, but we are creating a record, so I do want to use the opportunity to ask a few questions.

Nothing jumped out at me that was surprising. I mean, I did type in the word "casino" into the search and it nowhere showed up in the document. So early on in the process, I learned that the document is just about the operations of the current Coliseum.

So on Page 17, I just want to get that item into the record. So this statement in the Lease 8.2 says this lease does not authorize any development or redevelopment of the premises. So that is reiterating what you said at the beginning here. This is just a lease for the operations of the Coliseum, as the Coliseum has always been there, the same Coliseum. No change in that, it's just a

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question of who's managing it from a day-to-day basis.

MR. MEYER: That's correct.

COMMISSIONER LEWIS: There's no new development. It can't get bigger or change its configuration or anything like that based on this lease.

MR. MEYER: That's correct.

COMMISSIONER LEWIS: Okay.

And the lease does set out that the name can't be changed on Page 21. We've always known it is Nassau Veterans Memorial Coliseum, that will stay; that can't be changed, right? As based on this.

MR. MEYER: That's correct, Commissioner.

COMMISSIONER LEWIS: On Page 24, it talks about "as is" condition. I know it's a term lawyers often use in documents like these. Could you just explain very, very briefly the role of the tenant versus the landlord here? This lease's making certain things very clear

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in that respect.

MR. MEYER: That's correct.

I mean it's very expensive, obviously, to cover utilities and to cover the cost of any maintenance, repair and replacement. In this instance is being transferred to the private entity to the tenant under this lease, and so they're acknowledging that they recognize the current condition of the Coliseum, and they're responsible for all maintenance, repair and replacements in connection with the Coliseum during the term of the lease.

COMMISSIONER LEWIS: Okay. Thank you.

And then that also includes preventative maintenance, which is not as clearly spelled out there. It doesn't say, for example -- but it does say that you have to have a preventative maintenance plan, Page 27, right, that they have the responsibility not just to fix things that break, but to be planning

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ahead to prevent things from breaking.

MR. MEYER: That's correct. There are strict requirements in here regarding the responsibility for maintenance and repairs and replacements.

COMMISSIONER LEWIS: And there's also references to insurance, which we won't get into. I'm trying to state the items that affect sort of our area of authority, which has to do with operations of facilities that the County owns and land use, essentially.

So there is assignment of lease set out on Page 39. Can you just say what are the rules regarding whether or not this lease can be assigned?

MR. MEYER: So there are assignment provisions as well as subletting provisions in the lease, and the tenant is permitted with certain specified restrictions to assign or sublet this lease in Section 19.3 A, about all the conditions that are required, they obviously need certain financial

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requirements and they need to be very strict requirements relating to anything having to do with the assignment.

COMMISSIONER LEWIS: Okay. So it's possible, but there's a whole set up as to what is required there.

Jurisdiction, venue; just to be clear, Sands may be a company that has connections outside of this area, but you make it clear Nassau County is the venue in this document.

MR. MEYER: Any connection with any litigation associated with this lease; that's correct.

COMMISSIONER LEWIS: And the Vice Chair mentioned that there are activities that take place at the Coliseum that are not the typical sort of concerts and things like that. So it sets out that there's ten days provided. Do you want to just explain that. On Page 66, that the ten days where the landlord, meaning the County, can use the facility.

MR. MEYER: That's right. That's in

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connection that's in the prior lease as well, that the County is able to utilize it for, for those ten dates, and mostly those are used for graduations or other related events.

COMMISSIONER LEWIS: Like the one that the Vice Chair mentioned.

MR. MEYER: That's correct.

COMMISSIONER LEWIS: So Schedule G has some rules in it that it's important the tenant is aware of and you're establishing that they need to know what they can't do at the site. So you do have a kind of a list in there, people should be aware of that. Again, it's sort of beyond land use questions -- issue about drug paraphernalia not being sold and pornography and things like that. So people should be aware there is a schedule that does prohibit certain things taking place at the site.

MR. MEYER: That's correct.

COMMISSIONER LEWIS: Lastly for my questions would be, Page 50 and the 1 or

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2 pages after that. So that's essentially the section that deals with the environmental issues at the site. There isn't really an environmental problem at the site though, right? I mean, this is mostly boilerplate language, just covering the County as the landlord and saying it is your responsibility, tenant, to be investigating the site. The word "investigation" is used there. And then clearly cleaning up anything that's a problem. But for the most part, we're not aware of an ongoing problem that presents any significant responsibility under that section, that whole 2 or 3 pages you got there?

MR. MEYER: That's correct. There's nothing that we know of right now that has anything to do with on the site.

COMMISSIONER LEWIS: It would be different if it was like an abandoned site and then we needed to do an investigation to see that it didn't have toxins on the property and things like

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that. We're not talking about anything like that here, but nonetheless, the provisions are in the lease to make it clear the landlord is responsible.

MR. MEYER: Right. We like to overdo it on protections for the County; that's correct.

COMMISSIONER LEWIS: And on that note, that's my questions.

VICE CHAIR GREENFIELD: Thank you very much.

So I have on Section 16, Page 32, a few insurance clarifications that I expressed thoroughly. I won't repeat them now, but upon receipt of my review of the lease, and I trust you'll work on those, it doesn't really need any change in the wording, just the change to the implementation.

MR. MEYER: That's correct.

VICE CHAIR GREENFIELD: Okay. Thank you.

Well, let's start calling the people. We have 50 people signed up. So

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to move this along respectfully and expeditiously, I'm going to call two people at a time so that we don't wait for people to file up.

So first speaker is Ryan Stanton from Long Island Federation of Labor. The next speaker is Terry Coniglio from Hofstra.

Ryan, please. And I would like every speaker, because this is a record, to give their name and address, their actual address. We need that for the record Thank you.

MR. STANTON: Sure.

Good afternoon. As was pointed out, it's no longer morning. My name is Ryan Stanton. I'm with the Long Island Federation of Labor. I just want to thank the Planning Commission for your public service.

This hearing --

(Whereupon, interruption from the public.)

MR. STANTON: Nineteen Macon Avenue,

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Sayville, New York.

I represent Long Island --

VICE CHAIR GREENFIELD: Let's just clarify something early on. There's one person chairing the hearing. The audience can't shout out. That's disrespectful to our stenographer. She is taking and creating -- we have two stenographers. I've been to dueling pianos concerts, but now we have dueling stenographers, so that's great -- you can't shout out, please.

MR. STANTON: Is there any chance I could request a reset on the clock? Thank you.

(Whereupon, clock reset.)

MR. STANTON: Again, Ryan Stanton. I'm from 19 Macon Avenue, Sayville, New York. I'm here on behalf of the Long Island Federation of Labor.

Just briefly, earlier it was mentioned that the Postal Service struggles from time to time. Because of my professional responsibility, I want to

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share your frustration with those that lead it and acknowledge the good work of the letter carriers, postal workers, and mail handlers.

So, why are we here? We're here because ultimately, Hofstra decided to wage war on a process that they were unsatisfied with and didn't like. And as a result of their decision to wage war on that, working people and collateral damage. You have people that rely on the Nassau Veterans Memorial Coliseum and relied on the Nassau Veterans Memorial Coliseum for decades. It's proven to be an economic engine that's reliable working people can count upon to deliver food for their families, clothes for their children, and ultimately just make a better life for those that they look to raise here on this island that we call home. They waged war on \$6 billion of investment in our communities. They waged war on the potential 8000 construction jobs over ten years and the 6000

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2 operations jobs. Yet, none of that is
3 relevant today, and you'll hear that
4 attacked over and over and over again by
5 those that are opposed to an integrated
6 resort and all of the benefits that come
7 with it.

8 We're here today to ask you, as
9 commissioners, to deliver a lease so that
10 those that have relied on -- the 400 full
11 time employment jobs over the last year
12 and many years prior -- to make sure that
13 they can continue to provide food for
14 their family, to make sure that they can
15 continue to go to work with certainty, to
16 make sure that when Hofstra continues to
17 wage war against this project and oppose
18 any potential benefits for those that
19 want to make a better life for themselves
20 that they know that their employment is
21 secure, that the institution that they
22 rely on, that so many Long Islanders have
23 come to rely on, is secure not just for
24 entertainment purposes, but not to forget
25 the people that literally rely on that to

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put food on their table.

You know, I had a conversation with folks earlier and they said, oh, so you're a trade association, your trade organization. I said, yeah, but I don't think that really does justice to why I'm here and what I do. The union movement is a movement of people, right? And I think people often forget when they hear the Long Island Federation of Labor. You know, I'm some guy that lives in Sayville. Why is he in Mineola to talk about a project in Uniondale? Well, because everyone that I'm charged with representing lives in Uniondale, lives in Mineola, lives in East Meadow. They're at work right now, because they don't have the ability to come to a public hearing at the Nassau County Planning Commission, I have the privilege and the honor to give voice to their concerns, to make a better life for them and their family. And so I appreciate your time, and I thank you for your public service.

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VICE CHAIR GREENFIELD: Thank you very much.

My comments concerning the Postal Service were not regarding the letter carrier, the hardworking men and women; management has some issues.

MR. STANTON: I have no doubt and certainly didn't mean it directed to you.

VICE CHAIR GREENFIELD: Okay. Thank you.

MR. STANTON: Thanks.

VICE CHAIR GREENFIELD: Terry Coniglio followed by Grant Newburger from Nassau Suffolk Building Trades.

MS. CONIGLIO: Hello, my name is Terry Coniglio and I'm here as a spokesperson from Hofstra University, 1000 Hempstead Turnpike.

(Whereupon, clock reset.)

MS. CONIGLIO: We appreciate and support the County facilitating and the continued operation of the Coliseum to host events in the same manner as has been occurring until a resolution is

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later reached regarding the long term development of the Coliseum site. The proposed lease with Las Vegas Sands on its face does more than that. It constitutes the first step towards letting Las Vegas Sands develop a casino. We know Sands' intentions. They were made clear by the Planning Commission's notice for this hearing, which states that the proposed lease is part of Las Vegas Sands effort to develop a casino. This future development and use of the property is the specific goal pursued by Las Vegas Sands. Moreover, there is no evidence that Las Vegas Sands' business model includes running anything aside from casinos.

Let's be clear if the proposed lease was just about operating the Coliseum in its current state, then several of the terms of the proposed lease would be different. For example, the 42-year-term of the proposed lease is inconsistent with simply continuing regular operations

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of the Coliseum. This term is an effort to foreclose the possibility of any long term developments of the Coliseum by anyone other than Las Vegas Sands. Likewise, rent of \$10 million per year is excessive for simply running the Coliseum in its current state. Instead, this amount reflects the substantial value to Las Vegas sands of having control over this County property for the purpose of developing a casino.

If this were just about operating the Coliseum, then other operators would have been considered. The County informed us back on Tuesday that no other operators were considered. This proposed lease provides advantages to Sands in developing its casino, one of which that Sands controls the property of it allows them to promote its proposed casino development on County property.

For these reasons, Hofstra University believes this Body, when considering the proposed lease at this

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2 time, should take into account the risks
3 and harms proposed by the casino
4 development. We have submitted written
5 testimony that provides more information
6 regarding our ongoing concerns with the
7 proposed casino development, including
8 issues of traffic, crime, pollution,
9 water quality and so forth.

10 We will provide additional testimony
11 and comments about these issues at future
12 hearings when this commission and the
13 County considers the Las Vegas Sands'
14 specific plans for casino development at
15 the Nassau Hub. Thank you for your time.

16 VICE CHAIR GREENFIELD: Okay. Thank
17 you. Grant Newburger, followed by Jack
18 Majkut, IBEW Local 25.

19 And forgive me in advance for a
20 mispronunciation.

21 MR. NEWBURGER: Thank you, Mr.
22 Chair. Grant Newburger, 27 Ridge Drive,
23 Glen Cove, New York.

24 I have the proud distinction of
25 representing the Suffolk Building Trades.

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We are the umbrella for the 36 different unions in construction here on Long Island and we represent proudly a membership of 65,000 all local Long Islanders.

First, we support the transformational integrated resort project that Sands has proposed. But today, that's not what we're here to talk about. Today, we're talking about continuing the operations at the Coliseum and keeping the people employed in good union jobs who are there each and every day. I'm not speculating about future jobs, even though it would represent a tremendous amount of construction jobs for us, but simply keeping those employed today who are on the site.

Even when the recent court ruling called everything into question on that site, Sands has showed their true colors by continuing to stand with those employees and not simply just taking the easier route of closing down operations

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and laying everyone off.

Again, I'm here to make sure that the implications of your vote on the local union jobs and a vote against this lease represents leaving hard working families without a paycheck. We hope that you make the right decision today and thank you very much for the time.

Thank you.

VICE CHAIR GREENFIELD: Jack, followed by. Brian Nigro, business representative Local 28.

Next up, Jack Majkut.

MR. MAJKUT: Jack Majkut, 169 Elm Place, Levittown.

Good afternoon, Mr. Chairman, ladies and gentlemen of the board. My name is Jack Majkut, and I'm a business representative for the International Brotherhood of Electrical Workers, Local 25

IBEW Local 25 represents several thousand working families here on Long Island. Approximately a year ago, I was

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here to support the Sands Integrated Resort proposal, which IBEW Local 25 still stands behind 100%. That's not why we're here today. We're here because of the recklessness of the opposition to not just put future jobs in jeopardy, but existing jobs and the much needed revenue for Nassau County at risk. We are here to respectfully request that the Planning Commission grant the transfer of the lease for the Nassau Coliseum to the Las Vegas Sands simply so the Coliseum could continue to operate.

As you will hear from some of the current employees today from the Coliseum, to deny this request would be catastrophic to these hardworking people's livelihood. Since 1972, the Nassau Coliseum has provided millions of man hours to IBEW Local 25 hard working members. And that's just Local 25. There are many other local unions who will be adversely affected as well if the lease transfer does not happen.

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I want to remind the Commission and those who are against this project, that Nassau Coliseum had an equivalent of over 400 full time jobs. Anyone who is here today speaking against the lease transfer is asking you to put people out of work, causing hardships for their family. I'm urging the Commission to vote yes to keep these hardworking men and women employed.

I do want to thank the Sands for their commitment to keep the Coliseum doors open during this process, and standing behind all the existing employees of Nassau Coliseum. Their efforts are much appreciated and have not gone unnoticed.

So once again, I urge the Commission to do the right thing. Vote "yes" to grant the transfer of the lease of the Coliseum to Las Vegas.

Thank you for your time and opportunity to speak.

VICE CHAIR GREENFIELD: Thank you.

Brian Nigro, followed by Jack Lang.

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MR. NIGRO: Mr. Chairman,
Commissioners, thank you for your time.
Brian Nigro, business representative for
Sheet Metal Workers Local 28. My address
is 131 Brook Street, Riverhead, New York.

I'm an elected representative of
over a thousand sheet metal workers here
in New York. We support this lease. We
support the workers that are in jeopardy
of losing jobs and really, that's it. I'm
going to keep my comments brief.

VICE CHAIR GREENFIELD: Thank you.
Jack Lang, followed by Jeannine Maynard.

MR. LANG: Good afternoon. My name
is Jack Lang, I'm a council
representative for the North Atlantic
States Regional Council Carpenters Local
290. My address is 1155 Hyman Avenue in
Bayshore.

I have a statement here on behalf of
business manager of the North Atlantic
State's regional Council of Carpenters
and president of Local 290, Anthony
Villa:

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"Members of the Nassau County Planning Commission, granting approval for this lease at the Coliseum would be a victory on multiple levels. The thousands of temporary and hundreds of permanent union jobs this would single handedly create for the hard working men and women of organized labor, who also happen to be residents of Nassau County, would ensure they remain gainfully employed and, subsequently, allotted the opportunity to provide their families, and in doing so, continue to call Nassau County home as we've seen through the vision, risk and ultimate fruition and success of Cricket Stadium, a company like Sands would create millions of tax dollars and continue to keep Nassau County as a premier destination.

On behalf of over 1600 union carpenters, we respectfully urge you to approve this lease and in doing so, allow your residents an opportunity to live, work, and play in their own backyards.

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Thank you.

VICE CHAIR GREENFIELD: Thank you.
Jack Lang, followed by Jeannine Maynard.
Okay.

MS. MAYNARD: Good afternoon. My
name is Jeannine Maynard. I live at 255
Perry Street, Hempstead, New York. I'm
part of the Uniondale School district.

I'm here with some letters of
support from the Committee. I also
co-chair the Sands Environmental and
Sustainability Committee on the community
side, I'm not an employee of the Sands.
So I want to submit some letters.

VICE CHAIR GREENFIELD: Please give
it to staff.

MS. MAYNARD: (Handing) Those
letters are from the Citizens Campaign
for the Environment, the South Shore
Audubon Society, the Long Island
Conservancy, and the North Shore Land
Alliance. Those groups have come
together and been part of our community
discussions on conditions and

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2 sensitivities at the site and in the
3 areas surrounding the site. We are all
4 impressed with the amount of attention
5 and knowledge that the company is getting
6 around things that they need to be
7 responsible for. We know that in our
8 committee we've addressed night lights,
9 we've addressed noise pollution. As a
10 provider of events, they've been
11 sensitive about the positioning of things
12 relative to the MSK hospital and Day
13 Services there. So we appreciate the
14 attention they're giving to the community
15 needs.

16 We especially appreciate, also,
17 their response with Item 9.1 in the lease
18 on the required parking. They are going
19 to have some adjusted cost pricing for at
20 least 2000 spots of reduced-price
21 parking, because our neighborhood
22 sometimes gets inundated with people
23 trying to avoid the parking fees and
24 events, and that's been very important to
25 the condition of the neighborhood.

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We also appreciate Item 10.3, the naming of the event venue as the Nassau Veterans Memorial Coliseum. We've been very strong about wanting to keep that name active and alive as our Uniondale landmark. So those items are particularly appreciated.

We know that the surrounding areas are subject to environmental impact, and the site itself won't be developed. And so some of the remediations that have been talked about and best practices can't be employed under the current plan, but we do know that they have established the partnerships and have them ready to roll working closely with our police department and our fire department and other organizations that affect our immediate quality of life.

I'm also the vice president of our Uniondale Community Land Trust, and we know what happens when properties are vacant. So we hope that this will be a smooth transition and they will be able

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to continue.

Thank you.

VICE CHAIR GREENFIELD: Marc Herbst followed by Bill Sweeney.

MS. FRANKIE: My name is Jamie Frankie. I'm going to be testifying on behalf of Marc Herbst and the Long Island Contractors Association today. I live at 37 Andrew Avenue in Islip Terrace, New York.

We were here a year ago, to support Sand's Integrated Resort for the thousands of jobs that they will bring -- good union construction jobs. But today, specifically, we are here on behalf of the 400 jobs that depend on this lease today. So we ask that you award this lease to Sands and support these community members and their families that depend on this job.

Thank you.

VICE CHAIR GREENFIELD: Thank you. Bill Sweeney, followed by Frank Cammarata. Bill Sweeney, Teamsters Local

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(Whereupon, Mr. Sweeney not present.)

MR. CAMMARANO: My name is Frank Cammarano, 4 Farrell Way Hicksville, New York. I'm the president of the Nassau Council of Chambers of Commerce, the umbrella organization of the 49 chambers in Nassau County. And I also happen to be a past president of the East Meadow Chamber right next to the development.

We were here a year ago in support of the Sands Integrated Resort proposal for the future jobs and revenue it will bring, especially to small businesses. And we still support that project. But that is not why the Nassau Council is here today, as you all know. Here we are a year later, and because of the recklessness of the opposition to the project -- which, I guess, could include Hofstra -- not just future jobs have been put in jeopardy, but also real existing jobs along with the revenue for the

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2 County. The lease the Commission is
3 reviewing now is just for the operations
4 at the Coliseum, as you know. No
5 development and no progress at all,
6 unfortunately, for now; it is simply so
7 the Coliseum can continue to operate. I
8 remind the Commission, along with the
9 people here that might be against the
10 project, that the Coliseum last year had
11 the full time equivalent of over 400
12 jobs, as we've heard, real jobs that put
13 food and families' tables and roofs over
14 their heads. It is imperative that the
15 people in these jobs have security in
16 their employment, and voting yes on this
17 lease will provide that.

18 I do need to thank the Sands as they
19 have stood by the employees at the
20 Coliseum, demonstrating strong corporate
21 values, and for the community commitment
22 they have shown.

23 Anyone that speaks against this
24 lease today is urging you to put people
25 out of work and onto the streets, so the

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Council urges you to vote "yes". This will keep hardworking men and women employed and provide stability to the Coliseum operations.

Thank you for your time.

VICE CHAIR GREENFIELD: Thank you.

Mariano Ugalde, Uniondale Chamber president, followed by Charles Turk.

MR. UGALDE: Hello. My name is Mariano Ugalde. I'm the president of the Uniondale Chamber of Commerce. I am not a member of the Nassau Council. I am just speak for Uniondale and the business jurisdiction.

We're thankful to Sands and the operating of the property since they took over the lease, because with the previous tenant, we kind of had problems on the management of that property and how things look sometimes.

That said, you're probably going to hear a lot more comments on both sides of this, but as far as the businesses in Uniondale are concerned, we're really

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looking forward to this project and hope
this process gets sped up a little bit.
That's pretty much it. Thank you.

VICE CHAIR GREENFIELD: Okay. Thank
you very much. Charles Turk, followed by
Chris Jacobs.

Your name and address for the
record.

MR. TURK: Charles Turk, 129 East
30th Street in New York City.

There's a lot of contention in this
room. But I think we can all agree upon
one thing, we live in a very, very, very
toxic society. There's nobody that's
going to argue against that. There is no
healthy outcome from gambling. Not a
single one. I'll pose this question to
the committee members. Can you come up
with one single healthy outcome from the
behavior of gambling? I'm sorry.

(Whereupon, interruption
from public.)

MR. TURK: We'll get to that in a
moment.

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VICE CHAIR GREENFIELD: No, no. You
can't shout out. We're not engaging.

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We're taking testimony.

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MR. TURK: Okay.

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VICE CHAIR GREENFIELD: Okay. So
don't ask us, this is not a Q&A session.

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MR. TURK: Okay.

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There are no healthy outcomes from
gambling; not a single one. Gambling
damages people's lives, that is a
reality. And we talk about jobs. Jobs are
important. We all need to survive. We
need a roof over our family's heads. We
all are looking out for one another.
That's a healthy society. But doing it in
the process of damaging people is not
healthy.

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The people that you talk about, the
union people, the people that need money,
that can benefit from this financially,
those are the people that are going to be
in this casino gambling. Sands became a
multi-billion dollar company, not from
being a charity. They're not coming here

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to put money into the society, into our
into our community. They're coming here
to take money out. And that money is
coming out from all the people that you
want to have the jobs, right? The people
that the hard working people of Long
Island, those are the people that Sands
are going to be taking money from,
because they're going to be gambling in
the casinos. That is reality.

I want everybody to have work.
There's plenty of work here in New York,
okay? And there's plenty of money here in
Nassau County. Nassau County doesn't need
the money. Nassau County is one of the
highest tax rated counties, not just in
the United States, but in the world. So
Nassau County's coffers are full. So it's
not a money issue.

And it's also not a jobs issue,
because the people that you're advocating
for are going to be hurt by gambling
because they're going to be in the
casino. Sands didn't make their money

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from winners. There are no winners in the casinos. Sands made their money from losers. Casinos make money from people losing. There is no healthy outcome from gambling. That is reality.

There's also all the other negatives. We can go with that really quickly: The traffic, the pollution. Gambling doesn't attract the best and brightest from our society, the people that you're going to be attracting to this area where we raise our families are going to be people who have emotional difficulties. People who are gambling, again, are not people who are fundamentally emotionally mature, stable. And it's not a judgment on anybody in this room, so please don't take that personally. But the reality is there are no healthy outcomes from gambling, and it's going to be attracting an element that we really don't want in our area.

VICE CHAIR GREENFIELD: Thank you very much.

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Next speaker Chris Jacobs, followed by Kerry Gillick-Goldberg.

MR. JACOBS: Good morning. Chris Jacobs, 568 Uniondale.

The New York State Department of Environmental Conservation has deemed Uniondale, Hempstead, New Castle and Freeport also, and Roosevelt also, communities that have been environmentally disadvantaged through the high levels of air pollution, primarily caused by high vehicular traffic. Ultimately, having 30,000 more cars per day will add to the problem that we already have, which is gridlock and pollution in our communities.

So the question I always ask, and I'll be very brief is that how does adding all those cars and how does adding the things that come along with having an integrated resort of that size and magnitude alleviate the problems of our gridlock, which causes air pollution and causes our high asthma rates within our

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minority communities?

Thank you.

VICE CHAIR GREENFIELD: Thank you very much. Kerry Gillick-Goldberg, followed by Joanne Mikucki.

MS. MIKUCKI: I thank you for your time. My name is Kerry Gillick-Goldberg and I live at 695 Plainview Road in Bethpage. I'm also the owner of a boutique PR firm, and I represent the Oyster Festival.

As a resident of Nassau County. I do support the operation of the Coliseum property by the Sands as it will keep well-paying jobs on Long Island. Now, as a local business owner, I appreciate that the Sands has been very proactive, reaching out to women and minority owned businesses throughout the small business community. They've been encouraging everyone to sign up on their procurement site for possible opportunities, and they've been extremely, extremely hands on with getting businesses to sign up.

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As the representative of the Oyster Festival, that's one of the largest fundraising events in the entire northeast. And when they found out that we were in need of funds, they were extremely generous and actually have been extremely generous with other nonprofits throughout the island. So I'd like to thank the Sands for their commitment to being good neighbors.

Thank you.

VICE CHAIR GREENFIELD: Thank you.

Joanne followed by Joseph Parisi.

(Whereupon, Ms. Mikucki not present.)

VICE CHAIR GREENFIELD: Last call for Joanne.

Okay. Joseph Parisi.

(Whereupon, Mr. Parisi not present.)

VICE CHAIR GREENFIELD: Last call for Joseph Parisi.

Next, Pearl Jacobs. Followed by Lynn Krug.

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MS. JACOBS: Pearl Jacobs, 568 Ash
Court in Uniondale.

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As a homeowner in Uniondale, the
host community for this project, Civic
Association of the Nostrand Gardens Civic
Association and member of the Say "no" to
the Casino Civic Association, I have not
changed my position in any way concerning
this proposed casino project. Nothing has
changed. It's still a bad idea.

There are many reasons why casinos
should not be built in Nassau County;
however, my primary concern is
environmental. Let me remind you that
the New York State Department of
Environmental Conservation has identified
Uniondale, the host community for this
project, as one of four minority
communities that have been adversely
affected by air pollution and high asthma
rates as a result of high traffic volumes
and traffic congestion.

I'm going to reference an article
from May of 2022: "Environmental justice

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2 law in New York could prevent new
3 pollution in hard hit neighborhoods. The
4 New York law will require that the state
5 Department of Environmental Conservation
6 take a hard look at the cumulative
7 pollution burden that a neighborhood
8 would face before granting any permits
9 for facilities in that community. The New
10 York legislation goes further by
11 prohibiting the state agency from
12 carrying out any actions or improving any
13 permits that might cause or contribute to
14 a disproportionate or inequitable
15 pollution burden on communities that have
16 a large percentage of minority or low
17 income residents, or economically
18 distressed, or already experiencing high
19 rates of pollution."

20 A casino at this site would be 24/7;
21 24/7. I am encouraged that this New York
22 State environmental justice law would be
23 applicable to our mining communities
24 environmental and health issues. Four
25 minority communities in close proximity

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2 to this casino site with traffic 24/7,
3 20-30,000 more vehicles with further
4 exasperate the air pollution that we face
5 now. The asthma rates will go higher. It
6 will affect the health of many, many
7 minority residents. Let's cease
8 environmental racism. Minority lives
9 matter.

10 VICE CHAIR GREENFIELD: Thank you.

11 Lynn Krug followed by Julie
12 Marchisella.

13 MS. KRUG: Good afternoon, and thank
14 you for allowing me to speak.

15 VICE CHAIR GREENFIELD: Your
16 address.

17 MS. KRUG: Oh, I'm sorry, Lynn Krug,
18 Wydler Court, Garden City, New York.

19 County residents rely on you for
20 your expertise and vision in planning the
21 future of our county. So I have to ask
22 you, if you were asked years ago for your
23 ideas about how best to use this publicly
24 owned property at the Hub, would and you
25 have suggested a nine acre casino. And

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let me say, if I hear one more time that the casino was only 10% of the project, I think I'm going to hurl. Whether it's 2% or 20%, it will be the second largest gambling floor in the country. Call it a resort, call it whatever. It's all about the casino. What's the first phase of the project? A casino.

The Nassau Hub is surrounded by all sides, by reasons why casino doesn't belong here: A university, a community college, a cancer treatment center, a suburban neighborhood, a nature preserve, a beautiful county park and a museum row catering to children and their families surround this space. A high school is a short walk away. A huge hospital is being planned for an adjacent property. Who looks at this site and thinks that casino is just the thing to do.

As a Planning Commission, I ask you to consider the impacts to the areas that surround the Hub. I'm a mother of three grown children and I would certainly have

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avoided sending them to college that was across the street from a casino. You don't even see universities next to casinos in Las Vegas.

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I'm also a cancer survivor, and I certainly would not -- avoid seeking treatment at the facility that's right next door to a casino.

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With 23,000 visitors projected on an average day, and that means there will be more on weekends and holidays and other times traffic in the area will be made cricket-related traffic jams a fond memory.

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I'm asking, why a 42-year lease? I'm going to be dead. No one gives a 42-year lease; that's crazy.

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Why have there not been any RFP from other vendors to run this site? Whoever runs the Coliseum, jobs will be there.

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I'm asking you, as the Planning Commission to show some vision and some political courage. This is the wrong project for that site. The County has

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already wasted \$2 million on legal fees trying to defend its failure to follow the due process. Before we waste another dollar, please reject this lease and start planning a project that we can all be proud of and look back on and be proud of.

Thank you.

VICE CHAIR GREENFIELD: Thanks, Julie.

(Whereupon, public interruption.)

VICE CHAIR GREENFIELD: No, no, no. Stop, please.

Next, Julie. Followed by Ray Cooper from LU 638 BA.

Julie, welcome.

MS. MARCHISELLA: Good afternoon, Chairman Greenfield and Board. My name is Julie Marchisella. My address is 512 Oak Neck Road, West Islip.

Although I live in Suffolk, I own two businesses in Nassau County. And over the years, I've had the opportunity to

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drive past the Nassau Veterans Coliseum. At one point, it was in a state of disrepair with another lessee. At this time I see a lessee who cares, cares about how it looks and the people who work there.

Economic development is so important in Nassau County. The Coliseum is a valuable property that employs many. We want to continue to see it used for entertainment purposes now and in the future.

The Sands has been working with our communities, kept their promises to utilizing our small businesses and wish the Coliseum lease to continue in their names.

Thank you for hearing my request. Have a good day.

VICE CHAIR GREENFIELD: Thank you, Julie.

Ray followed by George Krup.

MR. BOGER: Ray Boger. LU 638 BA.

VICE CHAIR GREENFIELD: I'm sorry.

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The handwriting is --

MR. BOGER: I usually use Soapstone.

VICE CHAIR GREENFIELD: You didn't go to Catholic school to have good handwriting?

MR. BOGER: I didn't.

Raymond Boger, 435 Sunset Avenue. Business Agent for Local 638. We have 9000 members. We do construction and service of HVAC, air conditioning and heating. We build power plants, which have one right next door to the Coliseum. And again, you talk about pollution, you talk about all of this, research your power plants and what we've been doing to make our country, our world better.

But besides that, we have in that place two colleges. You have the Veterans Memorial Coliseum. You had a racetrack over there. All your infrastructure is there. You're going to have parking. You're going to have everything. And supporting this lease, I'm going to put a lot of my members to

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work because we do service too.

And again, we should just -- the way everyone talks around here, we should put a fence around Nassau County and not let anybody in here because we're not going to grow. We have to get ahead, and this will help us. This will put a lot of people to work.

And we are a part of our "Helmets to Hardhats", which puts on veterans to work. And I will guarantee you, being a representative in Nassau County, my veterans will go to work. And I'll put my minorities to work. I'll put everybody to work. We just need this opportunity and it will help our county.

Because you talk about -- everyone's talking about taxes. Well, wouldn't this give us a relief? Because that cricket stadium we did, that was the biggest waste of time. And you gave up our park to somebody else. But that has nothing to do with that.

VICE CHAIR GREENFIELD: That's not

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the subject either.

MR. BOGER: I understand that, but that's what some people have to say about what's going to be good for our community. Well, jobs, taking care of your family, and be able to send those kids to the college next door will be a nice thing, too.

Thank you very much.

VICE CHAIR GREENFIELD: Okay. Thank you. You were doing good until you mentioned cricket.

George, followed by Steve Ralston.
Good afternoon.

MR. KRUG: Good morning, Mr. Chairman, members of the board, those who are still here.

Let's just state the obvious. This lease is not just about running the Coliseum in the interim. It's about entrenching the Sands as they vie for their casino license. This lease doesn't exist outside of that project, the Sands wouldn't be here.

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You are the Planning Commission, and as such, I urge you to consider this measure in that context and the profound impact of this project on our economy and on our culture. To date, I am not aware of any objective economic impact analysis being done on this project. For sure there will be winners and obviously the Sands will sprinkle a lot of community benefits around. A lot of money has been spent. But there will be losers. Talk about collateral damage, there will be collateral damage if this casino was built. For example, because Sands plans 16 or 18 restaurants on the site, but they will be competing with our local eateries for customers and for staff in a labor market that's already very tight in a business that already has razor thin margins. So how many local downtowns will see restaurants forced to close? And those restaurants by the way are also run by working families, people who are just trying to feed their families.

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With a projected \$2 billion in discretionary income being left at this casino each year, and the majority of that is expected to be from Long Islanders, what other businesses will be impacted? What other collateral damage will there be? Other ripple effects will be profound.

Surrounding villages like mine will need to spend more on security and policing given the crime and other bad behaviors that proliferate around casinos. Some nearby property values will decrease; that's a given. Others may go up, making it harder to find housing. We don't know which one. Without an economic impact study, we can't say for sure.

What about costs related to gambling addiction, which is already on the increase due to online gaming? Are we to believe that building a giant casino, bigger than any in Las Vegas, is not going to exacerbate the problems with

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gambling addiction? These are real costs. They are real financial costs. They are real human costs.

If the County was a private business, this initiative would not even get off the ground without taking this very basic step. I am certain, for example, that the accountants at the Sands have already done this math. They already know how this project will affect their balance sheets. So how can the County partake in this and say that they've done their diligence without taking this objective analysis step?

This project is being sold to us for its economic benefits, yet all indications are to the contrary. New York State's own comptroller warned in a report that these enterprises are chronic under performers. More recently, even the *New York Post*, the *New York Post*, published a story saying the exact same warning and recommending against any new casinos in New York.

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I urge you to nip this folly in the bud. The stakes are high and the stakes are your legacy and the stakes are our future.

Thank you for the opportunity.

VICE CHAIR GREENFIELD: Before you yield the mic, I think it was your wife earlier that told me, make sure you get everyone's address.

MR. KRUG: Oh, yes, she did.

VICE CHAIR GREENFIELD: So what's your address?

MR. KRUG: George Krug, 2 Wydler Court. And I do, in fact, live with Lynn Krug.

VICE CHAIR GREENFIELD: All right. Next, Dan Lloyd. Followed by Bruce Chester.

I'm sorry, Steve first.

MR. ROLSTON: I'm Steve Rolston. I live at 823 Stanton Avenue in Baldwin.

Casinos are a dying business as we learn from better information than we had one year ago. Sands does not belong here.

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Gambling was prohibited in New York State until 2013, when Andrew Cuomo quietly changed the wording of the casino ballot measure to read like an ad promising job growth, increased aid to schools, and lower property taxes through revenues generated.

A July 13, 2014, *New York Times* editorial warned us: "Just when New York is proposing to ramp up its gambling business, the financial community, Moody's Investment Services is souring on the idea that casinos are an easy answer to state and local financial problems."

In 2021, the University of Illinois published a report titled, "Bans on Sports, Gambling and Lotteries Would Pump From the U.S. Economic System and the New Age of Covid". The same report quoted Jesse Jackson, who predicted many serious socio economic costs when he labeled legalized gambling activities as, "the new chains of slavery".

In May 2023, Hofstra University

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published a paper titled, "The Economic Unsuitability of a Casino At the Nassau County Hub".

They propose alternate projects similar to those which the Legislature has welcomed. For example, the announcement by NYU Langone and Nassau Community College to coordinate on the establishment of a medical center at the hub. LV Sands, however, wants to erect the nation's second largest casino in a year, which will be the hottest on record while drawing so much water that they have to request rezoning, build a new well and figure out where to move all the waste.

On February 22nd this year, Ms. Lucy Diane (phonetic) of the Urban Brookings Tax Policy Center presented a report noting: "Casinos create \$3 in social costs for every \$1 they bring in". She adds, "rent or gambling revenue decline is everywhere, even in Nevada and Philadelphia, Boston and Chicago, all are

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falling short of income forecasts. New York has seen a revenue decline, gambling of 10 to 25% since 2019. Revenues are volatile and decrease over time and won't fund critical services".

FBI statistics show non-violent crime increases and Nevada is the capital of human sex trafficking. Casino revenues are always overestimated and offer low skilled jobs which hinder economic growth. With online gambling also on the rise, gambling in a brick and mortar casino will not survive. Reject sands the second time around, the age of casinos has passed. They are a dying business we cannot afford to support.

VICE CHAIR GREENFIELD: Thank you. Dan Lloyd, please. Followed by Bruce Chester.

(Whereupon, Mr. Lloyd not present.)

VICE CHAIR GREENFIELD: No Dan Lloyd. Bruce Chester, come on down. Followed by Monica Kiely.

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Bruce.

(Whereupon, Mr. Chester not present.)

VICE CHAIR GREENFIELD: He's not here either. Bruce. Last call. Bruce. I saw you earlier. Okay.

Next, Monica.

MS. KIELY: Monica Kiely, Huntington Road, Garden City, New York.

I went to the OSPAC meeting the other day, and I asked the question of Josh Meyer: "Was any other operator considered by the County?" He told me no. So the County didn't even look at another operator, didn't even search around for another operator. So I feel that if the County cared about the 400 current employees at the Coliseum, or they cared about Molloy's graduation or whatever events are planned over there, they might have chosen a less controversial operator and gone about operating the Coliseum.

This is a 42-year lease. If granted,

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will the county consider other projects besides a casino, or will this operating lease effectively tie the property up?

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Would the County consider letting NYU Langone build their \$3 billion health care project at this site, rather than taking land from Nassau Community College. This is a rhetorical question, I know you're not going to answer me. But what I'm saying is that this lease ties things up. We're not considering anything else.

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Just the other day, members of OSPAC voiced the thought that, well, this is just an innocent lease transfer. This is just an operating lease. This is all part of the Sands' quest for a gambling license, a casino license, and the construction of the second largest casino in our country to be placed between two colleges, and we can't lose sight of that. They don't go around the country looking for obsolete small arenas that are on hard times to operate for people.

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That's not the business that they're in.

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So let's not check our common sense at

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the door and pretend that this is not

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tiny step one to a casino at the Hub.

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That's what segmentation is chopping a

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big project up into tiny pieces. And

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maybe you can rationalize approving your

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tiny piece. Well, I didn't approve a

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casino. I just approved an operating

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lease, or I just approved a lease

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transfer. No, you helped approve a

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casino.

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We are being pushed forward in a

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cattle shoot where all other alternatives

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are closed off, and we wake up to find

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ourselves with only the worst possible

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option open to us, a gambling casino. And

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if they don't get the license, perhaps

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some kind of Jake's 58 at the site. We

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don't want it and we don't need it.

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VICE CHAIR GREENFIELD: Thank you.

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Chris Fusco. Chris Fusco. Last call.

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(Whereupon, Mr. Fusco not

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present.)

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VICE CHAIR GREENFIELD: Mary Flanagan, Mayor of Village of Garden City. Welcome.

MAYOR FLANAGAN: Good afternoon, Mary Carter Flanagan, 64 Harvard Street, Garden City, New York.

I'm appearing today as the Mayor of the Village of Garden City, a village of over 22,000 residents, a very short distance from this proposed casino. And I'm here to share with you our ongoing, adamant and unequivocal opposition to this project. And I would echo what was said before, this is an innocent lease agreement to keep things going over there. We all know what it is.

So the resolution was passed unanimously by the Garden City Board of Trustees on April 18th of 2024. I'll note this was our third resolution opposing the casino. We have had contested elections in the interim, and during each election, every single candidate running for office in the Village of Garden City

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took a position in opposition to this project a casino at the Hub. And here is the resolution, and this is April 18th, 2024:

"The Board of Trustees of the Village of Garden City notes that the presence of a casino at the Nassau Coliseum Nassau Hub site would have a significantly negative impact on the quality of life within the Village, which would be dramatic and the placing of and around the clock 24/7 casino in the heart of Nassau County would permanently impact the character of the surrounding communities; and

Whereas, the Board has received considerable input from residents across the village in opposition to the development of a casino at the Nassau Hub site; and

Whereas, the serious security issues that surround casinos are well known, including DWIs, prostitution, drugs, human sex trafficking, compulsive

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gambling and, moreover, a severely negative impact on our village roadways, which are already overburdened with traffic; and

Whereas, the Board urges the Nassau County Legislature and the Nassau County IDA to actively seek out development of ideas which would enhance our communities; and

Now, therefore, be it resolved, that the Board, on behalf of the residents of Garden City, is adamantly opposed to a casino at the Nassau website; and

Be it further resolved, that the board urges the Nassau County Legislature on the expected re-introduction of the issue to reject the Las Vegas Sands Corporation's request to secure the transfer and control of the lease agreement, or hear a new lease agreement for the Nassau Hub and Marriott hotel sites so as to facilitate a casino at that site, and urges the Nassau County IDA to look towards developing

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appropriate uses for these properties, which will enhance Garden City and our surrounding communities rather than negatively impact our collective quality of life".

This passed 8 to 0. I hope you consider this (buzzer).

One last thing I wanted to share was after the last hearing, we had Michael Levoff from the Sands casino, came to village officials and in a moment of candor, he shared that they are not expecting tourists at this casino and that they like the --

VICE CHAIR GREENFIELD: Demographics.

MAYOR FLANAGAN: Demographics.

VICE CHAIR GREENFIELD: Thank you, Mayor.

MAYOR FLANAGAN: Keep that in mind.

VICE CHAIR GREENFIELD: Thank you. Mayor, you want to submit a copy in writing of the Resolution? Give it to staff, please.

MAYOR FLANAGAN: Sure. I have that

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and a cover letter that was sent.

VICE CHAIR GREENFIELD: Okay. Thank you. It will be circulated to members of the Commission.

MAYOR FLANAGAN: I appreciate it.

VICE CHAIR GREENFIELD: Okay. Thank you for coming, Mayor.

Rachel Lugo EAC Network, followed by Pete Gaffney, representing self.

MS. LUGO: Thank you very much. My name is Rachel Lugo, 44 Province Drive, South Setauket, New York. I am a Vocational and Family Support Services Division director for EAC network. For 50 years, I and many people in this room have attended the Nassau Coliseum, shows, R-V shows, job fairs, children's performances and concerts.

We have to remember why we are here and what is in front of us today. This is about a lease agreement only. It is not about anything else. Sands New York team is focused on maintaining a healthy future for Long Island residents. The

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Sands lease will not only maintain employment opportunities, it will create career paths. There are management levels at the Coliseum, food concessions, maintenance, customer service, hospitality, housekeeping. We are giving community members access to employer recognized credentials. This is incredible. This will continue to strengthen economic stability, which in turn impacts and improves the lives and well-being of our family members and community members, their mental health and their relationships at home by keeping their jobs and keeping money, income coming in.

We see this lease as maintaining their careers, economic development across the region, and even more so. This is our very own community that we should be supporting. We should be supporting these individuals who will be retaining their employment.

I would like to leave you with a

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quote by Charles Kettering, "My interest in the future is in this future, because I'm going to spend the rest of my life there". The Sands, New York lease should be a part of our future, and that is what we should be considering today.

Thank you.

COMMISSIONER LEWIS: Thank you very much. And this is Peter, correct?

MR. GAFFNEY: Right. This is Pete Gaffney.

COMMISSIONER LEWIS: So let me just announce the next person, Peter. William Grant will be next.

And, Peter, if you could state your name and address.

MR. GAFFNEY: My name's Pete Gaffney. I reside at 215 Harvard Street, Westbury, Carle Place School District.

We have an approved conceptual master plan that had all the amenities. Things were going to be great. It included office buildings, tons of housing, restaurants, retail space,

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2 hotels, movie theaters, and much more. It
3 was going to be a destination shop for
4 everyone. What happened? Lipstick was put
5 on the bond. Sloan-Kettering built the
6 Cancer Center with a tiered parking lot.
7 Nassau Coliseum lease changed hands 3 or
8 4 times. Now our \$6 million County
9 Executive and a corporate entity in Las
10 Vegas Sands wants to build a casino and
11 other social amenities. Costs could
12 exceed 5-6 billion dollars. Nassau County
13 and Hempstead Town appeared to be all for
14 it. Tax revenue.

15 Normally our County Planning
16 Commission, today you would only be
17 voting on transferring the lease. But
18 because of the delays, you need to
19 include the Sands proposed casino
20 development that was presented to the
21 public on 1/18/2024. Las Vegas Sands
22 continues to maintain that the casino
23 would only be 10% of the proposed plans.
24 Yet, the proposed hotels would create
25 shadows over the Cancer Center. How will

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that affect the Center's operation? Will it aid the cancer patients depression?

Approximately 12 to 15% of the population have addictive tendencies. Which one are your friends or family members will be affected by gambling and drugs?

Several drug treatments are close by. Why would you want to jeopardize their rehab?

Casinos typically are open 24/7/365. This affords an opportunity for certain crimes: Drugs, prostitution, death, extortion, stolen cause, gun violence, and many others.

Far too many colleges, universities, the primary schools of nearby. That's our future.

Several roadways are some of the most dangerous roads in New York state Hempstead Turnpike, Merrick Road, Jericho Turnpike, Meadowbrook Parkway. Having a casino with no improvements on these roads will only exacerbate the dangers.

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How safe will pedestrians be? Hempstead Turnpike is the most dangerous for pedestrians. Who picks up that tab? Will Nassau County create a transportation hub; who's paying?

There are many more environmental concerns and challenges with this project: Water, wastewater, sewers, Hempstead Plains, etc.

Basically the past history of Sands' businesses, when it doesn't meet their requirements, their tendency is to bail. Remember, Las Vegas Sands Corporation is a publicly traded company and works with shareholders and the Adelson family, not for Nassau County residents.

Thank you.

COMMISSIONER LEWIS: Thank you.

Peter Gaffney.

Next is William Grant and on deck is Giro LaRocca.

MR. GRANT: Forgive me, I'm not used to speaking, so I might be a little shaky. I apologize.

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My name is William Grant. I live at 19 Daffodil Road, Rocky Point. I grew up in Hicksville. I was born right over here in Plainview. Yes, we did move out, but I've been working at the Nassau Coliseum for the last ten years, it's been my dream job. Honestly. I've seen multiple things I wish everybody else could see.

When we got the news -- out of the ten years that I've been there, I've seen it flounder. I mean, we had the Lighthouse Project that went away. I mean, I've seen a bunch of stuff happen. But never did I fear for my job like I did when the ruling came down. It put a pit in my stomach. I had to go to my family. They might have to shut the doors the next day. So what was I to do? I know there's some people have said, oh, there's a there's other jobs and other things, but until you're faced with it, you really have no idea. And it really just gets you.

Thankfully, the only people that

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have actually helped me has been the Sands and the County, because those are the ones that have been picking it up for me. I have a paycheck; otherwise, you guys can give me a check (indicating). I gave you my address; feel free.

Please approve this. There are still 400 people that rely on this. I understand there's another fight. Today is not that fight. It's not the grandstand tonight. Please, we have lives.

COMMISSIONER LEWIS: Next is Giro LaRocca, and on deck is Tina Shuford. Name and address.

MR. LAROCCA: Giro LaRocca, 711 Soma Avenue in Bellmore.

Good afternoon, and thank you to everyone to allow me to express my thoughts on this matter, as I have been a full time employee at the Nassau Coliseum since it reopened in 2017.

My name is Giro LaRocca and I'm currently the Assistant Chief Engineer at

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the Coliseum. I'm a proud shop steward from Operating Engineers Local 30. I grew up in Merrick, currently live in Bellmore, raising a beautiful five-year-old daughter. Nassau Coliseum has always been a special place to me from going to Islander games, the yearly boat show, wrestling events and creating lifelong memories.

As an employee, I've also had to see the Islanders leave just up the road to a brand new arena. A lot of events pulled away to Brooklyn, UBS and the Garden.

Oftentimes, I tell people I proudly support my family by working at Nassau Coliseum, but I'm often asked whether it's even still open. The Sands has stepped up and has kept everyone working. There's been a lot of uncertainty to whether I'd walk into work with the doors chained and put out of work, unable to provide.

While all these politics have been playing out, hearing loud voices from

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institutions or people that don't have to worry about their weekly paycheck, I just would like to shed light on who those voices are hurting and have affected as well. It's all the full time employees, people that have worked there for years, most of which have been born and raised on Long Island. By not having the Sands be able to operate and maintain the Coliseum, you're telling each and every one of us, as well as everyone that relies upon us, that we don't matter. The Sands came in and kept this place alive.

I'm not here today to speak on a casino or the future of the surrounding land. In New York, as we are seeing, and have oftentimes seen, this decision on the long term future can continue to be dragged on and pushed. I'm here to ask everyone with a vote today, to vote "yes", to keep all the jobs at the Coliseum, to ensure our families could have a little peace of mind around the

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dinner table, to allow the Sands to operate and maintain the Coliseum so they can continue to back the venue with more certainty so the people in the community can come and have the experiences I had as a child.

I want to say thank you for investing in the operations and the facility. Thank you to the Sands, while others before have not and walked away. Thank you again for your time.

VICE CHAIR GREENFIELD: Thank you. One clarification, we're not voting today.

MR. LARocca: Yes, I understand that.

VICE CHAIR GREENFIELD: Okay. Tina. On deck is Doug Schmid, Long Island Sierra club.

MS. SHUFORD: Good afternoon. My name is Tina Shuford. I live in 100 Terrace Avenue, Hempstead.

I'm a head community leader and I've been following with the Sands from the

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day one. And I hope and I would like to see Sands have the lease, because it's an asset to our community and is very much well needed. Never mind just the jobs. They talk about the pollution and the transportation. If anybody should be worried about the transportation, which we not, is Hempstead, Long Island, because we have the train stations in Hempstead, Long Island; we have the bus terminal in Hempstead, Long Island; we even have Greyhound. So if you're worried about transportation, I don't think that should be so.

Never mind pollution. If we talk about pollution, what about the pollution of the people that we have in Hempstead New York? Sands will make unpolluted, especially with jobs, because we will be giving jobs and we will take the people out of the street because we do train them, help them with their resumes and put them in the positions that are needed.

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And you talk about the water. You should go to the Hempstead Mayor for the water with the pollution, if you haven't seen at the news.

But you can wait to see me of March of 2025 for the Mayor of Hempstead, Long Island. Thank you.

VICE CHAIR GREENFIELD: Thank you.

So we had a campaign pitch in addition to casino.

Okay, Doug. Followed by Luis Vasquez Long Island Hispanic Chamber.

Okay, sir. We got a letter from you, right?

MR. VASQUEZ: Yes.

VICE CHAIR GREENFIELD: The Mayor or somebody submitted a letter. So if it's anything -- be brief if it's covered by the letter, we're going to circulate that to other members.

MR. SCHMID: Thank you. Okay, will do.

Good afternoon. I'm Doug Schmid, 74 Eatons Neck Road, Northport, here on

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behalf of the Executive Committee of the Sierra Club's Long Island Group and its thousands of members here on Long Island.

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As this lease would be the first step by Las Vegas Sands in its effort to build a casino in the heart of Nassau County, I'd like to address some of the environmental concerns and questions raised by residents of Nassau County.

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The casino will obviously cause the area to suffer from noise, light, particulate and chemical pollution, and with severe adverse effects on our health. The hydrocarbon pollution, especially from vehicles to air and groundwater, will be considerable and will further affect human health.

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The casino will be in the Town of Hempstead, which already exceeds the State recommended water withdrawal limits set back in the mid 1900s. That's why the casino will need its own water well. But drawing enormous amount of water from an already stressed aquifer will create a

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cone of depression and concentrate
existing groundwater pollution.

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Wastewater volume will be extremely high.

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It should be treated onsite to tertiary

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levels and recharge the groundwater

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instead of being transported off site for

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treatment and then being sent out to sea.

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This is going to lead to all these

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visitors -- I hear the estimate is over

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23,000 daily -- is going to be a huge

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draw on our aquifer.

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Large amounts of garbage will be

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generated at a time when most landfills

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operating are closing. Where will the

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garbage go? What's the plan for that? How

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will it get there? And what environmental

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costs?

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Road congestion. There'll be

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thousands of visitors daily. Again, over

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20,000 daily visitors, I understand. And

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the pollution from tailpipe oil, gas

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releases and increased accident rates

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will be considerable. I haven't seen

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estimates on this. This casino is

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proposed for an already congested area.

The electric energy demand will be extremely high at this time, when high heat days will continue to increase, with the year 2023 being the warmest year in human history. Almost all electricity is created by burning something, and burning creates more heat than any other means of generating electricity, unless we have not yet creating electrical generation. A casino with its huge energy bands does not make sense.

The land was not zoned for this type of use, nor should it be. The area is one of the few places where the Hempstead Plains still has some fantastic remnants. We run trips there. We have high school students doing biology labs there.

So the Sierra Club of Long Island agrees with the growing number of residents, as well as the Courts who are demanding that the process slow down and allow for an independent environmental review of the Las Vegas Sands proposal.

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The Sierra Club supports balancing our environment and health with responsible growth here in Nassau County--

VICE CHAIR GREENFIELD: Thank you.

MR. SCHMID: This casino is the wrong project.

VICE CHAIR GREENFIELD: Thank you very much.

MR. SCHMID: Thank you.

VICE CHAIR GREENFIELD: Luis Vasquez followed by Mary Tedaldi.

MR. VASQUEZ: Good afternoon. Luis Vasquez, 14 Sunset Avenue, Glen Cove, New York. I'm the president of the Long Island Hispanic Chamber of Commerce. And I want to say, on behalf of our members and our Board of Directors and our community, we had a big community meeting with the Latino community, and they were in favor of this lease and in favor of the Sands. And we see the opportunities that are coming down the pike.

Like I always say, we never had an

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organization that included us, and we're very happy. We had a lot of questions in reference to all these concerns that were here today. We are pretty much satisfied. We thank to you as the county legislators and the and all of you, because I know you're trying hard and people will have different opinions, but I think in your hearts you're going to make the right decision.

Our decision is, let's go forward with the Sands and the lease and whatever else.

Thank you and God bless you, all.

VICE CHAIR GREENFIELD: Okay. Thank you.

Mary, come on down. Followed by Catalano.

MR. CATALANO: Richard Catalano. Whitehall Boulevard, Garden Dity. Thanks, Commission, for hearing us today.

This is no ordinary lease. I'm an accountant. I've seen plenty of leases. It's very unusual lease. There's really

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no reason for it to be 42 years. The transition payments make no sense as far as the dollar amount of \$10 million a year. What is it transitioning to? What does that term even mean? Transitioning to a casino?

Also, none of the speakers have mentioned that Sands has the ability to close the Coliseum on the first day of year three. They actually use the term to make the Coliseum go dark. So I know people are saying they're trying to save jobs, but I think the real focus, they're trying to build a casino.

I think you guys have to ask yourself a lot of hard questions between now and July. One is, have you read any economic studies of this casino? It plans to suck \$2 billion in gambling losses out of Nassau County and its residents, and many problem gamblers each and every year. What will that do to our local restaurants, our local businesses? How do you evaluate that impact? Most of these

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gambling losses will be Nassau County residents. We don't expect that people are going to fly in where there's gambling everywhere in the world at this point in time. Even New York State did a consulting report. I recommend you read it. It's called Spectrum Consulting. They said you can at 1.7 billion of gambling losses from these three casinos will come from late and demand. That simply means you make a casino more readily available, more people will lose money they would not have lost otherwise. Think about the implications of that.

We all love jobs. Vices of any type. Create jobs, drug trafficking, selling alcohol, human trafficking, gambling. But are these the jobs that we want? Do we want to build jobs on vices of this nature?

I love union workers. My father was a union worker and my mother; I belonged to two unions in my early days. Unions, construction workers have always created

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things of value schools, libraries, apartment buildings, hospitals. This will be the first time in the history of Nassau County we're asking union construction workers to build something that will harm our community, create more problem gamblers. Is that really what our union workers should be doing, or should they be building a hospital at the Nassau Coliseum?

I ask you, as you do your research, visit, NocasinoNassau.org. Read about the nine, ten, 13 things that are difficult about casinos. You just can't say it creates jobs. You have to look at all the negatives before you make your decision.

And I'll leave you with one final thing. They serve alcohol at casinos. They give alcohol away at casinos. We have a DWI problem in this county. We've had too many lost lives. Are you ready to wake up one morning and read about two innocent lives killed by a drunken driver leaving this casino? I think you have the

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courage in July to say "no", because we don't want innocent lives lost. We have better things we can build for our construction workers than a mega casino.

Thank you.

VICE CHAIR GREENFIELD: Thank you very much.

We got to go back, Mary.

(Whereupon, Ms. Tedaldi not present.)

VICE CHAIR GREENFIELD: We'll skip over next.

Autumn Storm Behr.

(Whereupon, Mr. Behr not present.)

VICE CHAIR GREENFIELD: Not here. Moving along nicely. Steve McCory.

(Whereupon, Mr. McCory, not present.)

VICE CHAIR GREENFIELD: Next, Donna Karatas. Donna, please come down. Followed by Mike Bourgal, Teamsters Local 282.

MS. KARATAS: Hi, my name is Donna

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Karatas and thank you for having me. My address is 131 Park Lane, Middle Island, New York.

I'm here in support of Sands. This is a leasing project and they want to get more out of the property that's around it. Maybe they'll bring back the RV show we didn't have anymore, or the boat show we don't have any more, or any of the other things that uses the land around it. If they want to, ten years from now, build a casino, that's what we should worry about in five years from now, when that whole project goes. Right now, bring the things back to New York that should be here. We already lost the Islanders. We already lost so much. We need to bring things back. If Sands wants to put the circus outside, let him bring the circus back.

Thank you very much.

VICE CHAIR GREENFIELD: Thank you.

Mike Bourgal, Teamsters Local 282.

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(Whereupon, Mr. Bourgal not present.)

VICE CHAIR GREENFIELD: Not here.
Dennis Sadrian, IUDE Local 138.

(Whereupon, Mr. Sadrian not present.)

VICE CHAIR GREENFIELD: Okay.
Barry Braxton, CBC.

(Whereupon, Mr. Braxton not present.)

VICE CHAIR GREENFIELD: Thomas Carolan.

(Whereupon, Mr. Carolan not present.)

VICE CHAIR GREENFIELD: Diana Carolan.

(Whereupon, Ms. Carolan not present.)

VICE CHAIR GREENFIELD: Fenol Larock
Antonio Marcello, Universal Interaction.

(Whereupon, Mr. Marcello not present.)

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VICE CHAIR GREENFIELD: Jen Paz.

(Whereupon, Ms. Paz not present.)

VICE CHAIR GREENFIELD: Okay. Thank you. We're almost done. But we have another piece of business.

Virginia Marschall.

(Whereupon, Ms. Marschall not present.)

VICE CHAIR GREENFIELD: Ed Carr, Discover Long Island.

MR. CARR: Thank you Mr. Greenfield.

My name is Ed Carr with Discover Long Island. Address is 330 Motor Parkway. Hauppauge, New York, 11788.

Discover Island was created about 42 years ago by both Nassau and Suffolk County as a not for profit, public benefit corporation for tourism promotion. Although as of January 1st, we no longer have a contractual relationship with Nassau County itself, we have been retained by many of the hotels and cultural amenities and cultural

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attractions within Nassau County including Sands Las Vegas.

I'm here to enter into the record some tourism information. Specifically, one aspect that has sometimes been overlooked and it has not been mentioned in the record today that's a component, I believe, of Sands integrated resort proposal, if it's eventually brought to fruition. It is the concept of adding conference space and a large hotel. Discover Island in the last three years has had over \$35 million of business that we've had to turn down on Long Island. Mostly from Javits and other places, other regional destination marketing organizations throughout the state. They're looking to see if they can have groups of conference attendees on the order of maybe 700 people to 1000 people. They're looking for rooms, they're looking for conference space. Currently, that does not exist in Nassau County. We believe that if the Sands proposal is

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brought to fruition, that would really be a big economic driver in this area.

And I know previous speakers have questioned whether or not the establishment of a integrated resort, whatever deleterious effect on area restaurants. In that case, no, it would not, because you'd be bringing in people from outside Nassau County into a place like an integrated resort for these type of conferences, and it would basically be a rising tide floating all boats.

So for this reason, we strongly support that you sign this lease to Las Vegas Sands.

Thank you.

VICE CHAIR GREENFIELD: Thank you.

Rose Ward, African American Chamber of Commerce.

Rose, Come on down. Kerry Fallarino, you're on deck.

MS. WARD: Good afternoon. Rose Ward, 723 Fisher Avenue, Uniondale. I'm here to represent the Long Island African

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American Chamber of Commerce and the absence of Phil Andrews.

The Long Island African American Chamber of Commerce is the largest African American Chamber of Commerce in the state of New York. We also was named the 2019 "Small Business Champion" in 14 counties in downstate New York.

We are here offering our support to Sands as we've done in the past. Our Chamber's service regions with Sands would greatly impact this area. Suffolk and Nassau counties stands to benefit from the projects that Sands is offering: Career opportunities, jobs and also tourism.

This is the most significant project that has come along to Long Island in a very long time. And as the largest African American Chamber of Commerce, we believe this project will not only provide jobs for minorities, those that are certified, not certified, but jobs for small businesses.

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In addition, the project would also keep millennials here because without jobs, without opportunities for them to be able to afford housing, they're going to leave. Therefore, Sands is offering great jobs, pipeline careers, and also a future for Long Island, sustainability.

And in closing, everyone knows the most revenue and the coffers equals lower taxes for residents in the region and as much relief taxpayers need right now, Sands is offering a higher quality of life, also a chance for people to increase their employment situation as well as income. We support this project.

Thank you.

VICE CHAIR GREENFIELD: Thank you for coming.

Kerry Fallarino.

MS. FALLARINO: Kerry Fallarino, 19 Stirrup Lane, Levittown, New York 11756.

I didn't prepare anything. I did look over, though, that your lease contract is for 42 years and it's 101

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pages, so I wasn't able to read the whole thing, but the little parts that I did read was on the lease agreements that they are allowed -- Sands is allowed to sublet out without your permission. Without our permission, if they're granted this lease. To me, I don't see how that is feasible for us to be able to allow a company that doesn't even exist in New York State. It is home based in Las Vegas. To be able to sublet out to whoever they choose without us having any say in the matter -- I don't think this is a good project for Long Island.

The Coliseum should be not leased out to somebody that is out of state. It should be somebody that has ties to this community. You haven't reached out to anybody else to lease out the Coliseum to. I think that you should look into that before you lease out a large parcel of land for 42 years. You should take that into consideration.

Thank you for your time. Think twice

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2 about before you say "yes" to this lease
3 agreement. I do understand that it may
4 create some jobs and keep some jobs in
5 the Coliseum, but if you look for
6 alternatives, there's got to be better
7 alternatives than the Sands to be quite
8 honest with you.

9 This is not something that I want as
10 a citizen here in Nassau County in New
11 York State. This is not the right place.
12 This is not the right time for a project
13 going forth with the Sands community.

14 VICE CHAIR GREENFIELD: Okay. Thank
15 you very much. That concludes the 50
16 people that signed up in advance.
17 However, if anyone's still here and
18 didn't sign up, wanted to sign up,
19 thought about signing up and wants to
20 speak that did speak already, this is
21 your final and last call.

22 (Whereupon, no response from
23 the public.)

24 VICE CHAIR GREENFIELD: Not hearing
25 or seeing anyone else wishing to speak,

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we will entertain a motion at this time.

Commissioner Sakowich, please entertain the motion.

COMMISSIONER SAKOWICH: Mr. Chairman, I move to close the public hearing subject to the conditions that written comments shall continue to be accepted by the Commission via e-mail at NCPC@Nassaucounty.gov (sic), until Friday, June 28th 5 p.m.

DEPUTY COMMISSIONER NIMMO: Excuse me, that's NassauCountyny.gov.

COMMISSIONER SAKOWICH: I'm sorry. NCPC@nassaucountyny.gov, until Friday, June 28, 2024 at 5 p.m..

COMMISSIONER LEWIS: Second the motion.

VICE CHAIR GREENFIELD: We have a motion made and seconded.

All in favor? Aye.

(Whereupon, all members of the Nassau County Planning Commission present, respond in favor with, "Aye".)

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VICE CHAIR GREENFIELD: Any opposed?

(Whereupon, no verbal
response.)

VICE CHAIR GREENFIELD: So carried.

(Whereupon, above matter
concludes.)

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C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF NASSAU)

I, KAREN LORENZO, a Notary Public for and
within the State of New York, do hereby
certify:

That the above is a correct transcription
of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 20th day of June, 2024.

Karen Lorenzo
KAREN LORENZO

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