

**State Environmental Quality Review Act (SEQRA)
Determination of Significance
Positive Declaration
Proposed Lease for Sands New York Integrated Resort**

Date: August 5, 2024

This Notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

Name of Action: Proposed Lease for Sands New York Integrated Resort

Project Location: Nassau Veterans Memorial Coliseum, 1255 Hempstead Turnpike, Uniondale
(NCTM Nos. Section 44 – Block F – Lots 351, 411, 412, 415)

Marriott Hotel property, 101 James Doolittle Boulevard, Uniondale
(NCTM Nos. Section 44 – Block F – Lots 326, 401 and 402)

Lead Agency: Nassau County Legislature
1550 Franklin Avenue
Mineola, New York 11501

SEQR Status: Type I

Description of Action: The proposed action consists of the approval and execution of a proposed lease between Nassau County and LVS NY Holdco 2, LLC for the approximately 71.6-acre Nassau Veterans Memorial Coliseum (Coliseum) property and, potentially, the adjacent approximately 14.7-acre Marriott Hotel property, to facilitate the development of the Sands New York Integrated Resort. Among other things, approval of the lease would facilitate the redevelopment of the Coliseum property by LVS NY Holdco 2, LLC (Sands), subject to land use, zoning and other required approvals, into the Sands Integrated Resort. No changes are proposed to the Marriott Hotel, with the exception of parking reconfiguration at the southern portions of that property, and the potential renovation of the existing hotel (no expansion of the Marriott Hotel is planned).

Both the Coliseum and Marriott Hotel properties are situated within the Town of Hempstead's Mitchel Field Mixed-Use (MFM) District, and the development of the proposed Integrated Resort would require either relief from/amendments to that district or the creation of a new zoning district, as may be deemed appropriate by the Town of Hempstead Town Board.

Sands is proposing a world-class Integrated Resort that incorporates multiple components of leisure, business and entertainment to provide a wide range of experiences for the local community and guests. The Integrated Resort concept leverages the complementary travel patterns of business travelers who attend meetings and conferences during workdays and that of leisure tourists and visitors who visit on weekends. The Integrated Resort is proposing to offer an array of experiences under a single roof. The

destination will feature gaming, four and five-star hotels, meeting spaces, a live performance venue, immersive experiences, and restaurant and supportive retail experiences. Each component will be integrated through a series of landscape strategies and united by a common theme of environmentally-sustainable design. The Integrated Resort is proposed to include the following new development:

- Two new hotels with a total of 1,670 rooms, spa, fitness center and pools
- Casino with 393,726 net square feet of gaming area
- 147,292 square feet of food and beverage with 3,337 seats
- 213,000 square foot conference center
- 4,500 seat arena/live performance venue
- 60,000 square foot public attraction space
- 31,200 leasable square feet of retail space
- Three parking garages
- Various back-of-house support spaces, circulation and interior utility spaces.

Reasons Supporting this Determination:

The Nassau County Legislature has reviewed the proposed lease terms and the information included in Parts 1, 2 and 3 of the Environmental Assessment Form (EAF), has compared same to the thresholds set forth at 6 NYCRR §617.4, and has determined that the Proposed Action is a Type I action. A coordinated review was undertaken with involved agencies in accordance with 6 NYCRR §617.6(b)(2) and (3) of the implementing regulations of the New York State Environmental Quality Review Act.

Based upon the information contained in the proposed lease terms, Parts 1, 2 and 3 of the EAF, and testimony and information presented, the Nassau County Legislature, after due deliberation, review and analysis of the aforesaid information and the criteria set forth in 6 NYCRR §617.7(c), hereby determines that the proposed action may result in significant adverse impacts to the environment and a Draft Environmental Impact Statement must be prepared. This determination is supported by the following:

- Implementation of the proposed action, which would facilitate development of the Integrated Resort, will result in the physical disturbance of over 78 acres for a projected five-year construction period. The construction activity would result in significant demolition, excavation, soil disturbance and transport, and related activities that would result in on-site erosion and potential sediment transport to roadways that must be controlled
- The proposed Integrated Resort would significantly increase the demand for water, and a new water supply well is required to address that demand. There may be contamination in the area associated with the former Mitchel Field military airfield, which is listed as a New York State Superfund Class P (potential Registry site). As the former Mitchel Field military airfield consists of approximately 1,500 acres that includes the Coliseum and Marriott Hotel properties, analyses must be conducted to ensure that the proposed new well will not affect contamination

(particularly groundwater plumes) that may exist from the former military airfield or other industrial sources

- Upon development of the Integrated Resort, a significant amount of stormwater will be generated, and potential significant drainage impacts must be evaluated
- The proposed Integrated Resort may contain buildings that would cast shadows on the Hempstead Plains, which could adversely affect its habitat
- The proposed Integrated Resort does not comply with various parameters of the existing Mitchel Field Mixed-Use (MFM) Zoning District (e.g., height, various design guidelines) that help to regulate potential impacts to aesthetic character. Moreover, there are designated scenic by-ways, residential neighborhoods, cultural facilities and other potentially-sensitive receptors whose visual landscape may be impacted by the proposed Integrated Resort
- Implementation of the proposed action is expected to result in substantial increase in site-generated traffic and the impact of same on the operating conditions of the surrounding roadway system must be assessed. There will also be a significant parking demand associated with the proposed Integrated Resort, and the sufficiency of proposed parking must be demonstrated, including access thereto
- As East Meadow Brook runs along the Meadowbrook State Parkway, if traffic mitigation is required along that roadway, potential impacts to surface water and associated wetlands may result
- Implementation of the proposed action would result in an increase in traffic and associated emissions within an identified disadvantaged community (part of Hempstead/New Cassel/Roosevelt/Uniondale/Westbury) that could adversely impact air quality
- The Integrated Resort proposes extensive structured parking, and would generate emissions within the garages that may affect air quality
- Approximately 3.8 million square feet of building space is proposed within the Integrated Resort that would require heating and cooling, which would create a significant demand for energy. The Integrated Resort would also require energy for lighting and other purposes. An evaluation must be conducted to determine whether utility providers can meet the projected demand without causing adverse impacts to the energy system
- As the construction of the proposed Integrated Resort is anticipated over an approximately five-year period, construction-related noise and associated impacts are anticipated
- On an operational basis, the level of activity associated with the Integrated Resort would be greater than that associated with the Coliseum, and, as such, operational noise would increase at the property

- The proposed lighting associated with the Integrated Resort has the potential to cause light trespass and sky glow
- There may be contamination in the area associated with the former Mitchel Field military airfield, which is listed as a New York State Superfund Class P (potential Registry site), and excavation and soil disturbance associated with the Integrated Resort could disturb contamination and/or undocumented, potentially hazardous features that may exist (e.g., undocumented underground storage tanks)
- The proposed Integrated Resort will generate greater quantities of solid waste than that generated by the Coliseum use, which could affect solid waste management handling and disposal facilities
- As there will be a casino component to the Integrated Resort, there could be a potential increase in problem gambling
- Implementation of the proposed action does not comply with various parameters of the prevailing Town of Hempstead MFM District, which could result in various zoning and related impacts. In addition, consistency of the proposed action with relevant community and regional plans must be assessed
- The proposed Integrated Resort may affect community character
- The proposed Integrated Resort will create additional demands on community services (e.g., police, fire, solid waste), the impacts of which must be evaluated
- The proposed Integrated Resort and other pending applications (including the NYU Langone Hospital that is contemplated at Nassau Community College) may result in significant cumulative impacts.

Scoping: Formal scoping will be conducted in accordance with 6 NYCRR §617.8. A public scoping meeting will be held on Monday, September 9, 2024, at 5:00 p.m., at the Peter J. Schmitt Memorial Legislative Chamber in the Theodore Roosevelt Executive and Legislative Building, 1550 Franklin Avenue, Mineola, New York, and a written comment period on the Draft Scope will remain open until September 19, 2024. Written comments should be submitted to the contact person listed below. Copies of the Draft Scope will be made available, within five (5) days after the County Legislature’s receipt of the Draft Scope, at <https://www.nassaucountyny.gov/5712/Las-Vegas-Sands-Nassau-Coliseum-Site-Doc>, at the Office of the Nassau County Legislature located at 1550 Franklin Avenue, Mineola, New York, and at the following locations:

East Meadow Public Library
1886 Front Street
East Meadow, NY 11554

Garden City Public Library
60 7th Street
Garden City, NY 11530

Hempstead Public Library
115 James A. Garner Way
Hempstead, NY 11550

Uniondale Public Library
400 Uniondale Avenue
Uniondale, NY 11553

For Further Information:

Contact Person: Michael C. Pulitzer, Clerk of the Nassau County Legislature

Address: Theodore Roosevelt Executive & Legislative Building
1550 Franklin Avenue
Mineola, New York 11501

Telephone Number: 516-571-4252

E-Mail Address: mpulitzer@nassaucountyny.gov

A Copy of this Notice is filed with the Lead Agency and has been Sent to:

The Honorable Bruce A. Blakeman
Nassau County Executive
Office of the County Executive
1550 Franklin Avenue
Mineola, NY 11501

William Nimmo, Deputy Commissioner
Nassau County Department of Public Works
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Dr. Irina Gelman, Commissioner
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John Reinhardt, Commissioner
Town of Hempstead Water
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East Meadow, NY 11554

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Town of Hempstead Highway Department
350 Front Street
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Richard B. Causin, P.E., Regional Director
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250 Veterans Memorial Highway
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Leonard H. Shapiro, Chairperson
Nassau County Planning Commission
1194 Prospect Avenue
Westbury, NY 11590

The Honorable Donald X. Clavin Jr.,
Town Supervisor
Town Hall
1 Washington Street
Hempstead, NY 11550

New York State Gaming Facility Location Board
354 Broadway
Schenectady, NY 12305

New York State Gaming Commission
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Schenectady, NY 12305

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