

PROPOSED

RESOLUTION NO. 210 -2024

A RESOLUTION accepting the Draft Environmental Impact Statement ("DEIS") for the proposed lease between Nassau County and LVS NY Holdco 2, LLC ("Sands") for the Sands New York Integrated Resort as complete and adequate with respect to its scope and content for the purpose of commencing public review, and further specifying the date, time, and place for public hearing on the aforesaid proposed lease and DEIS, and the period within which the Legislature will accept oral and written comments on the proposed lease and DEIS.

APPROVED AS TO FORM



Deputy County Attorney

2024 NOV - 14 P 6:03

CLERK OF COUNTY CLERK

WHEREAS, the Nassau County Legislature (the "Legislature") is considering the approval and execution of a proposed lease between Nassau County and LVS NY Holdco 2, LLC ("Sands") 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 on the Coliseum property; and

WHEREAS, the Legislature, acting as "lead agency," is currently reviewing the potential environmental impacts of the aforesaid proposed lease, and the development proposed thereunder, pursuant to the New York State Environmental Quality Review Act ("SEQRA" – Article 8 of the New York State Environmental Conservation Law) and the SEQRA implementing regulations set forth in 6 NYCRR Part 617; and

WHEREAS, on August 5, 2024, the Legislature, acting as SEQRA “lead agency,” issued a “positive declaration” for the aforesaid proposed lease, which (a) determined that the proposed lease, which would facilitate development of the Sands New York Integrated Resort on the Coliseum property, may result in significant adverse impacts to the environment and a Draft Environmental Impact Statement (“DEIS”) must be prepared for the proposed action, and (b) determined that formal scoping would be conducted, in accordance with 6 NYCRR §617.8, by means of a public scoping meeting to 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 that a written comment period on the “Draft Scope” would remain open until September 19, 2024; and

WHEREAS, a “Draft Scope,” pursuant to 6 NYCRR §617.8, was submitted by Sands to the Legislature on August 5, 2024, and was thereafter distributed in accordance with 6 NYCRR §617.8; and

WHEREAS, as provided in the aforesaid “positive declaration,” a public scoping meeting was held before the Legislature on September 9, 2024, at which meeting numerous oral and written comments were received on the aforesaid “Draft Scope,” and additional written comments on the aforesaid “Draft Scope” were received through September 19, 2024; and

WHEREAS, the Legislature, acting as SEQRA “lead agency,” adopted and issued a written “Final Scope” for the proposed action on October 7, 2024, and provided same to the project sponsor (Sands) and others in accordance with 6 NYCRR §617.8(e); and

WHEREAS, the project sponsor (Sands) submitted a proposed DEIS to the Legislature on November 1, 2024; and

WHEREAS, the Legislature, as SEQRA “lead agency,” the Legislature’s environmental consultants, and the Legislature’s legal counsel have reviewed the aforesaid proposed DEIS, using the aforesaid “Final Scope” and the standards contained in 6 NYCRR §617.9 to determine whether to accept the DEIS as adequate with respect to its scope and content for the purpose of commencing public review; and

WHEREAS, the Legislature desires to schedule a combined public hearing on the aforesaid proposed lease and the aforesaid DEIS;

NOW, THEREFORE, BE IT

RESOLVED, the Legislature hereby determines that the aforesaid proposed DEIS is complete and adequate with respect to its scope and content for the purpose of commencing public review, and hereby directs the Clerk of the Legislature to prepare, file, distribute, and publish (1) a notice of completion for the aforesaid DEIS in accordance with all applicable provisions of the SEQRA implementing regulations set forth in 6 NYCRR Part 617, and (2) a notice of combined public hearing on the aforesaid proposed lease and DEIS, in accordance with all applicable provisions of the SEQRA implementing regulations and other applicable provisions of law, specifying that a combined public hearing on the proposed lease and the DEIS

will be held on Monday, December 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 that the Legislature will accept oral and written comments on the proposed lease and the DEIS, through the Clerk of the Legislature, in the manner specified in such notices, until 5:00 p.m. on January 6, 2025.