

**STATE ENVIRONMENTAL QUALITY REVIEW ACT  
NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT  
FOR PROPOSED LEASE FOR SANDS NEW YORK INTEGRATED RESORT  
AND  
NOTICE OF COMBINED PUBLIC HEARING  
ON PROPOSED LEASE AND DRAFT ENVIRONMENTAL IMPACT STATEMENT**

This Notice is issued pursuant to Article 8 of the New York State Environmental Conservation Law (the 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, New York (NCTM Nos. Section 44 – Block F – Lots 351, 411, 412, 415)

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

**Lead Agency:** Nassau County Legislature  
Theodore Roosevelt Executive and Legislative Building  
1550 Franklin Avenue  
Mineola, NY 11501

**SEQR Classification:** 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 New York Integrated Resort. No changes are proposed to the Marriott Hotel, with the exception of parking reconfiguration at the southern portion 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 the creation of a new zoning district: the Mitchel Field Integrated Resort District (MF-IRD).

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 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.

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Draft Environmental Impact Statement

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 foot 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.

**Public Hearing on Proposed Lease and Draft Environmental Impact Statement (DEIS):** 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. Oral and written comments on the proposed lease and the DEIS will be accepted at the hearing. A written comment period on the proposed lease and the DEIS will remain open until 5:00 p.m. on January 6, 2025. Written comments on the proposed lease and/or DEIS should be submitted by e-mail sent to [sandscomments@nassaucountyny.gov](mailto:sandscomments@nassaucountyny.gov) or by regular mail addressed to:

SANDS COMMENTS  
Nassau County Legislature  
Theodore Roosevelt Executive and Legislative Building  
1550 Franklin Avenue  
Mineola, NY 11501

**Copies of the DEIS can be obtained/are available as indicated below.  
The DEIS is posted at the following location:**

<https://www.nassaucountyny.gov/5712/Las-Vegas-Sands-Nassau-Coliseum-Site-Doc>

**In addition, copies of the DEIS can be viewed at:**

Office of the Clerk of the Nassau County Legislature  
Theodore Roosevelt Executive and Legislative Building  
1550 Franklin Avenue  
Mineola, NY 11501

Office of the Town of Hempstead Town Clerk  
Town of Hempstead Town Hall  
One Washington Street  
Hempstead, NY 11550

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Uniondale Public Library  
400 Uniondale Avenue  
Uniondale, NY 11553

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

Hempstead Public Library  
115 James A. Garner Way  
Hempstead, New York 11550

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

**For Further Information:**

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

**Address:** Nassau County Legislature  
1550 Franklin Avenue  
Mineola, NY 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

Michael Kwaschyn, P.E., Acting Commissioner  
Nassau County Department of Public Works  
1194 Prospect Avenue  
Westbury, NY 11590-2723

Dr. Irina Gelman, Commissioner  
Nassau County Department of Health  
200 County Seat Drive  
North Entrance  
Mineola, NY 11501

Town of Hempstead Town Board  
Town Hall  
1 Washington Street  
Hempstead, NY 11550

John F. Ragano, Chairman  
Town of Hempstead Board of Appeals  
1 Washington Street  
Hempstead, NY 11550

John Reinhardt, Commissioner  
Town of Hempstead Water Department  
1995 Prospect Avenue  
East Meadow, NY 11554

Town of Hempstead Building Department  
1 Washington Street - 2<sup>nd</sup> Floor  
Hempstead, NY 11550

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Michael F. Uttaro, Chief Fire Marshal  
Nassau County Fire Marshal  
1194 Prospect Avenue  
Westbury, NY 11590

William Rockensies, Chairman  
Nassau County Industrial Development Agency  
1 West Street, 4th Floor  
Mineola, NY 11501

Sheldon L. Shrenkel, CEO/Executive Director  
Nassau County Industrial Development Agency  
One West Street – Fourth Floor  
Mineola, New York 11501

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  
PO Box 7500  
Schenectady, NY 12301-7500

New York State Gaming Commission  
PO Box 7500  
Schenectady, New York 12301-7500

Lisanne Altmann, Major Account Executive  
PSEG Long Island  
999 Stewart Avenue  
Bethpage, NY 11714

Corporate Headquarters  
ENGIE Resources  
1360 Post Oak Boulevard, Suite 400  
Houston, TX 77056

LVS NY Holdco 2, LLC  
5420 S. Durango Drive  
Las Vegas, NV 89113  
Attn: Michael Levoff

Antonio Fanizzi, Commissioner  
Town of Hempstead Highway Department  
350 Front Street  
Hempstead, NY 11550

Richard B. Causin, P.E., Regional Director  
New York State Department of Transportation,  
Region 10  
State Office Building  
250 Veterans Memorial Highway  
Hauppauge, NY 11788

Cathy Haas, Regional Director  
New York State Department of Environmental  
Conservation  
Region 1  
SUNY @ Stony Brook  
50 Circle Road  
Stony Brook, NY 11790

Dr. James V. McDonald, Commissioner  
New York State Department of Health  
Corning Tower  
Empire State Plaza  
Albany, NY 12237

FAA/Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Valarie Hunter, Account Representative  
National Grid  
25 Hub Drive  
Melville, NY 11747

The State University of New York  
System Administration  
Attn: Board of Trustees  
H. Carl McCall SUNY Building  
353 Broadway  
Albany, NY 12246

Nassau Community College  
Attn: Board of Trustees  
1 Education Drive  
Garden City, NY 11530

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Environmental Notice Bulletin at: [enb@gw.dec.state.ny.us](mailto:enb@gw.dec.state.ny.us)  
625 Broadway  
Albany, NY 12233-1750