



Appendix 3.10-1

Community Service Availability Requests and Responses



October 2, 2023

Ref: 26841.01

Michael F. Uttaro, Chief Marshal
Office of the Nassau County Fire Marshal
1194 Prospect Avenue
Westbury, New York 11590

Re: Sands New York Integrated Resort
Hamlet of Uniondale, Town of Hempstead
Nassau County, New York

Dear Chief Uttaro:

VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C. (VHB) is serving as an environmental consultant for the proposed Sands New York Integrated Resort. As you are aware, the proposed project consists of the redevelopment of the approximately 71.6-acre Nassau Veterans Memorial Coliseum (Coliseum) property located at 1255 Hempstead Turnpike, Uniondale and, potentially, the adjacent approximately 14.7-acre Long Island Marriott Hotel property, located at 101 James Doolittle Boulevard, Uniondale (see attached Site Location Map). The Conceptual Master Plan for the Integrated Resort is attached. No changes are proposed to the Marriott Hotel site at this time, with the exception of a proposed parking reconfiguration at the southern portion of that property.

As part of the New York State Environmental Quality Review (SEQR) process being conducted by the Town of Hempstead, we are required to provide information regarding available resources and confirm potential impacts and suitability of mitigation incorporated into the project on fire and related emergency services in Nassau County.

Sands New York is proposed to be 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 destination will feature gaming, four and five-star hotels, meeting spaces, a live performance venue, immersive experiences, and various restaurant and supportive retail experiences, as follows:¹

- › Two new hotels with a total of 1,670 rooms, spa, fitness center and indoor and outdoor pools
- › Casino with 393,726 net square foot gaming area
- › 147,929 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 net square feet of retail space
- › Three parking garages

¹ Specific square footage breakdowns are included on the attached Conceptual Master Plan



› Various back of house support spaces, circulation and interior utility spaces.

As you are aware from your various meetings with Sands and its representatives, the proposed Integrated Resort would be built to the latest New York Building and Fire Codes with appropriately designed water supply and infrastructure systems to support fire protection needs. Additionally, the resort will feature multiple entries into and throughout the entire complex, and several Fire Command Stations capable of full communication and monitoring within the entire facility.

As with its other facilities, Sands will have highly-trained security personnel at the Integrated Resort. As part of its security program, Sands will have an emergency medical triage room on the site and emergency medical technicians (EMTs) on staff within the Integrated Resort to provide immediate, on-site medical assistance, thereby mitigating impacts to public emergency medical services. As Sands has discussed with you, to minimize impacts to fire and emergency services, Sands will continue to collaborate with your department on the development and deployment of fire safety measures at the Integrated Resort. Once appropriately identified, Sands is committed to ensuring that all necessary on-site facilities and equipment are in place and accessible to first responders.

In addition to your comments on the suitability of the above to mitigate impacts on fire and emergency services in Nassau County, as part of the SEQR process, we are also respectfully requesting the following information:

1. Description of mutual aid response to a fire emergency (or medical service emergency not responded to by Nassau County Police Department). We understand that the subject property is within the boundaries of the Uniondale Fire Department (UFD), but we request information on overall response and mutual aid that would be provided in the event of an emergency
2. Total number and types of fire and ambulance calls received by UFD and those departments that would provide mutual aid over the past three years, with separate breakdowns for calls to the Nassau Coliseum property and the Marriott property
3. Number of active members currently within the UFD and those departments that would provide mutual aid, including the number of volunteers and the number of paid personnel, as well as equipment and response times
4. Currently proposed improvements to the UFD and/or mutual aid departments (e.g., addition of vehicles, addition/expansion of existing facilities, new facilities) and the timing of such improvements, if any.

Thank you for your cooperation in providing the requested information. Please feel free to contact me at gpesner@vhb.com or (631)787-3402 with any questions or comments related to our request.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

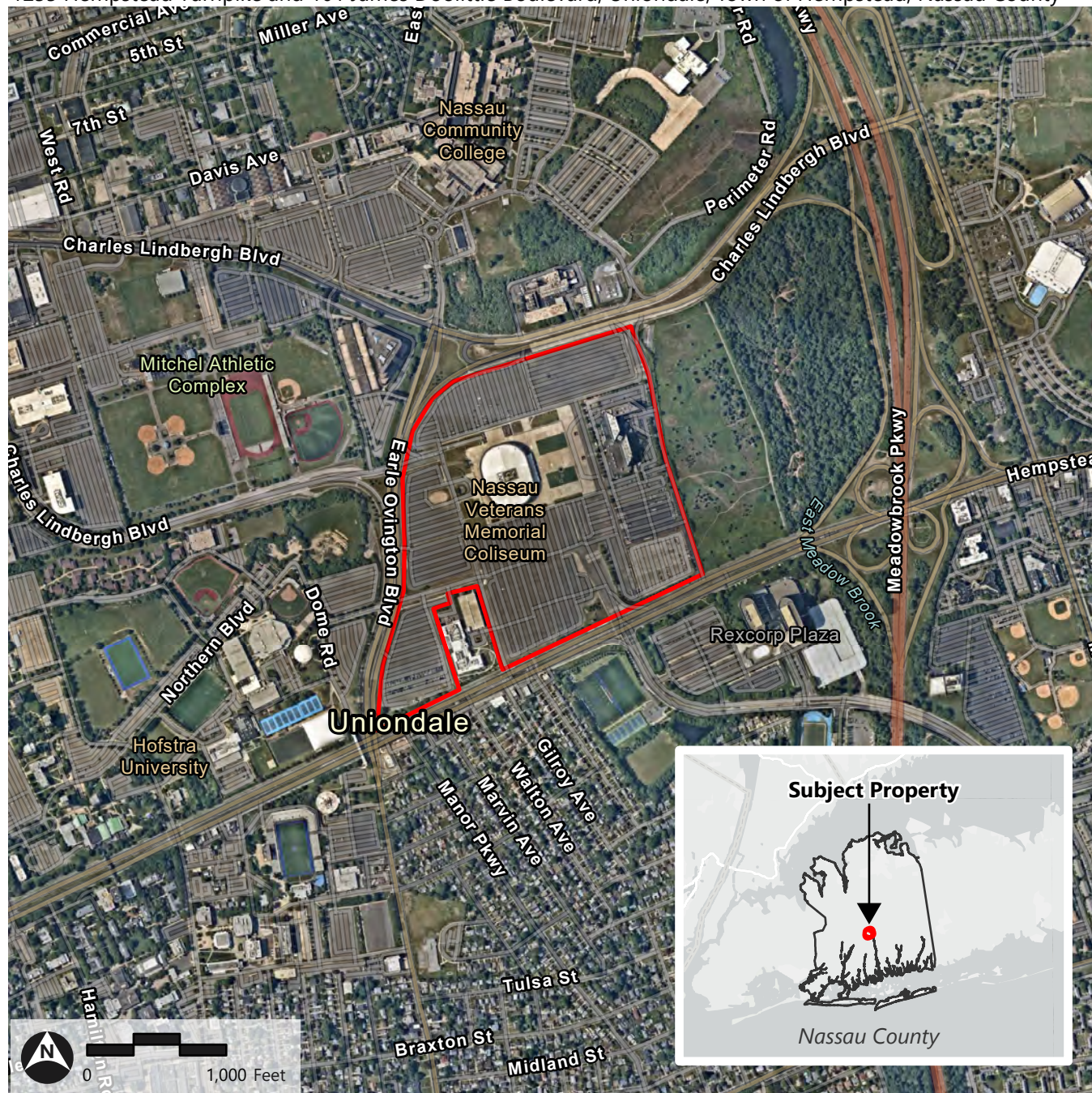
A handwritten signature in black ink that reads "Gail A. Pesner".

Gail A. Pesner, AICP
Senior Project Manager
enc.

Site Location

Sands New York Integrated Resort

1255 Hempstead Turnpike and 101 James Doolittle Boulevard, Uniondale, Town of Hempstead, Nassau County



Subject Property

* Boundaries are approximate



October 2, 2023

Ref: 26841.01

Patrick J. Ryder, Commissioner
Nassau County Police Department
1490 Franklin Avenue
Mineola, NY 11501

Re: Sands New York Integrated Resort
Hamlet of Uniondale, Town of Hempstead
Nassau County, New York

Dear Commissioner Ryder:

VHB Engineering, Surveying, Landscape Architecture, and Geology, P.C. (VHB) is serving as an environmental consultant for the proposed Sands New York Integrated Resort. As you are aware, the proposed project consists of the redevelopment of the approximately 71.6-acre Nassau Veterans Memorial Coliseum (Coliseum) property located at 1255 Hempstead Turnpike, Uniondale and, potentially, the adjacent approximately 14.7-acre Long Island Marriott Hotel property, located at 101 James Doolittle Boulevard, Uniondale (see attached Site Location Map). The Conceptual Master Plan for the Integrated Resort is attached. No changes are proposed to the Marriott Hotel site at this time, with the exception of a proposed parking reconfiguration at the southern portion of that property.

As part of the New York State Environmental Quality Review (SEQR) process being conducted by the Town of Hempstead, we are required to provide information regarding available resources and confirm potential impacts and suitability of mitigation incorporated into the project, on the Nassau County Police Department (NCPD), including the Nassau County Emergency Ambulance Bureau (NCEAB).

Sands New York is proposed to be 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 destination will feature gaming, four and five-star hotels, meeting spaces, a live performance venue, immersive experiences, and various restaurant and supportive retail experiences, as follows:¹

- › Two new hotels with a total of 1,670 rooms, spa, fitness center and indoor and outdoor pools
- › Casino with 393,726 net square foot gaming area
- › 147,929 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 net square feet of retail space

¹ Specific square footage breakdowns are included on the attached Conceptual Master Plan



- › Three parking garages
- › Various back of house support spaces, circulation and interior utility spaces.

As you are aware from various meetings with Sands, and as documented in its lease agreement with Nassau County, Sands will be providing the following:

- › Prior to the casino opening, Sands will pay Nassau County \$900,000 per year, subject to a 2.0% annual escalation as a contribution toward the County's provision of exterior police and security at the premises. After the casino opening, this will rise to \$1.8 million annually, with a 2.0% annual escalation
- › Sands will construct a 1,500-square-foot police sub-station on the site. Sands will also provide up to \$500,000 for fit out of this substation
- › Sands will also be providing a PILOT from which the NCPD will be receiving its share of the County revenue portion.

To help minimize potential impacts on the NCPD, Sands will provide its own comprehensive internal security and surveillance within all components of the Integrated Resort, which will consist of the following:

- › 60 surveillance operators within the casino
- › 400 security officers throughout the property, trained to handle the vast majority of security incidents that could occur within the Integrated Resort
- › An advanced security system that will assist in detecting, assessing, preventing, and responding to threats and other issues.

As with its other facilities, Sands will have highly-trained security personnel at the Integrated Resort. The security staff will consist of former law enforcement, military, private security, and casino security professionals who all have experience in being involved in effective security programs. Sands is committed to hiring locally and will seek to recruit qualified staff with experience in Nassau County.

The security department will have three sections, which are security operations, security support and technical systems, and business continuity management. The security operations section is the one that will manage uniformed security members and their daily operations. All officers are required to complete a training academy and attend refresher courses. Additionally, as part of its security program, Sands will have an emergency medical triage room on the site and emergency medical technicians (EMTs) on staff within the Integrated Resort to provide immediate, on-site medical assistance, thereby mitigating impacts to public emergency medical services.

The security support and technical systems section helps enhance security operations. The technology proposed includes closed circuit television (CCTV), which involves cameras with facial recognition. Other technology includes an access control/door locking system, a license plate recognition system, panic alarms, x-ray machines, metal detectors, and a criminal and terrorism information system. Sands is also evaluating potential use of additional technology, including drone detection, body cameras, gunshot detection software, and chemical/biological detection, as well as the use of the Entry Levy System, which prevents minors, and individuals who are on exclusion lists, from entering the casino.

As Sands has discussed with you, to minimize impacts to the NCPD, Sands will collaborate with your department on the development and deployment of its security programs. The strategy is for Sands to have responsibility for



interior security, while the NCPD will provide external policing in connection with crowd control and general safety purposes for the activities occurring at the site. When special events are planned at the property, Sands will have extra security, including off duty police officers, to further mitigate potential impacts to NCPD. Sands has further agreed to cooperatively work with the NCPD throughout operation of the Integrated Resort, to adjust security measures, as may be needed, to benefit overall site security.

In addition to your comments on the suitability of the above to mitigate impacts on the NCPD, as part of the SEQR process, we are also respectfully requesting the following information:

1. Total area (square miles/acreage) covered by the NCPD Third Precinct, and a description of precinct resources (total number of police officers and other personnel, equipment, facilities, response times, etc.)
2. Total number and types of calls received annually over the past three years, with separate breakdowns for calls to the Nassau Coliseum property and the Marriott property
3. Number of active members currently within the NCEAB, fire department and hospital ambulance, as well as equipment and response times
4. Total number of annual ambulance calls responded to by the NCEAB in the last three years, with separate breakdowns for calls to the Nassau Coliseum property and the Marriott property
5. Hospitals to which potential patients at the proposed Integrated Resort would be transported.

Thank you for your cooperation in providing the requested information on available resources and confirmation of the suitability of Sands' mitigation commitments. Please feel free to contact me at gpesner@vhb.com or (631)787-3402 with any questions or comments related to our request.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

A handwritten signature in cursive script that reads "Gail A. Pesner".

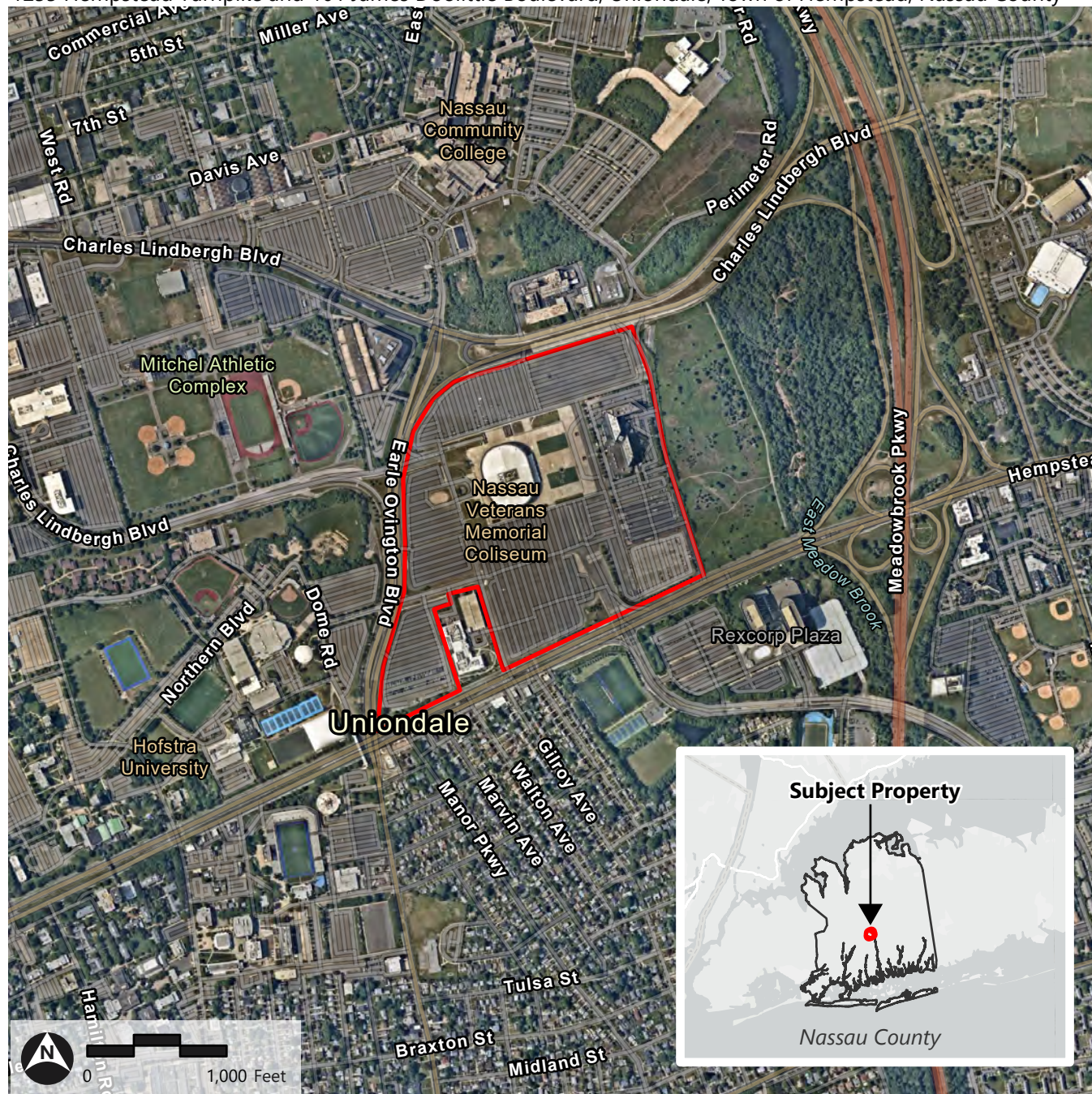
Gail A. Pesner, AICP
Senior Project Manager

GAP/ba
enc.

Site Location

Sands New York Integrated Resort

1255 Hempstead Turnpike and 101 James Doolittle Boulevard, Uniondale, Town of Hempstead, Nassau County



Subject Property

* Boundaries are approximate

Nassau County



Police Department

BRUCE BLAKEMAN
COUNTY EXECUTIVE

1490 Franklin Avenue
Mineola, New York 11501
(516) 573-8800

PATRICK J. RYDER
COMMISSIONER

January 26th, 2024

Gail A. Pesner
Senior Project Manager
VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.
100 Motor Parkway, Suite 350
Hauppauge, NY 11788

Dear Gail Pesner,

I am in receipt of your request for information as part of the New York State Environmental Quality Review (SEQR) process for the proposed Sands New York Integrated Resort. In cooperation with this review please see the below responses to your questions asked:

1. Total area (square miles/acreage) covered by the NCPD Third Precinct, and a description of precinct resources (total number of police officers and other personnel, equipment, facilities, response times, etc.).

The NCPD Third Precinct covers forty one square miles, serving the Towns of Hempstead, North Hempstead and seven incorporated villages. There is one stationhouse, one sub-station and eleven Police booths within the confines of the Third Precinct. There are 25 fixed patrol posts throughout the Third Precinct. Our sworn member staffing is comprised of 204 Police Officers, 23 Supervisors, 26 Detectives, 1 Inspector and 1 Deputy Inspector. Additionally, we have civilian members assigned to the Third Precinct which includes 64 crossing guards, 2 parking enforcement aides and 5 civilian staff members. The Third Precinct vehicle fleet is comprised of 64 marked and unmarked vehicles. In addition to our Police Officer's standard issued equipment all of our marked vehicles are equipped with ballistic vests & helmets, breaching tool, halligan tool, first aid kits, fire extinguisher, AED, oxygen, Department issued cell phones, venti breather, life vac device, personal protection kit, carbon monoxide detectors and radios. Additional equipment available are electronic message boards, pick up truck, hand held laser speed guns and license plate readers. The average response time is three-four minutes to a call for service.

2. Total number and types of calls received annually over the past three years, with separate breakdowns for calls to the Nassau Coliseum property and the Marriott property.

The 3rd Precinct has responded to 187,623 calls for service over the last three years within the confines of the 3rd Precinct, which includes 360 calls for service at the Nassau Coliseum and 548 calls for service at the Marriot. The below listed table delineates calls for service data for the respective years of 2021, 2022 and 2023.

Year	3rd Precinct Total Calls Dispatched	Nassau Coliseum	Marriot
2021	58611	134	164
2022	64023	110	203
2023	64989	116	181
Total	187623	360	548

3. Number of active members currently within the NCEAB, fire department and hospital ambulance, as well as equipment and response times.

NCEAB has 132 police medics actively assigned and staffs 28 ambulances. The average response time of an ambulance staffed with a Police Medic is approximately six minutes or less, however a Police Officer, who is a First responder and part of the ambulance crew, many times arrives before the ambulance does.

In addition to NCEAB ambulances, according to the Chief of Uniondale Fire Department, they have 116 members that includes volunteers whom also respond on the ambulances, 4 employed medics, an EMS supervisor and Fire Prevention Officer. The Uniondale Fire Department average response time is within 5 minutes of receipt of the alarm. Additionally, Uniondale Fire Department has 5 Engines, 2 Ladder Trucks (aerial and tower), 2 Rescue Trucks, 1 Brush Truck, 1 Fire Police Van, 1 EMS Fly Car and 1 Polaris.

Additionally, there is some involvement by NYU Langone and Northwell Health System ambulances in Nassau County but not in the area of Uniondale.

4. Total number of annual ambulance calls responded to by the NCEAB in the last three years, with separate breakdowns for calls to the Nassau Coliseum property and the Marriott property.

The 3rd Precinct has responded to 34,658 Emergency Medical Service calls over the last three years within the confines of the 3rd Precinct, which includes 40 calls for service at the Nassau Coliseum and 81 calls for service at the Marriot. The below listed table delineates the EMS calls for service data for the respective years of 2021, 2022 and 2023.

Year	3rd Precinct EMS Calls Dispatched	Nassau Coliseum	Marriot
2021	10987	14	30
2022	12038	14	29
2023	11633	12	22
Total	34658	40	81

5. Hospitals to which potential patients at the proposed Integrated Resort would be transported.

Two hospitals are the primary transport destinations for the Nassau Coliseum Area: Nassau University Medical Center and NYU Langone – Long Island (former Winthrop) Hospital. These two hospitals are also two of our three Level-1 Trauma Centers. NUMC is also our Burn Center.

The closest Pediatric Trauma Center is Cohen Children’s Hospital in New Hyde Park.

Additional regional hospitals that could potentially receive ambulance patients from the Nassau Coliseum area in the event of a Mass Casualty Incident are:

- Mercy Hospital
- Mount Sinai South Nassau Hospital
- St. Joseph Hospital
- Long Island Jewish Valley Stream
- Long Island Jewish Medical Center
- North Shore University Hospital
- Northwell Plainview Hospital
- Northwell Syosset Hospital
- Northwell Glen Cove Hospital
- Good Samaritan Hospital

Sincerely,



Patrick J. Ryder
Commissioner



May 19, 2023

BY EMAIL

Dr. Mary Bediako, President
On behalf of the Board of Education
Uniondale Union Free School District 933
Goodrich Street
Uniondale, NY 11553

Dear Dr. Bediako:

As you know, over the past few months, there has been much activity and community interest surrounding the potential integrated resort project being proposed by our organization at the site of the Nassau Coliseum. On behalf of Sands New York, we want to ensure that all that can be done, is done to include input on behalf of the residents of Uniondale and the Uniondale Schools.

While there is much discussion about the overall project and what eventually may be adopted, one thing is for certain: If the project is granted a gaming license by the State of New York, potentially, there is a great benefit that could come to the Uniondale School District and all who are served by your systems, programs, and facilities. Our proposed project will provide thousands of jobs with meaningful career pathways. The positive impact to your District and the surrounding community cannot be underscored enough.

The Uniondale School District's presence and voice should be included as this process continues. We hope now to have the opportunity to sit in discussions with the district about what funds are available and what would be the most effective and critical use of those resources. We believe your leadership team would be the most effective and knowledgeable about your needs, and your absence at the table would leave a void and allow others to determine what is needed and what is best for the Uniondale Schools and its children. We hope you will see the opportunity now being presented and the potential benefit that can be gained.

We are proud of the relationships we have built in other communities and want to create an ongoing, sustainable partnership with Uniondale Schools. Our team is asking for the opportunity to meet with representatives of the Board of Education, the Superintendent of Schools, and your respective counsel to provide information and begin a dialog.

Please get in touch with Ron Reese, Las Vegas Sands Senior Vice President at ron.reese@sands.com, to advise if we can meet to discuss this very important matter for your District, students, and taxpayers. We look forward to hearing from you. Thank you, and best wishes for your continued good work on behalf of your District.

Sincerely,

Robert G. Goldstein
Chairman and Chief Executive Officer

5420 S. Durango Drive
Las Vegas, NV 89113

From: Harmon,Dawn <dharmon@reworldwaste.com>
Sent: Monday, September 30, 2024 1:09 PM
To: Tesarova, Katarina <Katarina.Tesarova@Sands.com>
Subject: RE: Sands New York - solid waste capacity

ATTENTION : This email originated from outside of the organization. Use caution when clicking links or attachments.

Hi Katarina,
Reworld Hempstead is able to accept for processing the post-recycled municipal solid waste generated at the Sands Resort, per your schedule below.
We look forward to partnering with you and assisting your company in achieving its sustainability goals. Please let me know if you have further questions or if I can help in any way.

Kind Regards,
Dawn Harmon

Dawn Harmon

Director
East Region Market Area 2

Reworld[™]
.....

600 Merchants Concourse I Westbury, NY 11590
Cell: 301-525-4917

From: Tesarova, Katarina <Katarina.Tesarova@Sands.com>
Sent: Wednesday, September 18, 2024 6:09 PM

To: Harmon, Dawn <dharmon@reworldwaste.com>

Cc: Xia, Lynn <Lynn.Xia@sands.com>

Subject: Sands New York - solid waste capacity

*** Warning: External message - exercise caution.***

Hi Dawn,

Per our conversation today, Sands is proposing to develop an Integrated Resort on the Nassau Veterans Memorial Coliseum property, situated along Hempstead Turnpike, Hamlet of Uniondale, New York.

Maximum development being considered at the Integrated Resort would consist of:

- 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 square feet of retail space
- Three parking garages
- Various back of house support spaces, circulation and interior utility spaces.

While Sands is proposing significant waste reduction and recycling measures, as part of the New York State Environmental Quality Review process being conducted by the Nassau County Legislature, we need to confirm that Reworld™ Hempstead would be able to handle the maximum potential solid waste to be generated, which is projected as follows:

Projected Solid Waste Generation

Project Component	Waste Generation (Pounds per Year)	Recycling (Pounds per Year)
Hotel	3,261,306	742,829
Podium/Retail/Back-of-House	4,532,997	1,125,340
Casino	4,513,126	1,287,098
Meetings and Conference Space	1,385,308	315,532
Entertainment	1,268,240	288,868
Total	14,960,977	3,759,667

Gross annual waste stream = 14.96 million lbs MSW + 3.76 million lbs recycling

We would greatly appreciate if you would confirm Reworld™ Hempstead facility's ability to handle the potential projected solid waste.

Please do not hesitate to contact me with any questions.

Thank you.

Warm regards,

Katarina Tesarova

Senior Vice President and Chief Sustainability Officer
Global Sustainability

5420 S. Durango Dr. Las Vegas, NV 89113

c: (702) 285-0253

katarina.tesarova@sands.com

www.sands.com



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