

A regular meeting of the Nassau County Local Economic Assistance Corporation (the "Issuer") was convened in public session at the offices of the Issuer located at 1550 Franklin Avenue, Suite 235, Mineola, County of Nassau, New York on June 9, 2015 at 12:00 p.m., local time.

The meeting was called to order by the Chairman, upon roll being called, the following members of the Issuer were:

PRESENT:

Jeffrey L. Seltzer	Chairman
Bruce Ungar	Vice Chairman, Treasurer
Gary Weiss	Secretary

NOT PRESENT:

Christopher Fusco	Asst. Secretary
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THE FOLLOWING ADDITIONAL PERSONS WERE PRESENT:

Joseph J. Kearney	Chief Executive Officer
Joseph Foarile	Chief Financial Officer
Edward Ambrosino, Esq.	General Counsel
Paul O'Brien, Esq.	Bond/Transaction Counsel
Milan Tyler, Esq.	Bond/Transaction Counsel

The attached resolution no. 2015-08 was offered by G. Weiss, seconded by J. Seltzer:

Resolution No. 2015-08

RESOLUTION FINDING THAT ACTION TO UNDERTAKE A
CERTAIN PROJECT FOR EPIC LONG ISLAND WILL NOT HAVE A SIGNIFICANT
ADVERSE IMPACT ON THE ENVIRONMENT

Project Name: Acquisition of Land and Renovation of Residence for Use as Supportive Housing Facility

Location: 15 11th Avenue, Farmingdale, NY, Town of Oyster Bay, Nassau County, New York

SEQR Status: Type I Unlisted XX

Determination of Significance: Negative Declaration XX Positive Declaration

WHEREAS, Section 1411 of the Not-For-Profit Corporation Law, as amended (the "Act"), has been heretofore enacted by the Legislature of the State of New York for the purposes, among others, of providing for the creation of local development corporations in the State of New York for the exclusively charitable or public purposes of relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry to the community or area or by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, the Nassau County Legislature (the "County Legislature") authorized the formation of the Issuer under the Act pursuant to Resolution No. 255-2010 adopted by the County Legislature on September 20, 2010 and approved by the County Executive of Nassau County on September 21, 2010; and

WHEREAS, pursuant to such authorization of the County Legislature, the Issuer has been incorporated under said Act by the filing of its Certificate of Incorporation with the Office of the Secretary of State of the State of New York on November 30, 2010; and

WHEREAS, the Issuer is authorized by the Act to issue its negotiable bonds, notes or other obligations; and

WHEREAS, EPIC Long Island, a not-for-profit corporation organized under the laws of the State of New York and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 ("EPIC"), has applied to the Issuer to issue its tax-exempt and/or taxable revenue bonds (the "EPIC Bonds") in one (1) or more series presently estimated to be in the maximum aggregate principal amount not to exceed \$1,080,000 for the benefit of EPIC, for a project (collectively, the "EPIC Project") consisting of:

(A) the costs of the acquisition of an approximately 0.1837 acre parcel of real property located at 15 11th Avenue, Farmingdale, Town of Oyster Bay, Nassau County, New York ("Land") and the acquisition, renovation and/or equipping and furnishing of an approximately 3,353 square foot single-family residence and related structures and facilities, all for the use as a supportive housing facility for up to six (6) adults with developmental disabilities (the "EPIC 2015 Facility"); and

(B) funding a debt service reserve fund, if any, and paying capitalized interest, if any, and certain other costs incidental to the issuance of the EPIC Bonds (the costs associated with items (A) through (B) above being hereinafter collectively referred to as the "EPIC Project Costs"). EPIC will be the initial owner, operator or manager of the EPIC Project. The Issuer will loan the proceeds of the EPIC Bonds to EPIC to finance or refinance all or a portion of the EPIC Project Costs pursuant to a Loan Agreement, executed and delivered contemporaneously with the issuance of the EPIC Bonds (the "EPIC Loan Agreement"), by and between the Issuer and EPIC; and

WHEREAS, pursuant to Article 8 of the New York Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, et. seq., as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the Issuer must satisfy the requirements contained in SEQRA prior to making a final determination whether to undertake the Project; and

WHEREAS, pursuant to SEQRA, to aid the Issuer in determining whether the Project may have a significant adverse impact upon the environment, the Applicant submitted to the Agency: 1) Part 1 of the Short Environmental Assessment Form dated June 3, 2015; and 2) Applicant's Application for Financial Assistance dated March 23, 2015; and

WHEREAS, pursuant to SEQRA, the Issuer desires to conduct a review of the Project to determine whether the Project may have a significant adverse impact on the environment and whether an Environmental Impact Statement must be prepared with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NASSAU COUNTY LOCAL ECONOMIC ASSISTANCE CORPORATION AS FOLLOWS:

Section 1. Based upon a thorough review and examination of the Project Environmental Documents and upon the Issuer's knowledge of the area surrounding the Land and such further investigation of the Project and its environmental effects as the Issuer has deemed appropriate, the Issuer makes the following findings with respect to the Project:

(A) The Issuer is undertaking an uncoordinated review of the proposed action in accordance with the requirements of SEQRA;

(B) Prior to making a recommendation about the potential environmental significance of the Project, the Issuer has consulted several information sources, and has considered the list of activities which are Type I Actions outlined in Section 617.4 of the Regulations, the list of activities that are Type II Actions outlined in Section 617.5 of the Regulations, and the criteria for determining significance outlined in Section 617.7 of the Regulations; and

(C) The Project is an Unlisted action pursuant to SEQRA as it involves the acquisition of an approximately 0.1837 acre parcel of real property located at 15 11th Avenue, Farmingdale, Town of Oyster Bay, Nassau County, New York and the acquisition, renovation and/or equipping and furnishing of an approximately 3,353 square foot single-family residence and related structures and facilities, all for the use as a supportive housing facility for up to six (6) adults with developmental disabilities.

Section 2. No potentially adverse significant impacts on the environment are noted in the EAF and none are known to the Issuer.

Section 3. Based upon the foregoing investigations of the potential environmental impacts of the Project and considering both the magnitude and importance of each environmental impact indicated, the Issuer makes the following determinations with respect to the Project.

The Project will not have a significant adverse impact upon the environment. The reasons supporting this determination are as follows:

1. **Impact on Land.** The Project consists of the renovation and/or equipping and furnishing of an approximately 3,353 square foot single-family residence and related structures and facilities, all for the use as a supportive housing facility for up to six (6) adults with developmental disabilities at 15 11th Avenue, Farmingdale, Town of Oyster Bay, Nassau County, which land currently contains a residence. The zoning and land use classification will not change as a result of the Project. The Project is consistent with the surrounding uses, composed of residences and Farmingdale High School and its athletic fields. A 3,353 square foot residence is currently constructed on the Land. The Project is not anticipated to create any potentially significant adverse impacts to land resources or land use.
2. **Impact on Water.** The Land does not contain, nor lie in the immediate vicinity of any surface water body. There are no wetlands on site. The Project will not create any additional impervious surfaces and the Project will not create storm water discharge. As such, no adverse impacts to water are anticipated.
3. **Impact on Air.** The Project will not be a significant source of air emissions. The Project will not entail the types of activities or operations that are associated with a potential for air emissions. The Project will not result in a significant increase in traffic. The existing roadway system has the capacity to accommodate additional traffic volumes and a minor increase in traffic would not be a significant impact to air quality. The Project will not create any significant adverse impacts to air resources.
4. **Impact on Plants and Animals.** No new construction will occur on the Land. As such, there will be no new disturbance of flora and fauna. The Project will not create significant adverse impacts to animals, plants or natural communities, wildlife habitat or wetlands.
5. **Impact on Agricultural Land Resources.** The Project is located in an area currently used for residential and school purposes. The Project will not involve the conversion or loss of agricultural land resources and no impacts to agricultural land resources are anticipated.

6. Impact on Aesthetic Resources. The surrounding area consists of residences and Farmingdale High School. The renovations to the facility are internal, and the facility will be used as a supportive housing facility, remaining a residential use. No significant adverse impacts to aesthetic resources are anticipated.
7. Impact on Historic and Archeological Resources. The Project does not contain, nor is it adjacent to any historically significant resources or archeologically sensitive areas. Most areas near the Site were previously developed and lack the characteristics that would suggest the potential presence of significant archaeological resources. The Project is not anticipated to create any potentially significant adverse impacts to historical or archaeological resources.
8. Impact on Open Space and Recreation. The Land does not comprise public open space and is not used for recreation. There is open space adjacent to the Land for the Farmingdale High School athletic fields. The Project will not impact those fields as it involves interior renovations. No significant impacts to open space or recreational resources are anticipated.
9. Impact on Critical Environmental Areas. The Project Site is not located in or substantially contiguous to any Critical Environmental Area ("CEAs"). There will be no significant adverse impacts to CEAs.
10. Impact on Transportation. The Project will not result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services. The Project will not create any significant adverse impacts related to transportation resources.
11. Impact on Energy. The Project involves the conversion of a residence to a supportive housing facility for up to six adults. No significant increase in energy usage is expected.
12. Impact on Noise and Odor. Operation of the Project is not expected to appreciably increase ambient noise levels or to create odors. The proposed Project, which consists of the acquisition, renovation and/or equipping and furnishing of an approximately 3,353 square foot single-family residence and related structures and facilities, all for the use as a supportive housing facility for up to six (6) adults

with developmental disabilities, does not involve the types of activities that create significant noise or odors. Any impacts to noise and odor from renovation activities will be minor and temporary. Thus, the Project will not create any significant adverse impacts to noise or odors.

13. Impact on Public Health. The Project does not entail the types of activities or operations that are associated with a significant potential for affecting public health, such as storing large amounts of hazardous or toxic materials. As such, the Project is not anticipated to create a significant adverse impact to public health.
14. Impact on Growth and Character of the Community and Neighborhood. The Project will not result in population growth and is in character with adjacent development. The Project will not create any significant adverse impacts to the growth or character of the community.
15. Considering all of the above, the Project will not have a significant adverse impact upon the environment and a negative declaration pursuant to SEQRA is hereby issued.

Section 4. The Chairman and Chief Executive Officer of the Issuer are hereby authorized and directed to distribute copies of this Resolution to the Applicant and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Jeffrey L. Seltzer	VOTING	Aye
Gary Weiss	VOTING	Aye
Bruce Ungar	VOTING	Aye
Christopher Fusco	EXCUSED	

The foregoing Resolution was thereupon declared duly adopted.

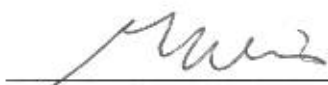
STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

I, the undersigned ~~Assistant~~ Secretary of the Nassau County Local Economic Assistance Corporation (the "Agency"), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on June 9, 2015, with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 18th day of June, 2015.



~~Assistant~~ Secretary
(SEAL)