

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Sands New York Integrated Resort		
Project Location (describe, and attach a general location map): 1255 Hempstead Tpke. (Nassau Veterans Memorial Coliseum Parcels) and 101 James Doolittle Blvd., Uniondale (Marriott Hotel Parcels), Town of Hempstead, Nassau County (see Site Location Map)		
Brief Description of Proposed Action (include purpose or need): See Attachment		
Name of Applicant/Sponsor: LVS NY Holdco 2, LLC		Telephone: See Project Contact
		E-Mail: See Project Contact
Address: 5420 S. Durango Drive		
City/PO: Las Vegas	State: NV	Zip Code: 89113
Project Contact (if not same as sponsor; give name and title/role): Daniel J. Baker, Esq., Greenberg Traurig		Telephone: 516-629-9610
		E-Mail: Dan.Baker@gtlaw.com
Address: 900 Stewart Avenue		
City/PO: Garden City	State: NY	Zip Code: 11530
Property Owner (if not same as sponsor): Nassau County		Telephone: 516-571-3131
		E-Mail: atwalsh@nassaucountyny.gov
Address: 1550 Franklin Avenue		
City/PO: Mineola	State: NY	Zip Code: 11501

**B. Government Approvals**

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) (SEE ATTACHMENT)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(Nassau County Master Plan 1998, Update 2008)	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
<p>The Nassau Veterans Memorial Coliseum, located within the Subject Property, is listed as a cultural facility in the Nassau County Open Space Plan. The Nassau County Open Space Plan does not make any specific recommendations for the Subject Property.</p> <hr/> <hr/>	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

Mitchel Field Mixed Use (MFM) District

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,  
i. What is the proposed new zoning for the site? A new zoning district, the Mitchel Field Integrated Resort District (MF-IRD), is proposed as part of this proposed action.

**C.4. Existing community services.**

a. In what school district is the project site located? Uniondale Union Free School District

b. What police or other public protection forces serve the project site?

Nassau County Police Department (NCPD) - Third Precinct

c. Which fire protection and emergency medical services serve the project site?

Uniondale Fire Department provides fire protection and emergency services to the project site. NCPD Emergency Ambulance Bureau provides ambulance service to the site.

d. What parks serve the project site?

Eisenhower Park, Mitchel Field Athletic Complex, as well as smaller local parks

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Entertainment, casino, hospitality, arena, conference center, restaurants and other supportive uses

b. a. Total acreage of the site of the proposed action? 86.3± acres

b. Total acreage to be physically disturbed? 78.2± acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 86.3± acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes, (Potential for future subdivision)  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) No specific subdivision is currently being contemplated. Future subdivision may be required

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? N/A

iv. Minimum and maximum proposed lot sizes? Minimum N/A Maximum N/A

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated 2
- Anticipated commencement date of phase I (including demolition) 3 month 2025 year
- Anticipated completion date of final phase 9 month 2029 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

Phases are dependent upon approval of gaming license and zoning and land use approvals

f. Does the project include new residential uses?  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

- i. Total number of structures 3 (Integrated resort, northern parking garage and Marriott)
- ii. Dimensions (in feet) of largest proposed structure: varies \* height; 1,252.7± width; and 1,423.4± length
- iii. Approximate extent of building space to be heated or cooled: 4,000,000± square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? Excavation for subsurface portion of building, drainage/utility installation, pavement removals and site preparation
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards): Approximately 563,000 cubic yards
  - Over what duration of time? Approximately two years
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
Millings are proposed to be recycled and reused to the greatest extent feasible. Approximately 20 percent of excavated soil will be re-used on site.
- iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. Potential localized dewatering for small portions of the site (e.g., elevator pits in the garage)
- v. What is the total area to be dredged or excavated? 26.9± acres (to be excavated)
- vi. What is the maximum area to be worked at any one time? 20.0± acres
- vii. What would be the maximum depth of excavation or dredging? 28± feet
- viii. Will the excavation require blasting?  Yes  No
- ix. Summarize site reclamation goals and plan: N/A - excavation will facilitate overall site redevelopment

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

\*Height ranges from approximately 65 feet to approximately 278 feet (hotel towers).

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 875,000+\* gallons/day (including irrigation)

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: Town of Hempstead Water Department (Uniondale Water District and Mitchel Field Water Supply Area)
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
The Proposed Action will require construction of a new 1.98 mgd supply well to increase available capacity. New water main is proposed.
- Source(s) of supply for the district: Magothy Aquifer

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: TBD gallons/minute.  
(new well being designed)

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 810,000+\* gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: Cedar Creek Water Pollution Control Plant
- Name of district: Roosevelt Industrial Area Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
  - Will a line extension within an existing district be necessary to serve the project?  Yes  No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
New on-site sewer laterals and branches will be required to connect to the existing on-site 36-inch sewer main.

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No
- If Yes:
- Applicant/sponsor for new district: \_\_\_\_\_
  - Date application submitted or anticipated: \_\_\_\_\_
  - What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
N/A

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
N/A. Applicant is evaluating potential feasibility, including ability to secure regulatory approvals

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or 70.0± acres (impervious surface)

\_\_\_\_\_ Square feet or 86.3± acres (parcel size)

- ii. Describe types of new point sources. New gutters and catch basins

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff would be discharged on-site to drywells and catch basins. Overflow would be routed to twin pipe culverts and discharged to Nassau County recharge basin #537 located along Glenn Curtiss Boulevard.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

N/A

- Will stormwater runoff flow to adjacent properties?  Yes  No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Delivery vehicles

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Crushers

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Emergency diesel generators

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No  
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
 Traffic Impact Study being prepared  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_  
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 TBD - Traffic Impact Study being prepared  
 iii. Parking spaces: Existing 7,400± Proposed 12,450 Net increase/decrease +5,050±  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Creation of new internal roadways and access points as shown on the proposed Conceptual Master Plan.  
 vi. Are public/private transportation service(s) or facilities available within 1/4 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
30MW  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
PSEG - Long Island. Solar and geothermal use currently being evaluated.  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: 7:00 am - 6:00pm\*  
 • Saturday: None  
 • Sunday: None  
 • Holidays: None  
 ii. During Operations:  
 • Monday - Friday: 24/7 for casino and hotels  
 • Saturday: 24/7 for casino and hotels  
 • Sunday: 24/7 for casino and hotels  
 • Holidays: 24/7 for casino and hotels

\*In accordance with Chapter 144 of the Town of Hempstead Town Code.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

Noise levels would exceed ambient levels during construction. However, construction is not anticipated outside the hours permitted by the Town Noise Ordinance.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe:

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lighting Plan being prepared.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored Diesel fuel for emergency generators

ii. Volume(s) 20,000 gal. per unit time -- (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

Diesel storage tanks within generator frame, and if necessary, also in dual-walled, above-ground steel tanks with leak detection

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

Routine landscape maintenance

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

• Construction: 66,800± tons per 5 year construction period (unit of time)

• Operation: 691.6± tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

• Construction: Recycling to the extent practicable.

• Operation: Use of biodegradable solid waste when possible, and separate recycling practices to minimize/avoid contamination (anticipated 274.3 tons per month). Use of food waste digesters and other treatment options are being evaluated.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

• Construction: Waste generated on site will be collected and shipped to a licensed facility that handles the recycling of materials as a standard practice.

• Operation: Collection and disposal by a private carter for typical solid waste, as well as separate collection for recyclable materials.



s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): Educational, open space, institutional/cultural (museums), utility

ii. If mix of uses, generally describe:

Subject property is commercial (entertainment and hotel) with educational, institutional, utility, commercial, open space preserve and residential uses surrounding the subject property.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	77.0±	70.0±	-7.0±
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscaping</u>	9.3±	16.3±	+7.0±

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities:  
 Memorial Sloan Kettering Cancer Center, Kellenberg Memorial High School, Cornelius Court Elementary School, Day care facilities associated with Hofstra University and Nassau Community College

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No\*  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): 8701759, 8702169, 0125233, 0205085,  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): 1108003, 0001783  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 N/A  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): 130112\*\*  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

Spill 8701759 was closed on 02/24/1989; Spill 8702169 was closed 02/24/1989; Spill 0125233 was closed on 10/22/2001; Spill 0205085 was closed on 11/05/2002; Spill 1108003 was closed on 04/05/2012; and Spill 0001783 was closed 10/30/2000.

\*Pursuant to the Phase I Environmental Site Assessment (ESA) prepared for the NEC CMP (Phase I Environmental Site Assessment, 1255 Hempstead Turnpike, Uniondale, Hempstead, New York, Roux Associates, March 2015), the Subject Property was identified as being located within Mitchell Field, a former military airbase, which occupied the area from as early as 1918, and was used as an airfield during WWII until the area was turned over to Nassau County in the early 1960s. According to the Phase I ESA, portions of the airfield that are known to have contributed to releases resulting in Mitchell Field's consideration as a Hazardous Waste Registry (HWR)/Environmental Remediation Database (ERD) facility are located off-site to the northwest of the Nassau Coliseum and parking lots. Hazardous substances were not identified in significant quantities during previous Phase II ESAs. Low-level exceedances of unrestricted use criteria of polychlorinated biphenyls (PCBs) were detected and may be attributable to former site use as a military airbase; however, the occurrence and concentration of these exceedances are not associated with the Mitchell Field Superfund Site. According to the hazardous waste database, an overall environmental assessment for the HWR site has not yet been made. On December 21, 2009, the Army Corps of Engineers completed an assessment to determine the presence of military munitions or the components of military munitions. The assessment did not identify any unacceptable risks to human or ecological receptors.

\*\*Site #130112 is the Mitchell Field State Superfund Site, Class P. An overall environmental assessment for this site has not yet been made. On December 21, 2009, the Army Corps of Engineers completed an assessment to determine the presence of military munitions or the components of military munitions. The assessment did not identify any unacceptable risks to human or ecological receptors.

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ 950± feet below grade surface (bgs)

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Urban Land (Ug)	_____	89± %
Hempstead Silt Loam (He)	_____	11± %
	_____	%

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 31± feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:

i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 Typical suburban and human-tolerant \_\_\_\_\_  
 species (e.g., songbirds, crows, squirrels) \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: <u>Scenic byway</u>	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Meadowbrook Parkway, Southern State Parkway, Northern State Parkway, Wantagh Parkway</u>	
<i>iii.</i> Distance between project and resource: <u>0.41±, 1.92±, 2.46±, 2.49±</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name LVS NY Holdco 2, LLC Date July 31, 2023

Signature Theresa Elkowitz Title Senior Principal

Theresa Elkowitz, VHB Engineering, Surveying,  
Landscape Architecture & Geology, as environmental  
consultant to Applicant

PRINT FORM

**ATTACHMENT**

**PART 1 – ENVIRONMENTAL ASSESSMENT FORM  
SANDS NEW YORK INTEGRATED RESORT  
1255 HEMPSTEAD TURNPIKE AND 101 JAMES DOOLITTLE BOULEVARD  
UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY**

**Page 1 of 13. Question A – Brief Description of Proposed Project**

The proposed action consists of the creation of a new zoning district, the Mitchel Field Integrated Resort District (MF-IRD), which would replace the Mitchel Field Mixed-Use (MFM) District, and the rezoning of the approximately 71.6-acre Nassau Veterans Memorial Coliseum (Coliseum) property located at 1255 Hempstead Turnpike, Uniondale (NCTM Nos. Section 44 – Block F – Lots 351, 411, 412, 415 ) and, potentially, the adjacent approximately 14.7-acre Marriott Hotel property, located at 101 James Doolittle Boulevard, Uniondale (NCTM Nos. Section 44 – Block F – Lots 326, 401 and 402), to the MF-IRD. The proposed action also includes the redevelopment of the Coliseum property with the Sands New York Integrated Resort by the applicant, LVS NY Holdco 2, LLC, in accordance with the proposed Conceptual Master Plan (see Exhibit A). No changes are proposed to the Marriott Hotel site at this time, with the exception of proposed parking reconfiguration at the southern portion of that property.

The existing MFM District was established in 2011 to facilitate the renovation of the Nassau County Veterans Memorial Coliseum which was the home of the New York Islanders, as well as the redevelopment of the overall Coliseum property for mixed-use purposes. With the exception of renovation of the Coliseum and the development of the Memorial Sloane Kettering Cancer Center along Hempstead Turnpike, no other development has taken place. Also, since 2011, the New York Islanders have relocated to UBS Arena in Elmont, and the utilization of the Nassau County Veterans Memorial Coliseum has significantly decreased, threatening its overall viability. The MFM District was designed, in pertinent part, to “. . . promote the desirable and suitable use of land within the greater Mitchel Field area and provide opportunities for development or redevelopment of land surrounding the Nassau Veterans Memorial Coliseum in a manner consistent with sound planning principles.”<sup>1</sup> Moreover, the MFM District presumed that development on the Coliseum property would take place around an active Nassau County Veterans Memorial Coliseum building, as the “Permitted Uses” indicated, in pertinent part: “. . . In addition to the Nassau Veterans Memorial Coliseum, a lot or premises shall be used for at least two or more of the following purposes. . .”<sup>2</sup> (emphasis added). As the utilization of the Nassau County Veterans Memorial Coliseum has significantly decreased since the adoption of the MFM District and as Nassau County, as the property owner, has entered into a lease with the applicant that contemplates full redevelopment of the Coliseum property, a new zoning district would be required to facilitate that overall property redevelopment.

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 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 will 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 a wide range of restaurant and supportive retail experiences. Each component of Sands New York will be thoughtfully integrated and woven together through a series of articulated landscape strategies and united by a common theme of environmentally sustainable design.

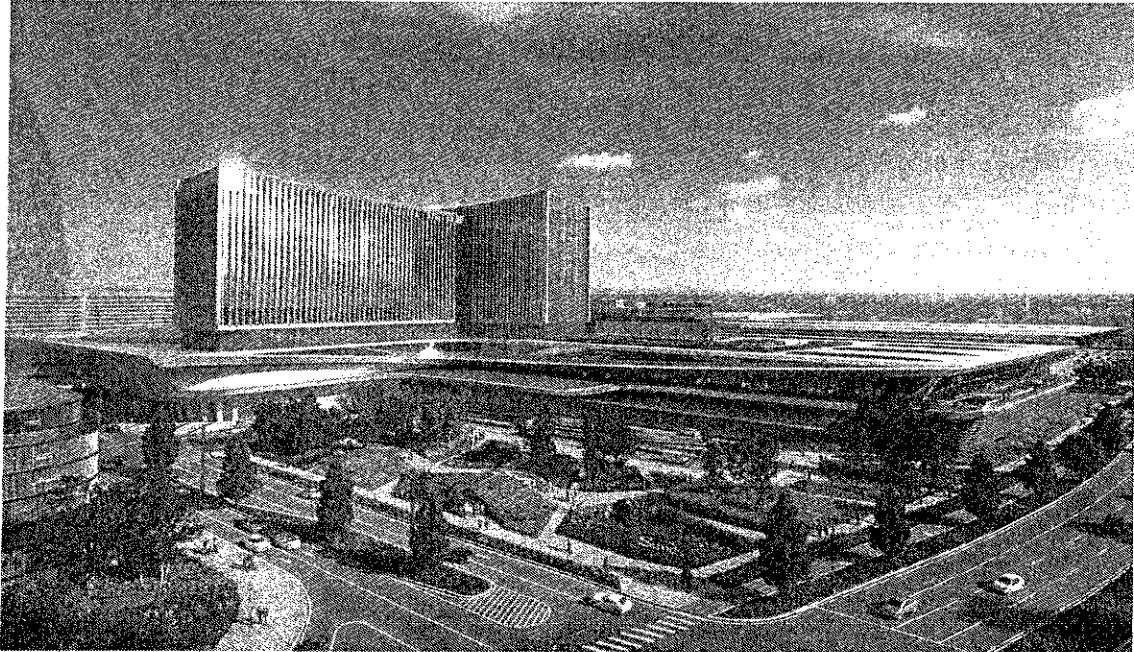
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<sup>1</sup> Town of Hempstead Building Zone Ordinance, §146.1B.(2)

<sup>2</sup> Town of Hempstead Building Zone Ordinance, §146.1C.

ATTACHMENT

PART 1 – ENVIRONMENTAL ASSESSMENT FORM  
SANDS NEW YORK INTEGRATED RESORT  
1255 HEMPSTEAD TURNPIKE AND 101 JAMES DOOLITTLE BOULEVARD  
UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY

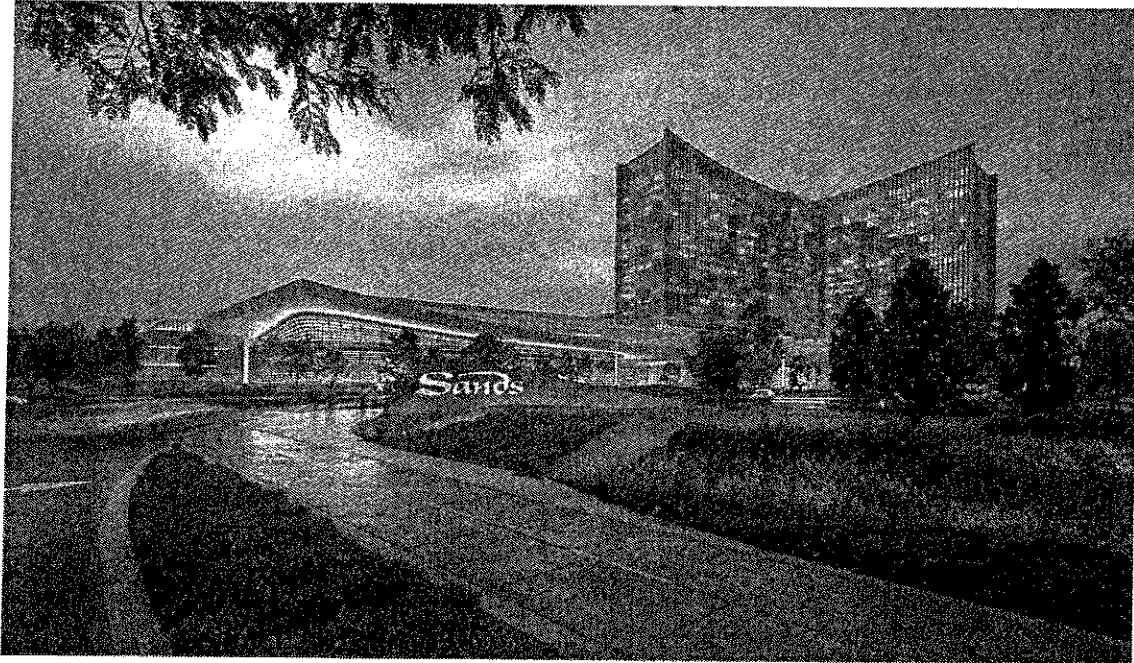


The Integrated Resort is proposed to include the following new development:

- Two new hotels with a total of 1,670 rooms, spa, fitness center and 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 square feet of retail space
- Three parking garages
- Various back of house support spaces, circulation and interior utility spaces.

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1255 HEMPSTEAD TURNPIKE AND 101 JAMES DOOLITTLE BOULEVARD  
UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY**



Environmental sustainability is a critical consideration in the design of any modern development, and the Sands New York world-class Integrated Resort is no exception. The Integrated Resort will be designed with an eye towards reducing its environmental impact in several key areas:

- Operational carbon (reduction of carbon emissions associated with the day-to-day operation of the development, including energy use for lighting, heating, and cooling). The heating, ventilation and air conditioning (HVAC) systems are all electric and will not burn fossil fuels through gas or steam to serve the building. Heating and air conditioning will be provided via electric air source heat pumps located on building roofs, rejecting heat to the outdoors
- Daylighting (use of natural light to illuminate interior spaces, reducing the need for artificial lighting and associated energy use)
- Water conservation (use of low-flow fixtures, water-efficient irrigation systems, as well as stormwater management strategies, such as green roofs and bioswales to minimize runoff and promote groundwater recharge)
- Embodied carbon (focus on local sourcing of materials and the use of sustainable, low-carbon materials such as cross-laminated timber and recycled steel, reuse of portions of the existing Coliseum building)
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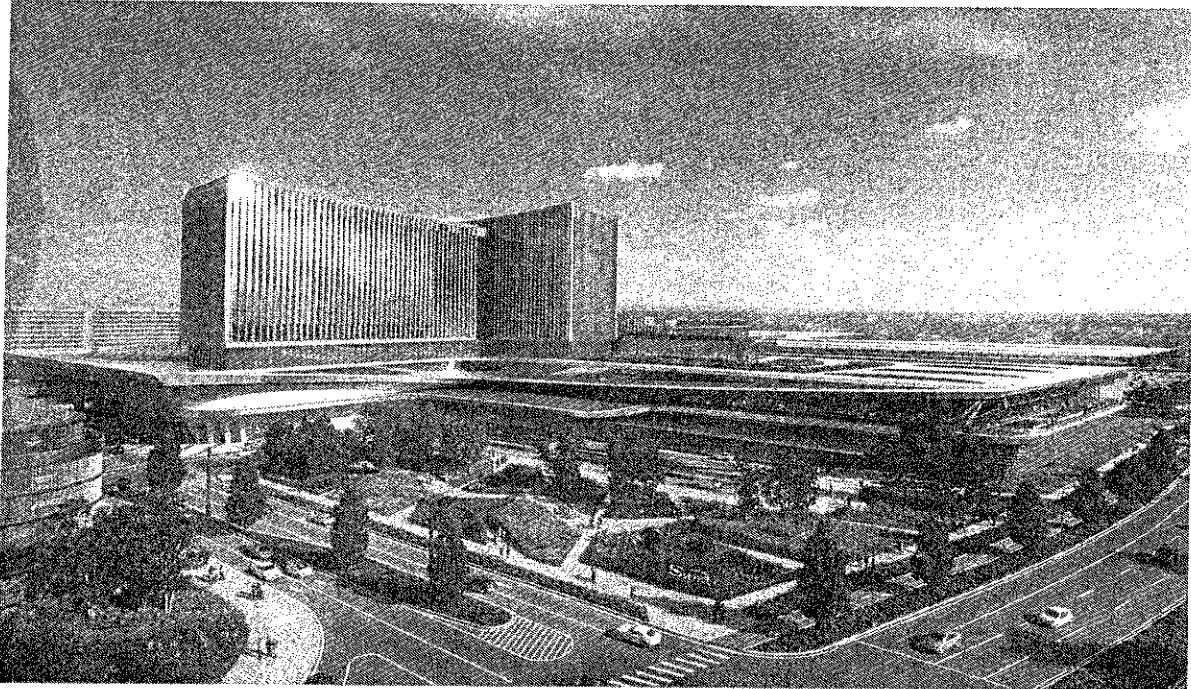
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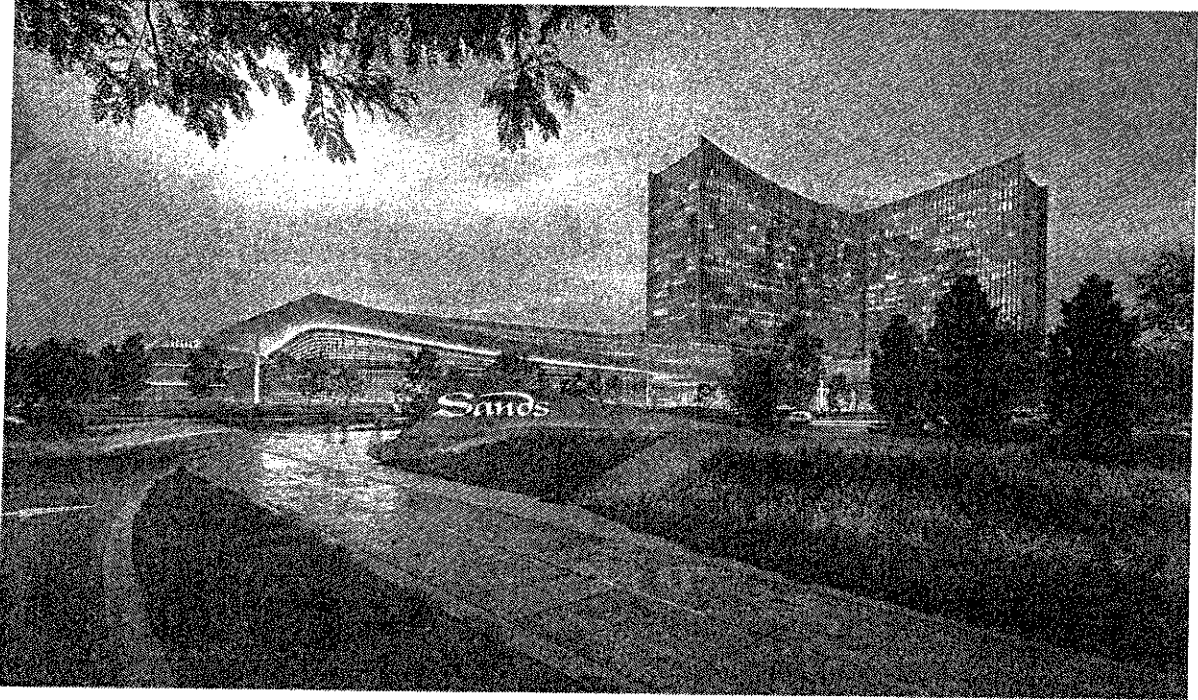


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- Sustainable Transportation (including busing and ride share programs, and linkage to the LIRR. Ample bicycle parking and electric vehicle charging stations will be distributed throughout the development. Pedestrian-friendly design strategies, such as wide sidewalks and dedicated pedestrian crossings, will also be incorporated into the design to encourage walking and reduce reliance on private automobiles).

Site access will be from a new north-south through road, connecting Charles Lindbergh Boulevard with Hempstead Turnpike. Two access points are proposed along Earle Ovington Boulevard, the northernmost of which will connect to the new north-south through road. There will also be access points to the proposed development from James Doolittle Boulevard. Bicycle and pedestrian access and circulation will be accommodated throughout the site.

Parking for the overall development would be provided by a combination of parking garages and surface parking spaces. The parking garages are proposed to contain photovoltaic panels on the top level. The development includes areas for bus drop-off/pick-up, taxis and ride-sharing services (e.g., Uber, Lyft).

The proposed Integrated Resort would be connected to the Roosevelt Industrial Area Sewer District of the Nassau County sewer system for sewage disposal and the Town of Hempstead Water Department, Uniondale Water District for water supply. Stormwater runoff would be through on-site infiltration, with overflow to Nassau County Recharge Basin No. 537, located along Glenn Curtiss Boulevard.

The proposed Integrated Resort is anticipated to generate approximately 8,500 jobs during the construction phase of the development and at Full Build and is projected to produce over 6,600 permanent jobs throughout all the project components. The applicant is committed to developing talent and ensuring that the workforce evolves. Specific workforce development programs will target local unemployed individuals and prepare them for the workforce. Programs include, amongst others: developing a training hub at Nassau Community College (NCC); collaborating with NCC and Long Island University (LIU) to develop hospitality degree programs; partnering with Minority Millennials to build a diverse local talent pipeline; partnering with Empower, Assist, Care (EAC) Network to support local community recruitment plans; identifying key stakeholders to provide awareness of job opportunities at the Integrated Resort; providing mentoring and leadership development for best-in-class team member advancement and retention strategies; and offering a comprehensive benefits package, including childcare (through the YMCA), healthcare, on-site meals, and wellness programs.

As part of its lease negotiations with Nassau County and based on its numerous meetings with government officials and community representatives, the applicant has committed to providing significant economic and community benefits, many of which are designed to mitigate potential impacts associated with the Integrated Resort. In addition to annual rent payments and permit review fees<sup>3</sup> to Nassau County under the lease, the applicant has agreed to provide the following:

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<sup>3</sup> Rent payments will be \$5 million per year with 2 percent escalation per year (this would also be the annual rent payment terms if a gaming license is not secured). If a gaming license is issued to Sands New York, the base rent would increase to \$10 million per year, upon commencement of casino operations. Approximately \$8.75 million will be paid to the Nassau County Department of Public Works for the 239-f review.

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SANDS NEW YORK INTEGRATED RESORT  
1255 HEMPSTEAD TURNPIKE AND 101 JAMES DOOLITTLE BOULEVARD  
UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY**

- A one-time upfront payment of \$54 million to Nassau County
- Construction of a new 1,500-square-foot police substation with parking, and provision of up to \$500,000.00 for interior fit-out
- Payment of \$900,000.00 per year to Nassau County, with a 2 percent annual escalation, for police services prior to casino opening. If the gaming license is awarded, upon opening of the casino, this payment will increase to \$1.8 million annually, with a 2 percent annual escalation
- Community Benefits Payments (CBP) of \$4 million per year, if a gaming license is granted, or \$2 million per year upon substantial completion of development of an alternative plan (with no casino), if a gaming license is not granted. The CBP will support and enhance fire departments and districts and ambulance service providers; school districts; libraries and library districts; athletic fields, ballfields and parks; and other community facilities. Forty percent of the CBP will be designated for community facilities in Uniondale
- \$25 million divided amongst various communities for community benefits to be paid upon Sands New York being selected by New York State to receive a commercial gaming license
- At least \$1 million for the construction of an appropriate monument, memorial, or other tribute to veterans of the armed forces of the United States of America
- If a gaming license is granted, guaranteed host community gaming revenue to Nassau County in the amount of \$25 million for the first three years of casino operation, rising to a guarantee of \$50 million per year after the first three years of casino operation, with 2 percent annual escalation
- Guaranteed host community gaming revenue to the Town of Hempstead in the amount of \$10 million for the first three years of casino operation, rising to a guarantee of \$20 million per year after the first three years of casino operation, with 2 percent annual escalation.

These payments are in addition to the millions of dollars of rent, hotel tax, sales tax, entertainment tax and other taxes and payments that will be paid by the applicant.

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SANDS NEW YORK INTEGRATED RESORT  
1255 HEMPSTEAD TURNPIKE AND 101 JAMES DOOLITTLE BOULEVARD  
UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY**

**Page 2 of 13, Question B. Government Approvals, Funding, Sponsorship\***

\* Projected application dates not yet determined and are dependent upon detailed plan preparation (which is not yet completed) and/or timing of zoning approval.

Agency	Permit/Approval/Funding/Review	Application Date (Actual or Projected)
Town of Hempstead Town Board	Adoption of MF-IRD zoning district, Rezoning of Subject Property to MF-IRD, Approval of Conceptual Master Plan Pursuant to MF-IRD, Site Plan Approval	August 2023
Town of Hempstead Board of Appeals	Potential Variance(s)	TBD, if necessary
Town of Hempstead Building Dept.	Building Permits	TBD
Town of Hempstead Water Department/Uniondale Water District	Water Connection, Water Availability	TBD
Town of Hempstead Highway Department	Curb Cuts/Highway Work Permits	TBD
Nassau County Executive and Legislature	Lease Assignments and New Leases	May 2023 for Coliseum Property TBD for Marriott Property
Nassau County Department of Health	Backflow prevention devices, Swimming Pools, Plans for Public Water Supply Improvement	TBD
Nassau County Department of Public Works	239-f Review, Sewer Connection/Availability for Discharge to Cedar Creek Water Pollution Control Plant, Stormwater, Curb Cuts, Highway Work Permits	TBD
Nassau County Planning Commission	239-m Referral; Subdivision (potential)	TBD
Nassau County Industrial Development Agency	Tax Benefits	TBD
Nassau County Fire Marshal	Site Plan Approval, Oxidizer Storage (for Water Treatment Chemicals)	TBD
New York State Department of Transportation	Curb Cuts/Highway Work Permits	TBD
New York State Department of Environmental Conservation	SPDES General Permit for Stormwater Discharges for Construction Activities  Long Island Well Permit, Chemical Bulk Storage for Water Treatment Chemicals	TBD
New York State Department of Health	Plans for Public Water Supply Improvement	TBD

**ATTACHMENT**

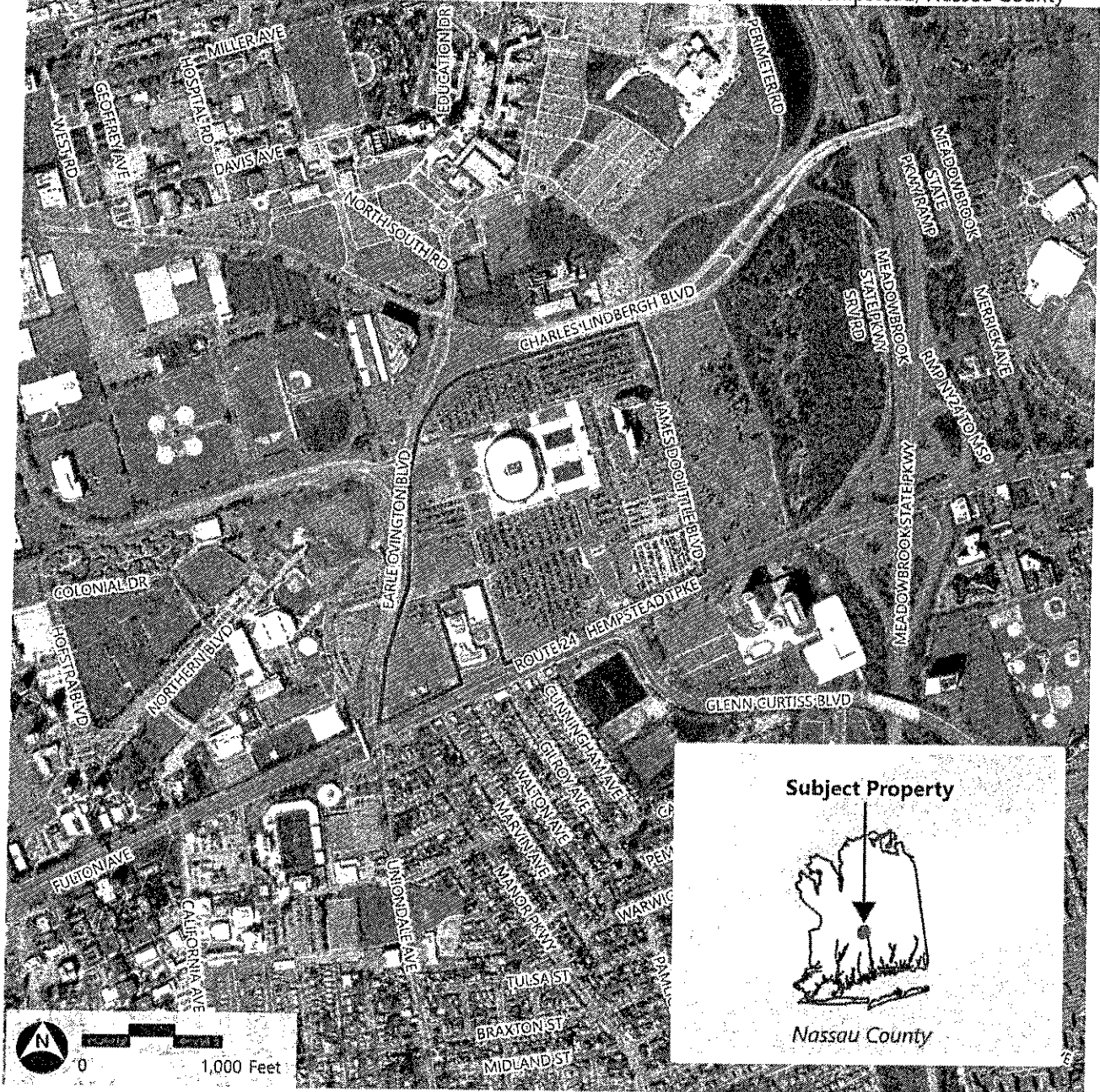
**PART 1 – ENVIRONMENTAL ASSESSMENT FORM  
SANDS NEW YORK INTEGRATED RESORT  
1255 HEMPSTEAD TURNPIKE AND 101 JAMES DOOLITTLE BOULEVARD  
UNIONDALE, TOWN OF HEMPSTEAD, NASSAU COUNTY**


Agency	Permit/Approval/Funding/Review	Application Date (Actual or Projected)
New York State Gaming Facility Board	Gaming License	TBD
PSEG Long Island	Utility Connection	TBD
National Grid	Utility Connection (potential)	TBD
Engie (Nassau Energy Corp.)	Utility Connection	TBD
Federal Aviation Administration	Determination of No Hazard to Air Navigation	TBD

**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

Source: Nassau County GIS





# Exhibit A

## Conceptual Master Plan

**Marie A Jerome**

**From:** Aurelia Sanchez <Aurelia.Sanchez@rivkin.com>  
**Sent:** Tuesday, September 19, 2023 3:01 PM  
**To:** Marie A Jerome  
**Subject:** RE: FOIL Request #2023004157 - Conceptual Master Plan by H2M Architects & Engineers, dated July 17, 2023

**Caution**

This email originated from outside of the Town of Hempstead. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Marie,

You were so helpful in the past, I had filed another FOIL, for 9/8/2023

Town Of Hempstead

FOIL Request Acknowledgment  
Foil #: 2023004523

Records Requested

interested in environmental assessment that was attached to the The conceptual master plan. I was hoping it would be attached to the initial request for the Master Plan. Is there anyway you can assist. I have called a few times and was told they are very busy and will be in touch by end of week.

**RIVKIN RADLER**  
ATTORNEYS AT LAW

Aurelia Sanchez

Head Librarian

926 RXR Plaza, Uniondale, NY 11556-0926

D 516.357.3455 T 516.357.3000 F 516.357.3333

[Aurelia.Sanchez@rivkin.com](mailto:Aurelia.Sanchez@rivkin.com)

[www.rivkinradler.com](http://www.rivkinradler.com)



**From:** Marie A Jerome <marijer@hempsteadny.gov>  
**Sent:** Tuesday, September 5, 2023 2:57 PM  
**To:** Aurelia Sanchez <Aurelia.Sanchez@rivkin.com>  
**Subject:** [EXTERNAL] FOIL Request #2023004157 - Conceptual Master Plan by H2M Architects & Engineers, dated July 17, 2023

September 5, 2023