
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the “**Agency**”) on the 5th day of June, 2017, at 11:00 a.m. local time, at the Town of Brookhaven, Offices of Economic Development, One Independence Hill, 2nd Floor, Farmingville, New York 11738, in connection with the following matters:

Yaphank AVR Boulevard Chelsea LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Yaphank AVR Boulevard Chelsea LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Agency for assistance in connection with (i) the acquisition of an approximately 3.33 acre parcel of land located at the southwest corner of The Boulevard West and Park Drive, Yaphank, Town of Brookhaven, New York (more particularly described as SCTM# 0200-583.00-02.00-003.002) (the “**Land**”), (ii) the construction of two (2) buildings, totaling approximately 99,492 square feet, together with the acquisition, installation and equipping of improvements, structures and other related facilities attached to the Land (the “**Improvements**”), and (iii) the acquisition and installation therein of certain equipment and personal property, including but not limited to furniture, office equipment, computers and kitchen equipment (the “**Equipment**”; and, together with the Land and the Improvements, the “**Facility**”), which Facility will be leased by the Agency to the Company, and used by the Company as an assisted living facility consisting of a special needs unit with seventy-seven (77) beds and a supportive care unit with forty-one (41) beds. The Facility will be initially owned, operated and/or managed by the Company.

The Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment and lease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the construction and equipping of the Facility and exemption of real property taxes consistent with the policies of the Agency.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: May 25, 2017

TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY

By: Lisa MG Mulligan
Title: Chief Executive Officer