

**STATE ENVIRONMENTAL QUALITY REVIEW ACT
NOTICE OF COMPLETION OF FINAL ENVIRONMENTAL IMPACT STATEMENT
FOR PROPOSED LEASE FOR SANDS NEW YORK INTEGRATED RESORT**

May 19, 2025

This Notice is issued pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

Name of Action: Proposed Lease for Sands New York Integrated Resort

Project Location: Nassau Veterans Memorial Coliseum, 1255 Hempstead Turnpike, Uniondale, New York (NCTM Nos. Section 44 – Block F – Lots 351, 411, 412, 415)

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

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

SEQR Classification: Type I

Description of Action: The proposed action consists of the approval and execution of a proposed lease between Nassau County and LVS NY Holdco 2, LLC for the approximately 71.6-acre Nassau Veterans Memorial Coliseum (Coliseum) property and, potentially, the adjacent approximately 14.7-acre Marriott Hotel property, to facilitate the development of the Sands New York Integrated Resort. Among other things, approval of the lease would facilitate the redevelopment of the Coliseum property by LVS NY Holdco 2, LLC (Sands), subject to land use, zoning and other required approvals, into the Sands New York Integrated Resort. No changes are proposed to the Marriott Hotel, with the exception of parking reconfiguration at the southern portion of that property, and the potential renovation of the existing hotel (no expansion of the Marriott Hotel is planned).

Both the Coliseum and Marriott Hotel properties are situated within the Town of Hempstead's Mitchel Field Mixed-Use (MFM) District, and the development of the proposed Integrated Resort would require either relief from/amendments to that district or the creation of a new zoning district, as may be deemed appropriate by the Town of Hempstead Town Board. Sands is proposing the creation of a new zoning district: the Mitchel Field Integrated Resort District (MF-IRD).

Sands is proposing a world-class Integrated Resort that incorporates multiple components of leisure, business and entertainment to provide a wide range of experiences for the local community and guests. The Integrated Resort concept leverages the complementary travel patterns of business travelers who attend meetings and conferences during weekdays and leisure tourists and visitors who visit on weekends. The Integrated Resort is proposing to offer an array of experiences under a single roof. The destination will feature gaming, four and five-star hotels, meeting spaces, a live performance venue, immersive experiences, and restaurant and supportive retail experiences. Each component will be integrated through a series of landscape strategies and united by a common theme of environmentally sustainable design.

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The proposed full-build development, as described in the Draft Environmental Impact Statement (DEIS), included:

- Two new hotels with a total of 1,670 rooms, spa, fitness center and pools
- Casino with 393,726 net square foot gaming area
- 147,292 square feet of food and beverage with 3,337 seats
- 213,000 square foot conference center
- 4,500 seat arena/live performance venue
- 60,000 square foot public attraction space
- 31,200 leasable square feet of retail space
- Three parking garages
- Various back of house support spaces, circulation and interior utility spaces
- A Veterans Memorial.

The DEIS also described Phase 1 of the proposed development, which included remodeling of the Nassau Veterans Memorial Coliseum for adaptive reuse as casino space with supportive services, as follows:

- Casino with 129,071 net square foot gaming area
- 51,792 square feet of food and beverage with 1,173 seats
- 1,200 square feet of retail space
- One parking garage
- Various back of house support spaces, circulation and mechanical spaces.

The FEIS explains that the proposed Phase 1 development has been revised to include:

- Casino with 242,800 net square foot gaming area
- Hotel with 250 rooms, spa, fitness center and pool
- 90,000 square feet of food and beverage with 2,000 seats
- 90,000 square feet of meeting and conference space
- 1,500 square feet of retail space
- 1,500 seat performance venue
- One parking garage
- A Veterans Memorial
- Various back of house support, circulation and mechanical spaces

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The FEIS further explains that the balance of the Integrated Resort (i.e., the portion remaining of the full-build, as presented and fully analyzed in the DEIS) would be developed as market conditions and demand allow. In addition, despite when or whether the remaining full-build development is actually constructed, all full-build mitigation, as identified in the DEIS and FEIS, would be constructed to serve the revised Phase 1 development. This would ensure that required mitigation is already in place if and when additional development (i.e., that remaining between the revised Phase 1 development identified above and the full-build development analyzed in the DEIS) is undertaken. The FEIS also states that if, in the future, based on market conditions and demand, additional development beyond Phase 1 is proposed to be constructed, the lead agency would evaluate whether additional SEQR analysis would be warranted at that time.

Pursuant to 6 NYCRR §617.11(a), a public consideration period for the FEIS will close at 5:00 p.m. on May 30, 2025.

The FEIS is posted at the following location:

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

In addition, physical copies of the FEIS can be viewed at:

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

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

Uniondale Public Library
400 Uniondale Avenue
Uniondale, NY 11553

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

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

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

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For Further Information:

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

Address: Nassau County Legislature
1550 Franklin Avenue
Mineola, NY 11501

Telephone Number: 516-571-4252

E-Mail Address: mpulitzer@nassaucountyny.gov

A copy of this Notice is filed with the Lead Agency and has been sent, together with electronic copies of the FEIS (except as noted below), to the following:

The Honorable Bruce A. Blakeman
Nassau County Executive
Office of the County Executive
1550 Franklin Avenue
Mineola, NY 11501

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

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

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

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

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

Leonard H. Shapiro, Chairperson
Nassau County Planning Commission
1194 Prospect Avenue
Westbury, NY 11590

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

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

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

Town of Hempstead Building Department
1 Washington Street - 2nd Floor
Hempstead, NY 11550

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

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

The Honorable Donald X. Clavin Jr.,
Town Supervisor
Town Hall
1 Washington Street
Hempstead, NY 11550

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New York State Gaming Facility Location Board
PO Box 7500
Schenectady, NY 12301-7500

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

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

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

Mr. Rob Free, President
MTA – Long Island Rail Road
Jamaica Station
Jamaica, NY 11435-4380

George Gorman, Regional Director, Long Island
New York State Department of Parks, Recreation
and Historic Preservation
625 Belmont Avenue
West Babylon, NY 11704

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

Environmental Notice Bulletin
NYS Department of Environmental Conservation
4th Floor
625 Broadway
Albany, NY 12233-1750

Ms. Lynn Krug
2 Wydler Court
Garden City, NY 11530

Ms. Stacey Richardson
54 Cliff Avenue
Hempstead, NY 11550

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

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

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

FAA/Obstruction Evaluation Group
10101 Hillwood Parkway
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Joseph Scibelli, Lead Account Manager
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NationalGrid
Hicksville-Ops 3
175 East Old Country Road
Hicksville, NY 11801

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

New York State Department of Environmental
Conservation
Division of Environmental Permits
625 Broadway
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(no FEIS sent, as no physical address provided)