

RESOLUTION NO. 111 -2025

A RESOLUTION filing the Final Environmental Impact Statement (“FEIS”) for the proposed lease between Nassau County and LVS NY Holdco 2, LLC for the Sands New York Integrated Resort.

Passed by Nassau County Legislature on
5/19/25 **A voice vote was taken with** 18
Legislators present.
Voting: aye 18, **nay** 0, **abstained** 0, **recused** 0
Became a resolution on 5/27/25
With the approval of the County Executive

APPROVED AS TO FORM



Deputy County Attorney

WHEREAS, the Nassau County Legislature (the “Legislature”) is considering the approval and execution of a proposed lease between Nassau County and LVS NY Holdco 2, LLC (“Sands”) 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 on the Coliseum property; and

WHEREAS, the Legislature, acting as “lead agency,” is currently reviewing the potential environmental impacts of the aforesaid proposed lease, and the development proposed thereunder, pursuant to the New York State Environmental Quality Review Act (“SEQRA” – Article 8 of the New York State Environmental Conservation Law) and the SEQRA implementing regulations set forth in 6 NYCRR Part 617; and

WHEREAS, on August 5, 2024, the Legislature, acting as SEQRA “lead agency,” issued a “positive declaration” for the aforesaid proposed lease, which (a) determined that the proposed lease, which would facilitate development of the Sands New York Integrated Resort on the Coliseum property, may result in significant adverse impacts to the environment and a Draft Environmental Impact Statement (“DEIS”) must be prepared for the proposed action, and (b) determined that formal scoping would be conducted, in accordance with 6 NYCRR §617.8, by

means of a public scoping meeting to be held on Monday, September 9, 2024, at 5:00 p.m., at the Peter J. Schmitt Memorial Legislative Chamber in the Theodore Roosevelt Executive and Legislative Building, 1550 Franklin Avenue, Mineola, New York, and that a written comment period on the “Draft Scope” would remain open until September 19, 2024; and

WHEREAS, a “Draft Scope,” pursuant to 6 NYCRR §617.8, was submitted by Sands to the Legislature on August 5, 2024, and was thereafter distributed in accordance with 6 NYCRR §617.8; and

WHEREAS, as provided in the aforesaid “positive declaration,” a public scoping meeting was held before the Legislature on September 9, 2024, at which meeting numerous oral and written comments were received on the aforesaid “Draft Scope,” and additional written comments on the aforesaid “Draft Scope” were received through September 19, 2024; and

WHEREAS, the Legislature, acting as SEQRA “lead agency,” adopted and issued a written “Final Scope” for the proposed action on October 7, 2024, and provided same to the project sponsor (Sands) and others in accordance with 6 NYCRR §617.8(e); and

WHEREAS, on November 1, 2024, the project sponsor (Sands) submitted to the Legislature a proposed DEIS, dated October 2024, for the proposed action; and

WHEREAS, the Legislature, as SEQRA “lead agency,” the Legislature’s environmental consultants, and the Legislature’s legal counsel reviewed the aforesaid proposed DEIS, using the aforesaid “Final Scope” and the standards contained in 6 NYCRR §617.9 to determine whether to accept the DEIS as adequate with respect to its scope and content for the purpose of commencing public review; and

WHEREAS, the Legislature, on November 20, 2024, accepted the aforesaid proposed DEIS as complete and adequate with respect to its scope and content for the purpose of commencing public review, scheduled a combined public hearing on the aforesaid proposed lease and DEIS on December 9, 2024, at 5:00 p.m., at the Peter J. Schmitt Memorial Legislative Chamber in the Theodore Roosevelt Executive and Legislative Building, 1550 Franklin Avenue, Mineola, New York, and indicated the Legislature would accept oral and written comments on the proposed lease and DEIS, through the Clerk of the Legislature, until 5:00 p.m. on January 6, 2025; and

WHEREAS, on December 9, 2024, a public hearing on the aforesaid DEIS was held before the Legislature, the Legislature announced that the hearing on the proposed lease would not be held concurrently with the hearing on the DEIS and would be held separately on a later date, and the Legislature extended the period for the Legislature to receive written comments on the DEIS until January 21, 2025, at 5:00 p.m.; and

WHEREAS, the Legislature received extensive public comments on the aforesaid DEIS both orally and in writing at the aforesaid December 9, 2024 public hearing and in writing during and after the extended public comment period; and

WHEREAS, Sands' environmental consultants and legal counsel and the Legislature's environmental consultants and legal counsel have, in accordance with 6 NYCRR §617.9(b)(8), prepared a Final Environmental Impact Statement ("FEIS"), dated April 2025, which incorporates the aforesaid DEIS by reference and provides responses to all substantive oral and written comments received on the DEIS; and

WHEREAS, the Legislature has reviewed the aforesaid FEIS and finds that it fully and adequately responds to all substantive comments made during the public comment period on the DEIS and satisfies the requirements of 6 NYCRR §617.9(b)(8);

NOW, THEREFORE, the Legislature hereby files the aforesaid FEIS and directs the Clerk of the Legislature to prepare, file, distribute, and publish a notice of completion for the aforesaid FEIS in accordance with all applicable provisions of the SEQRA implementing regulations set forth in 6 NYCRR Part 617.

APPROVED



County Executive

Date ARTHUR T. WALSH
Chief Deputy County Executive

5-27-25