

164-25

BRUCE A. BLAKEMAN  
County Executive



NASSAU COUNTY  
New York

Staff Summary 2025

<b>Date:</b> 5/23/2025	<b>Legislation Type:</b> Resolution
<b>Dept:</b> County Executive	<b>Subject:</b> Resolution - Issuing a Findings Statement for Proposed Lease Between Nassau County and LVS NY Holdco 2, LLC for the Sands New York Integrated Resort
<b>Dept Head:</b> Bruce Blakeman	
<b>Dept Contact:</b> Arthur Walsh	
<b>Dept Head Signature:</b>	

Internal Approvals

<b>County Executive/Deputy:</b>	<b>County Attorney:</b> <i>KGH</i>
<b>Budget:</b>	<b>Legislative Affairs:</b> <i>CGL</i>

**Purpose:**  
A resolution issuing a Findings Statement for the proposed lease between Nassau County and LVS NY Holdco 2, LLC (Sands or Lessee) for the Sands New York Integrated Resort (Integrated Resort) pursuant to 6 NYCRR §617.11 and directing the Clerk of the Legislature to file, maintain and distribute the findings statement in accordance with 6 NYCRR §617.12 and all other applicable provisions of the SEQRA implementing regulations set forth in 6 NYCRR Part 617.

**Discussion:**  
The Nassau County Legislature, having declared itself as Lead Agency in accordance with a court order, reviewed the Final Environmental Impact Statement ("FEIS"), and, on May 19, 2025, found that the FEIS fully and adequately responds to all substantive comments made during the public comment period in accordance with 6 NYCRR §617.9(b)(8), and filed the FEIS. Having reviewed additional public comments, the Legislature has reviewed a prepared findings statement and finds it to be acceptable and in compliance with 6 NYCRR §617.11 and all other applicable provisions of 6 NYCRR Part 617.

**Impact on Funding:**  
None.

**Recommendation:**  
Approve as submitted.

2025 MAY 23 P 3:23



## County of Nassau Inter-Departmental Memo

**To:** Clerk of the County Legislature  
**From:** County Attorney  
**Date:** May 23, 2025  
**Subject:** RESOLUTION - ORIG. DEPT. - County Executive

A RESOLUTION issuing a Findings Statement for the proposed lease between Nassau County and LVS NY Holdco 2, LLC for the Sands New York Integrated Resort.

The above-described document attached hereto is forwarded for your review and approval and subsequent transmittal to the County Legislature for inclusion upon their calendar.

THOMAS A. ADAMS  
County Attorney

A handwritten signature in blue ink, which appears to read "Kevin Hardiman".

By: Kevin Hardiman  
Deputy County Attorney

Attachments

2025 MAY 23 P 3:23  
RECEIVED  
CLERK OF THE COUNTY LEGISLATURE  
NASSAU COUNTY  
STATE OF NEW YORK

**RESOLUTION NO.**

**-2025**

A RESOLUTION issuing a Findings Statement for the proposed lease between Nassau County and LVS NY Holdco 2, LLC for the Sands New York Integrated Resort.

APPROVED AS TO FORM



Deputy County Attorney

2025 MAY 23 PM 3:23



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, or an alternative development plan, 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, in accordance with 6 NYCRR §617.9(b)(8), prepared a Final Environmental Impact Statement (“FEIS”), dated April 2025, which

incorporated the aforesaid DEIS by reference and provided responses to all substantive oral and written comments received on the DEIS; and

WHEREAS, the Legislature reviewed the aforesaid FEIS and, on May 19, 2025, found that the FEIS 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), and filed the FEIS; and

WHEREAS, the public consideration period for the FEIS closed at 5:00 p.m. on May 30, 2025; and

WHEREAS, the Legislature has reviewed any additional public comments received during the aforesaid public consideration period, has had prepared and has reviewed a findings statement for the aforesaid proposed lease pursuant to 6 NYCRR §617.11, and finds such findings statement to be acceptable and in compliance with 6 NYCRR §617.11 and all other applicable provisions of the SEQRA implementing regulations set forth in 6 NYCRR Part 617;

NOW, THEREFORE, the Legislature hereby issues the aforesaid findings statement and directs the Clerk of the Legislature to file, maintain and distribute the findings statement in accordance with 6 NYCRR §617.12 and all other applicable provisions of the SEQRA implementing regulations set forth in 6 NYCRR Part 617.

2025 MAY 23 P 3:24

CLERK OF THE LEGISLATURE  
STATE OF NEW YORK