
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Suffolk County Industrial Development Agency (the "Agency") on the 15th day of May, 2018 at 1:00 p.m., local time, at the Melville Corporate Center I, Conference Center, Suite S124, 105 Maxess Road, Melville, New York 11747 with respect to a certain Facility, as defined below, in connection with the following matters:

The Agency is considering undertaking a project (the "Project") on behalf of JDJ Gateway JV, LLC, a limited liability company organized under and pursuant to the laws of the State of New York ("Gateway") and/or entities formed or to be formed on behalf of Gateway (collectively, the "Company") consisting of: (A) the acquisition of an approximately 1.12 acre parcel of land located at 1000-1026 New York Avenue, Huntington Station, Town of Huntington, Suffolk County, New York 11746 (Tax Map #400-99-4-21, 22.3, 22.4, 23, 24, 25, 26) (the "Land"), and following the demolition of an existing, approximately 11,000 square-foot structure, the construction of an approximately 61,000 square-foot mixed-use, residential and commercial facility to be located on the Land (the "Improvements") and the installation therein and thereon of certain furniture, fixtures, machinery, equipment and other personal property (the "Equipment" and, together with the Land and the Improvements, the "Facility"), which Facility will be used and operated by the Company as a mixed-use residential and commercial facility with sixty-six (66) residential rental units and an approximately 16,516 square-foot ground floor retail/restaurant/commercial office space and associated approximately 129 parking spaces (consisting of structured ground floor (covered) and second-floor (open to the air) parking) (collectively, the "Project"); (B) the granting of certain "financial assistance" (within the meaning of section 854(14) of the Act) with respect to the foregoing limited to potential exemptions from certain sales and use taxes, mortgage recording taxes and the potential abatement of real property taxes, all in accordance with and pursuant to the Agency's uniform tax exemption policy (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency. The Facility will be initially used, managed and/or operated by the Company.

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 locations or nature of the Facility. At the hearings, 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 Project.

Dated: May 5, 2018

SUFFOLK COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
By: Anthony J. Catapano
Title: Executive Director