

**RESOLUTION GRANTING CONDOMINIUM SUBDIVISION APPROVAL FOR
BUILDING B FOR THE GARVIES POINT WATERFRONT PROJECT**

WHEREAS, on June 9, 2017, RXR Garvies P1 Building B Owner LLC submitted an Application for Condominium Subdivision Approval for Building B in connection with the Garvies Point Waterfront Redevelopment Project on the north side of Glen Cove Creek, in the MW-3 Zoning District (the “Application”); and

WHEREAS, the Planning Board previously approved a PUD Site Plan for the 167-unit, 5-story Building B on March 7, 2007; and

WHEREAS, the purpose of the Application is to subdivide Building B into 167 condominium units so that the Nassau County Assessor may assign tax identification numbers to the individual condominium units, pursuant to New York Real Property Law Section 334-a; and

WHEREAS, at its meeting held on June 29, 2017, the Nassau County Planning Commission reviewed the Application pursuant to Section 239-m of the General Municipal Law, and voted unanimously to adopt Resolution No. 10178-16, which recommended that the Planning Board “take action as it deems appropriate, the Commission having no modifications;” and

WHEREAS, the Planning Board conducted a Public Hearing on the Application on July 18, 2017; and

WHEREAS, the Planning Board considered all of the comments raised during the Public Hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the Condominium Subdivision Application, as shown on a 6-page set of drawings entitled “The Beacon at Garvies Point Condominium,” prepared by PS&S and Handel Architects LLP, last revised June 9, 2017;

BE IT FURTHER RESOLVED, that the Planning Board finds that the Application does not present any new information or changed circumstances that may result in potential significant adverse environmental impacts that were not previously studied during the full SEQRA process for the PUD Master Development Plan, and/or the additional environmental reviews conducted as part of the Amended PUD Master Development Plan for the Project, and the Board’s review of the PUD Site Plan Application for Phase Two of the Project; and

BE IT FURTHER RESOLVED, that the Planning Board finds that the Application does not materially alter the size, location, architectural features, floor plan layouts, height, or any other aspect of Building B as approved under the PUD Site Plan Approval; and

BE IT FURTHER RESOLVED, that the Planning Board finds that no additional or supplemental environmental review is required under SEQRA for the Application; and

BE IT FURTHER RESOLVED, that the Planning Board Chairman is hereby authorized to sign the final Condominium Subdivision plat; and

BE IT FURTHER RESOLVED, that all other terms, provisions, requirements, conditions, and mitigation measures set forth in the Planning Board's SEQRA Findings Statement and Special Use Permit Approval, issued on December 19, 2011, and all other Planning Board Resolutions granting approvals for the Project, are incorporated herein by reference and shall remain in full force and effect, regardless of whether or not they are specifically cited or referenced in this Resolution; and

BE IT FURTHER RESOLVED, that the Planning Board's approval of the Application shall expire within one hundred eighty days after the date of this Resolution, subject to extension(s) of ninety days each requested by the Applicant and approved by the Planning Board pursuant to New York General City Law Section 32; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

VOTE:

AYES:

NOES:

ABSTAIN:

RESOLUTION APPROVED. SO ORDERED.

Approved for Filing:

Lois Stemcosky,
Planning Board Secretary

Dated:
July 18, 2017