



## Babylon Industrial Development Agency

### Applicant Contact and Basic Information

Name:	Allen Blvd Inc
Address:	71 Allen Blvd, E. Farm NY 11735
Phone Number(s):	(347) 602-1305
Fax Number(s):	
E-mail Address:	
Website Address:	
Applicant EIN Number:	
Application Date:	2/1/16

1. Financial Assistance Requested (check applicable option(s)):

☐ Bond Financing

☒ Straight Lease

2. Officer of Applicant serving as contact person:

Name:		Firm:	Allen Blvd Inc.
Phone #:		Fax#:	
E-mail Address:		Address:	

47 WEST MAIN STREET, SUITE 3, BABYLON, NY 11702 - TEL: (631) 587-3679 FAX: (631) 587-3675

WEBSITE: WWW.BABYLONIDA.ORG

E-MAIL: INFO@BABYLONIDA.ORG

3. Attorney of Applicant:

Name:	Firm:
Phone #:	Fax#:
E-mail Address:	Address:

4. CFO/Accountant of Applicant:

Name: Anthony Pulice	Firm: HKMP
Phone #: 917 595 5928	Fax#:
E-mail Address: APulice@HKMP.com	Address:

5. Financial Advisor or Consultant (if applicable):

Name:	Firm:
Phone #:	Fax#:
E-mail Address:	Address:

6. Applicant is (check one of the following, as applicable):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> General Partnership     | <input checked="" type="checkbox"/> Limited Partnership | <input type="checkbox"/> C Corporation  |
| <input type="checkbox"/> S Corporation           | <input type="checkbox"/> Limited Liability Company      | <input type="checkbox"/> Natural Person |
| <input type="checkbox"/> 501 (c)(3) Organization | <input type="checkbox"/> Other (specify):               |   |

7. Are any securities of Applicant publicly traded?

- ☐ Yes ☒ No

8. Applicant's state of incorporation or formation:

9. Applicant's date of incorporation or formation:

8. States in which Applicant is qualified to do business:

9. Please provide a brief description of Applicant and nature of its business:

Commercial laundry

**Please note:** An "Affiliate" means any individual, corporation, partnership, joint venture, sole proprietorship, limited liability company, trust or other entity that controls, is controlled by or is under common control with the Applicant.

12. Please check all that apply:

- ☒ Applicant or an Affiliate is the fee simple owner of the Project realty.
- ☐ Applicant or an Affiliate is not currently, but expects to be the fee simple owner of the Project realty.
- ☐ Applicant or an Affiliate is not the owner of the Project realty, but is the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- ☐ Applicant or an Affiliate is not the owner of the Project realty, but expects, immediately following the closing, to be the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- ☐ None of the above categories fully describe Applicant and its relation to the Project realty, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

13. If a special-purpose entity ("SPE") that is owned and controlled by the Applicant will own or otherwise control the Project realty, the SPE will be a (check one of the following as applicable):

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership       | <input type="checkbox"/> C Corporation                    |
| <input type="checkbox"/> S Corporation       | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Not-for-profit 501 (c)(3) entity |
| <input type="checkbox"/> Natural Person      | <input type="checkbox"/> Other (specify):          |   |

Name of SPE:

Address: 71 Allen Blvd Inc

Phone Number(s): (347) 602 1305

Contact Person: Ed Savarese, Jr

Affiliation of SPE to Applicant: owner

Owners of SPE and each respective ownership share: 100%

SPE EIN Number: [REDACTED]

Please note: If information required above for the SPE is unknown at time of Application submission, then please submit any missing information to the Babylon IDA as soon as it becomes available.

14. Give the following information with respect to all proposed tenants and sub-tenants at the proposed project site. Provide information on an additional sheet if space is needed.

Company Name:	Phone	Affiliation with Applicant	SF & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
N/A					

# Project Description and Financial Information

## Project Site

District:	100
Section:	95
Block(s):	3
Lot(s):	8
Street address and zip code:	71 Allen Blvd, E. Farm 11735
Zoning:	light industry (G)
Area (acres):	1
Square footage of existing building(s):	10,350
Number of floors:	1
Intended use(s) (e.g., office, retail, etc.):	Industrial

### 1. Please provide the following Project information:

#### a. Please provide a brief description of the proposed Project:

renovate a fire damaged building and bring back 40 employees to operate a full service commercial laundry at 71 Allen Blvd in E Farm

#### b. Indicate the estimated date for commencement of the Project: 11/1/16

#### c. Indicate the estimated date for the completion of the Project: 10/31/16

#### d. Will the Project require any special permits, variances or zoning approval?

☐ Yes

☒ No

If Yes, please explain:

#### e. Is any governmental entity intended or proposed to be an occupant at the Project site?

☐ Yes

☒ No

If Yes, please explain:

2. Please complete the following summary of Project sources and uses:

PROJECT COSTS		PROJECT FUNDING	
Land acquisition		Bonds	
Building acquisition existing	500,000	Loans	
New construction	400,000	Affiliate/employee loans	
Renovations	Lighting/Wired/Hwy 125,000	Company funds	
Fixed tenant improvements		Other (explain) Insurance	1,400,000
Machine and/or equipment	600,000	Partners & Bldg	500,000
Soft costs	20,000		
Furnishings			
Other (explain) Engineering	20,000		
Total Project Costs	1,540,000	Total Project Funding Sources	1,540,000



## Background Information on Applicant and Applicant's Affiliates

**Please note: "Principal" means the following with respect to the Applicant and/or the SPE: all persons (entities or individuals) that control the Applicant and/or the SPE, and/or own more than 10 percent of either; all executive officers; all directors; and all members and general partners for, respectively, limited liability companies and partnerships.**

**Please answer the following questions and, if necessary, include additional information as an attachment:**

1. Has Applicant, or any Affiliate or Principal, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of discretionary benefit from any local, state or federal governmental entity or agency, or any public authority or public benefit corporation, or any local development corporation?

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

**Please note: local, state and federal governmental entities or agencies, public authorities or public benefit corporations, and local development corporations, shall be referred to as "Public Entity(y)(ies)."**

2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project site, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the Babylon IDA?

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

3. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

4. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

5. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.

☐ Yes

☒ No

If Yes, please provide details on an attached sheet.

9. List banks/current accounts:

Company Name and Account Number(s)	Address	Contact	Phone
FNBLI		PAUL LAURACU	(631) 753-808

10. List licensing authorities, if applicable: DMV commercial licenses

Company Name	Address	Contact	Phone
N/A			

6. List of major customers:

Company Name	Address	Contact	Phone
N/A			

7. List major suppliers:

Company Name	Address	Contact	Phone
PRESTIGE PLASTICS			
AI LAUNDRY SERVICES			
BILLOW INDUSTRIES			
MADDER PLUMBING			
SCHWIM ELECTRIC			

8. List unions (if applicable):

Company Name	Address	Contact	Phone

**I, the undersigned officer/member/partner of Applicant, on behalf of Applicant, hereby request, represent, certify, understand, acknowledge and agree as follows:**

**I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Babylon IDA Board, in order to obtain from the Babylon IDA Board an expression of intent to provide the financial assistance for the Project. I understand that this expression of intent will take the form of an inducement resolution to be adopted by the Board.**

**I represent that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant.**

**I certify to the best of my knowledge and belief that all of the information provided in these Application Materials is accurate, true and correct. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Babylon IDA Board to reject the request made in the Application Materials.**

**I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check; that the Babylon IDA may be required under SEQR to make a determination as to the Project's environmental impact and that in the event the Babylon IDA does determine that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Supervisor of the Town; that under the New York State Freedom of Information Law ("FOIL"), the Babylon IDA may be required to disclose the Application Materials and the information contained therein; and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials, including (in the case of Bonds) but not limited to payment of the New York State bond issuance fees (if applicable to the Bonds in question) based upon the aggregate principal amount of the Bonds.**

**I further understand and agree as follows:**

That in the event the Application Materials are not submitted to the Babylon IDA Board for any reason including negative results obtained through the background check, and/or, with respect to Application Materials that are submitted to the Babylon IDA Board, in the event the Babylon IDA Board rejects same, then, under either of said circumstances, Applicant shall have no recourse against the Babylon IDA, or any directors, officers, employees or agents of the Babylon IDA, for the Application Fee, or for other expenses incurred by Applicant or other parties on behalf thereof, or for damages or specific performance; and that the Application Fee is under all circumstances (including but not limited to the ones just described and the ones described in the next succeeding paragraph) non-refundable; and

That if the Town of Babylon IDA Board adopts an inducement resolution with respect to the request made in the Application Materials, such adoption shall not be deemed a guaranty that the Town of Babylon IDA Board will adopt an authorizing resolution; or that the Babylon IDA will then provide the induced financial assistance; and

That Applicant shall indemnify the Babylon IDA for fees and disbursements incurred by bond counsel (in the case of a Bond transaction) or by project counsel (in the case of a straight-lease transaction); and that bond counsel or project counsel (as applicable) shall be a third-party beneficiary of this indemnity to the Babylon IDA regardless of whether financial assistance is granted and a bond closing or straight lease closing occurs and if no closing occurs, regardless of the reason thereafter and regardless of whether a closing was within or without the control of any of the Public Participants; and

That in the event Babylon IDA discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Babylon IDA to make such disclosure and hereby releases the Babylon IDA from any claim or action that Applicant may have or might bring against the Babylon IDA, its directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Babylon IDA and its respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys fees) against claims arising out of such disclosure as such claims may be made by any party including the Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

I acknowledge and agree that the Babylon IDA reserves the right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

this                      day of                      ~~2012~~ 2016

Name of Applicant: Allen Blvd Inc.

X  signature

By:                      Printed Name of Signer: ED SWARE, JR

Title of Signer: Signature: OFFICER

**Retail Questionnaire**

1. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of goods to customers who personally visit the Project?

☐ Yes

☒ No

2. If the answer to question 1 is "Yes," will the applicant or any other project occupant be a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the "retail sale of tangible personal property" (as defined in Section 1101(b)(4)(i) of the Tax Law)?

☐ Yes

☐ No

N/A

3. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of services to customers who personally visit the Project?

☐ Yes

☒ No

4. If the answer to question 1 or question 3 is "Yes," what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? Percent

N/A

5. If the answer to question 1 or question 3 is "Yes," and the answer to question 4 is more than 33.33 percent, indicate whether any of the following apply to the Project:

N/A

- a. Will a not-for-profit corporation operate the Project?

☐ Yes

☐ No

- b. Is the Project likely to attract a significant number of visitors from outside the Town of Babylon?

☐ Yes

☐ No

- c. Would the Applicant, but for the contemplated financial assistance from the Babylon IDA, locate the related jobs outside the State of New York?

☐ Yes

☐ No



- d. Is the predominant purpose of the Project to make available goods or services that would not, but for the Project, be reasonably accessible to Town of Babylon residents because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes

☐ No

- e. Will the Project be located in one of the following: (a) an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) that, according to the most recent census data, has (i) a poverty rate of at least 20 percent for the year to which the data relates, or at least 20 percent of its households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

☐ Yes

☐ No

6. If the answers to any of subdivisions (c) through (e) of question 5 are "Yes," will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

If "Yes", please furnish details in a separate attachment.

7. If the answers to any of subdivisions (a) through (e) of question 5 are "Yes," please furnish details in a separate attachment.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: Allen Blvd Inc

By: Printed Name of Signer: ED SWARESE, JR

Title of Signer: OFFICER

Signature: 

Date: 2/5/10

### Anti-Pirating Questionnaire

1. Will the completion of the Project result in the removal of a plant or facility of the Applicant, or of a proposed occupant of the Project, from an area in New York State (but outside of the Town of Babylon) to an area within the Town of Babylon?

☐ Yes

☒ No

If "Yes," please provide the following information:

Address of the to-be-removed plant or facility:

Names of all current occupants of the to-be-removed plant or facility:

2. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant, or of any proposed occupant of the Project, located in an area of New York State other than the Town of Babylon?

☐ Yes

☒ No

If "Yes," please provide the following information:

Addresses of the to-be-abandoned plant(s) or facility(ies):

Names of all current occupants of the to-be-abandoned plants or facilities:

3. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of the Town of Babylon)?

☐ Yes

☒ No

If "Yes," please provide all information relevant to such future removal and/or abandonment:

**If the answer to either question 1, 2 or 3, is "Yes," please continue and answer questions 4 and 5.**

4. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry?

☐ Yes

☐ No

5. Is the Project reasonably necessary to discourage the Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?

☐ Yes

☐ No

**If the answer to question 4 and/or question 5 is "Yes," please provide on a separate sheet of paper a detailed statement explaining same.**

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: Allen Blvd Inc

By Printed Name of Signer: Ed Savarese, Jr

Title of Signor: Officer

Signature: [Signature]

Date: 7/6/16

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 10/15/2013 BY  
60322 UCBAW

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 10/15/2013 BY  
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HEREIN IS UNCLASSIFIED  
DATE 10/15/2013 BY  
60322 UCBAW

## Employment Questionnaire

The Town of Babylon Industrial Development Agency requires all Applicants to fill out this Employment Questionnaire. As used in this Questionnaire, "Company" means the Applicant; "Project Location" means the project location which Applicant has identified in its Application; and "Tenant" means any person or entity to whom or to which Applicant intends to lease part or all of the Project Location. If Applicant is a real estate holding company that is an affiliate of an operating company and Applicant intends to lease the Project Location to such operating company, then the Applicant and the operating company must fill out separate copies of this Questionnaire.

Applicant Name: Allen Blvd Inc

Address: 71 Allen Blvd E Farm

Phone Number(s): [REDACTED]

I.R.S. Employer ID Number: [REDACTED]

Department of Labor Registration Number: —

Project Location: Town of Babylon, County of Suffolk

- \* 1. How many employees does Applicant employ in the Town of Babylon at the time of Application submission?

	Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time	<u>40</u>	<u>\$400/wk</u>	<u>—</u>
Part Time	<u>—</u>	<u>\$ —</u>	<u>—</u>

- \* 2. How many employees referred to in question 1 reside in the Town of Babylon at the time of Application submission?

	Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time	<u>—</u>	<u>\$ —</u>	<u>—</u>
Part Time	<u>—</u>	<u>\$ —</u>	<u>—</u>

\* At the time of application there were 0 employees. A fire caused severe damage to the building causing business operations to cease. Estimates are historical. Employees were represented by a union.

- \* 3. How many employees does Applicant employ outside of the Town of Babylon but in New York State at the time of Application submission?

Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time <u>0</u>	\$ <u>—</u>	<u>—</u>
Part Time <u>0</u>	\$ <u>—</u>	<u>—</u>

- \* 4. How many employees does the applicant employ at the project location (annual average) at the time of Application submission?

Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time <u>40</u>	<u>600/wk</u>	<u>—</u>
Part Time <u>—</u>	<u>—</u>	<u>—</u>

Between \$400 - \$600

5. Projected employment at Project Location for the Applicant on December 31 of each of the five calendar years following the completion of the Project.

Year	Number of Full-time Employees	Average Annual Full-time Salary	Number of Part-time Employees	Average Hourly Rate Part-time	Average Hours per week Part-time	Average Annual Part-time Salary	Total Estimated Annual Payroll
1	0	0	0	0	0	0	0
2	40	31,200	0	0	0	0	1,248,000
3	42	31,300	0	0	0	0	1,314,600
4	42	31,400	0	0	0	0	1,318,800
5	42	31,500	0	0	0	0	1,323,000

6. Describe the occupational composition of the workforce at the Project Location. Please describe pay levels and number of employees at each pay level.

officers 11 Salary range  
 clerical 1 Will be provided by CPA  
 launders  
 janitorial Tony Police

MGR 1 \$1200 ER  
 OFFICERS 1 depends on project or part \$300  
 Clerical 1 \$400  
 JANITORIAL 1 \$400-600  
 Flnt work / wash 38

7. Please provide documentary evidence (Form Year end W-2, Form EEO-1 or external or internal payroll statements (last quarter or year-end statements) supporting the answer provided in question numbers 1, 3 and 4.

\* Copies are historical

8. Does Applicant intend to employ new employees at the Project Location, and/or will Applicant transfer current employees from premises currently being used? Please provide details.

yes rehire + ramp up employees to 40

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the Babylon IDA and to its successors and assigns, any and all employment information under DOL's control that is pertinent to the Company and the Company's employees. This authorization shall remain in effect throughout the term of this Lease.

Name of Applicant: Allen Blvd Inc.

By Printed Name of Signer: Ed Saravese, Jr.

Title of Signer: Officer

X  
Signature: [Signature]

Date: 2/5/16

Attach to this Questionnaire your most recent four quarters of the NYS-45 "Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return." Attach additional pages if necessary.



## Labor Questionnaire

The Applicant and its Affiliates hereinafter will be referred to as the "Companies" or individually as a "Company." If any of the following questions applies to none of these Companies, answer "NONE"; but, for any question that does apply, be sure to specify to which of the Companies the answer is relevant. When the space provided for an answer is insufficient, provide the answer on a separate sheet of paper and attach that paper to this Questionnaire.

1. List all of the labor union contracts and collective bargaining arrangements to which any of the Companies is currently a party:
2. Have any of the Companies during the current calendar year and the five calendar years preceding the current calendar year experienced labor unrest situations, including pending or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?  
  
☐ Yes      ☒ No    If Yes, please explain:
3. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year and the three calendar years preceding the current calendar year?  
  
☐ Yes      ☒ No    If Yes, please describe and explain current status of complaints:
4. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year and the three calendar years preceding the current calendar year?  
  
☐ Yes      ☒ No    If Yes, please explain:

5. Are all employees of the Companies permitted to work in the United States?

☒ Yes

☐ No

If No, please provide details on an attached sheet.

What steps do the Companies take as a matter of course to ascertain their employees' employment status?

Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?

☒ Yes

☐ No

If No, please explain:

6. Has the United States Department of Labor, the New York State Department of Labor or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current calendar year or during the three calendar years preceding the current one?

☐ Yes

☒ No

If the answer to this question is "Yes," briefly describe the nature of the inspection, the inspecting governmental entity and when the inspection occurred. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon the Company or Companies as a consequence:

7. Has any Company incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?

☐ Yes

☒ No

If the answer to this question is "Yes," quantify the liability and briefly describe its nature and refer to any governmental entities that have had regulatory contact with the Company in connection with the liability:

8. Are the practices of any Company now, or have they been at any time during the three calendar years preceding the current calendar year, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?

☐ Yes

☒ No

If the answer to this is "Yes," provide details. When answering this question, please consider "discrimination" to include sexual harassment.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: **Allen Blvd Inc.**

By: Printed Name of Signer: **Ed Savarese, Jr**

Title of Signer: **Officer**

Date: **2/5/16**

X Signature: 

In the matter of the Application of:

Allen Blvd Inc

71 Allen Blvd

P.O. Address

E Farmingdale, NY 11735

FULL DISCLOSURE  
AFFIDAVIT

to the TOWN OF BABYLON

IDA/IDC Board  
(title of applicable Board(s))

STATE OF NEW YORK

Jss.:

COUNTY OF SUFFOLK

Ed Savarese

being duly sworn, deposes and says

1. This affidavit is made by your deponent and intended to be filed with the above board of the Town of Babylon to fulfill requirements of Article XXIII of the Building Zone Ordinance of the Town of Babylon with respect to the above-entitled Application made or intended to be made affecting property located and described as follows:

71 Allen Blvd

E. Farmingdale, NY 11735

Town of Babylon County of Suffolk

2. The name and address of the Applicant are as follows:

Allen Blvd Inc.

71 Allen Blvd, E. Farmingdale, NY 11735

3. The name and address of the person who has made and signed this Application are as follows:

Ed Savarese, Jr

23 The Pines

Old Westbury, NY 11568

4. The names and addresses of all persons having any interest whatsoever in the property described in this Application direct or indirect, vested or contingent, regardless of whatever such person has an interest as a contract vendor, contract vendee, lessor, sub-lessor, contract lessor, lessee, sublessee, contract lessee, holder of any beneficial interest, contract holder of any beneficial interest, mortgagor, mortgagee, holder of any encumbrance of lien, contract holder of any encumbrance or lien, guarantor, assignee, agent or broker, or otherwise, and regardless of whether the interest arises as the result of advancing or lending funds in connection with the acquisition or development of the property and regardless of whether the interest may arise or be affected by the decision to be made by this Board, are as follows:

Estate of E. Savarese 80%

Mark H. Atty at Law 20%

5. The names and addresses of all persons who will receive any benefit as a result of their work, effort or services in connection with this Application are as follows:

SAA

6. The names and addresses of all persons hereinabove set forth under paragraph number 4 or paragraph number 5 of this affidavit who also have any interest such as described in paragraph number 4 or in paragraph number 5 of this Affidavit, in any property within one mile of the property described in this Application, are as follows: *N/A*

7. The names and addresses of all persons hereinabove set forth under paragraph number 4 or paragraph number 5 of this Affidavit who are officers or employees of the Town of Babylon, are as follows: *N/A*

8. In detail, the nature and extent of the interest in the property described in this Application, of all officers or employees of the Town of Babylon set forth under paragraph number 7 of this Affidavit, are as follows: *N/A*

9. The names and addresses of all persons hereinabove set forth under paragraph 4 or paragraph 5 of this Affidavit, who are related to any officer or employee of the Town of Babylon are as follows: *N/A*


10. In detail, the nature of the relationship between all persons set forth in paragraph number 9 of this Affidavit and any officers or employees of the Town of Babylon, are as follows: *N/A*

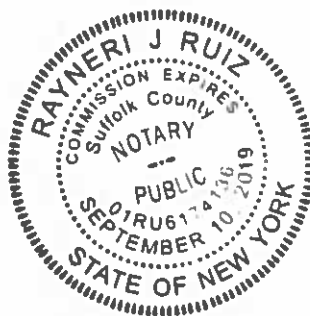
11. In detail, the nature and extent of the interest in the property described in the Application of all persons set forth under paragraph number 9 of this Affidavit, are as follows: *N/A*

The undersigned affirms the truth and completeness of the foregoing under penalty of perjury.

Sworn before me this day  
8 day of Feb 2016



  
Ed Savarese, Jr.  
Officer



Page 2 of 2

CERTIFICATION

(Name of Chief Executive Officer of company submitting application) deposes and says that he is the \_\_\_\_\_ of \_\_\_\_\_ the corporation named in the attached application; that he has read the foregoing application and knows the contents thereof; that the same is true to his knowledge.

Deponent further says that the reason this verification is being made by deponent and not by \_\_\_\_\_

is because the said Company is a corporation.

The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

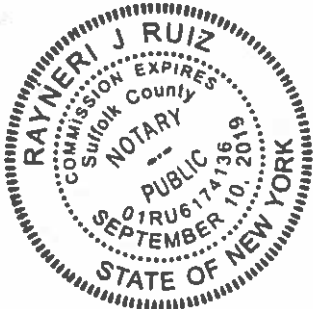
As an officer of said corporation (hereinafter referred to as the "applicant"). Deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the Town of Babylon Industrial Development Agency (hereinafter referred to as the "Agency") acting on behalf of the applicant in connection with this application and all matters relating to the lease back transaction. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels, or neglects the application, then upon presentation of invoice, applicant shall pay to the Agency, its agents or assigns, all actual cost incurred with respect to the application, up to that date and time, including fees of project counsel and general counsel for the Agency. The applicant shall pay to the Agency an administrative fee set by the Agency not to exceed an amount equal to 1 % of the total project cost, which amount is payable at closing.

*Simon Switzer, as*  
\_\_\_\_\_  
Chief Executive Officer of Company

*executor of the*  
*estate of Edward*  
*Switzer*

Sworn to before me this 2  
day of March, 2016

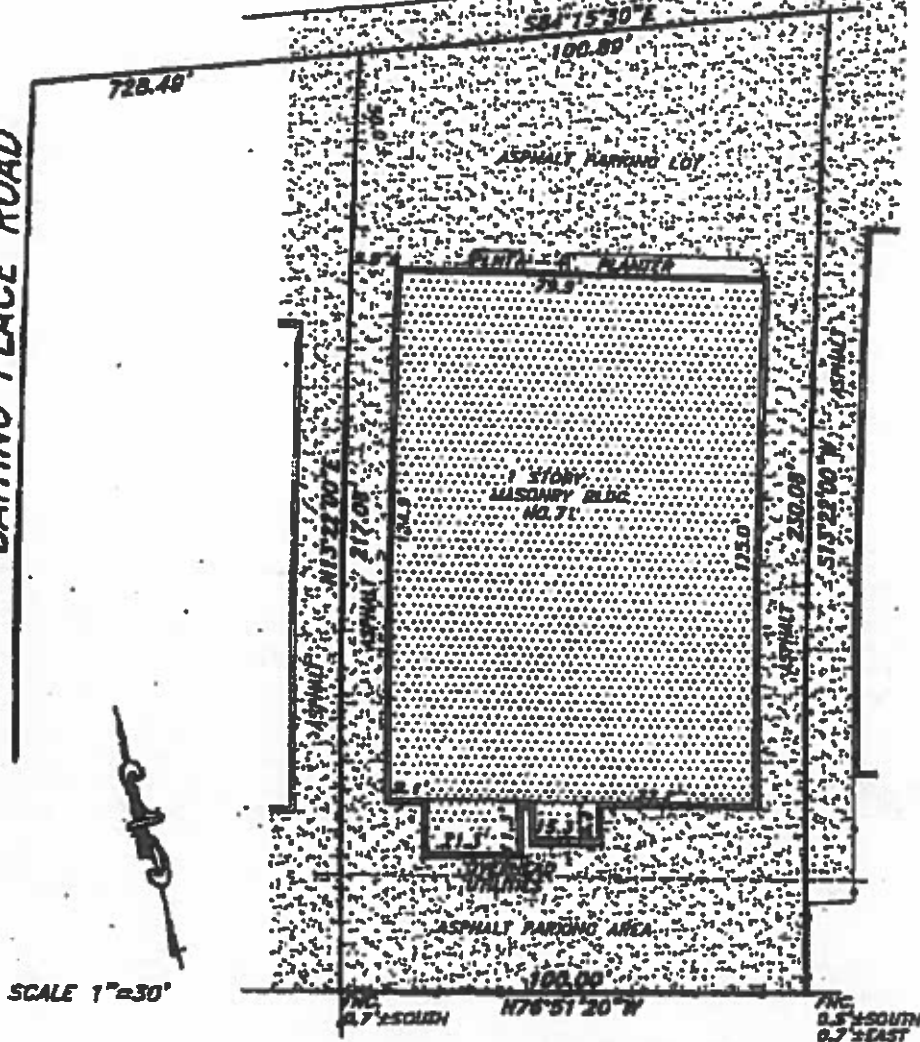
(Seal)



*[Signature]*

# ALLEN BOULEVARD

BAITING PLACE ROAD



SCALE 1"=30'

## MAP OF PROPERTY SITUATED AT NORTH AMITYVILLE, TOWN OF BABYLON SUFFOLK COUNTY, NEW YORK

CERTIFIED TO:  
NEPS PROPERTY INC.  
MKM ABSTRACT SERVICES, INC.  
CHICAGO TITLE INS.CO.  
TITLE NO. MKM-S-24404



Christopher Henn, L.S.  
46 Hunting Hill Drive  
Dix Hills, NY 11748  
DATE 1/06/2006  
(C) COPYRIGHT  
REF. NO. 10678

N.Y.S. LIC. NO. 49857

## Appendix C

## State Environmental Quality Review

# SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR		2. PROJECT NAME <i>Allen Blvd</i>	
3. PROJECT LOCATION: Municipality <i>71 Allen Blvd</i> County <i>Suffolk</i>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)			
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY:			
7. AMOUNT OF LAND AFFECTED: Initially _____ acres    Ultimately _____ acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>Edward Savarice</i>		Date: <i>2/9/16</i>	
Signature: <i>[Signature]</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?

☐ Yes ☒ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)



**Town of Babylon – Building Division**  
Department of Planning and Development  
200 East Sunrise Highway, Lindenhurst, NY 11757

**#2016-0001**

## Building Permit

Suffolk Co. Tax Map Number: 0100-95-3-8		
Property Address: 71 Allen Bl., E. Farmingdale NY 11735		
Physical Location: s/s Allen Bl., 728.49' e/o Baiting Place Rd.		
Zoning District: Industry G	School District: 22	Application #: 115945
Estimated Cost of Construction: \$ 135,000.00   Permit Fee: \$ 848.00		

Permission is hereby granted to: 71 Allen Blvd., LLC
56 Madison Avenue, Hempstead NY 11550
Permission is hereby granted for: Repair approximately 2,500 sq. ft. of roof & block wall due to fire damage.
This permit is subject to the following conditions: None

This permit is subject to compliance with any and all conditions and/or covenants and restrictions imposed by

<input type="checkbox"/> Zoning Board of Appeals:	#	Dated:
<input type="checkbox"/> Planning Board: #	Resolution #:	Dated:
<input type="checkbox"/> Town Board: #	Resolution #:	Dated:
<input type="checkbox"/> Architectural Review Board	Resolution #:	Dated:

### ADDITIONAL REQUIREMENTS

<input checked="" type="checkbox"/> Town of Babylon Plumbing Permit	<input type="checkbox"/> No Clearing of Land
<input checked="" type="checkbox"/> Final Survey	<input type="checkbox"/> Tree Mark Out Prior to Land Clearing
<input checked="" type="checkbox"/> Fire Underwriters Certificate	<input type="checkbox"/> Street Trees Required
<input type="checkbox"/> Energy Star	<input type="checkbox"/> Roof Drains Connected to Dry Wells
<input type="checkbox"/> Site Work	<input type="checkbox"/> Construction Activity Agreement
<input checked="" type="checkbox"/> One Call Center Notification – Ten Business Days Prior to any Excavation Work. 1-800-272-4480	<input type="checkbox"/> Elevation Certificate
	<input type="checkbox"/> Other:

The stamped, approved building/construction plans shall be available on-site for all inspections.

Date of Issuance: January 4, 2016

Expiration Date: July 4, 2016 db

*James R. Berman*  
Building Inspector

*Michael J. Berman*  
Commissioner, Planning and Development

This building permit is issued pursuant to the application and plans approved by the Commissioner of Planning and Development or his designees. The holder of this permit is requested to familiarize himself with the ordinance under which said permit is granted. Any violation of the provisions of said ordinance shall render the permittee liable for the penalties provided therein and in addition thereto may result in the immediate revocation of this building permit. This permit must be kept on the premises until completion of the work authorized. This permit is subject to the provisions of the Workmen's Compensation and Disability Benefits Law. This permit is subject to any and all conditions imposed by the Federal Government.

APPLICATION NO. 15943

SPERM. No. 0100-

93 3 8

DATE EXPIRES

5/1/12

ISSUED TO: [REDACTED]

FOR: [REDACTED]

SPECIAL CONDITIONS: [REDACTED]

# TOWN OF BABYLON

DEPARTMENT OF  
PLANNING AND DEVELOPMENT



BUILDING DIVISION

# BUILDING PERMIT

This permit is issued with the understanding that all town codes will be complied with at all times. This permit is only for the address stated and only for the purpose approved and is not transferable to another location. This permit will be immediately revoked upon non-compliance with any provision of town regulations. No special condition which may have been imposed as part of the issuance of this permit shall be responsible for the issuance of this permit. Questions about the issuance of this Building Division (231) 557-2658.

THIS PERMIT MUST BE CONSPICUOUSLY DISPLAYED AT THE ENTRANCE OF THE BUILDING

# **BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)**

***THIS INDENTURE***, made December 17, 2015

between NEPS Property, Inc., a New York corporation with offices located at 2517 Bayview Avenue, Wantagh, NY 11793, party of the first part, and

71 Allen Blvd., LLC, a New York limited liability company with offices located at 71 Allen Blvd., Farmingdale, NY 11735, party of the second part,

***WITNESSETH***, that the party of the first part, in consideration of ten dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

***ALL*** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Dee Description Attached**

**Premises known as 71 Allen Blvd., Farmingdale, Suffolk County, New York. District 0100, Section 09S.000, block 03.00, Lot 003.00.**

Grantor(s) herein being the same as the grantee(s) in deed dated 1/12/06, and recorded on 1/20/06, at liber 12431, page 578.

***TOGETHER*** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

***TOGETHER*** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

***TO HAVE AND TO HOLD*** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

***AND*** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

***AND*** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

***First American Title Insurance Company***

Title Number: 478-011715S

Page 1

**SCHEDULE A DESCRIPTION**

**ALL that certain plot piece or parcel of land, situate, lying and being at North Amityville, Town of Babylon, County of Suffolk and State of New York, more particularly bounded and described as follows:**

**BEGINNING at a point on the southerly side of Allen Boulevard, distant 728.49 feet easterly from the corner formed by the intersection of the southerly side of Allen Boulevard and the easterly side of Baiting Place Road as said streets existed prior to the corner out;**

**RUNNING THENCE South 84 degrees 15 minutes 30 seconds east along the southerly side of Allen Boulevard, a distance of 100.89 feet;**

**THENCE South 13 degrees 22 minutes 00 seconds west, a distance of 230.08 feet;**

**THENCE North 76 degrees 51 minutes 20 seconds west, a distance of 100 feet;**

**THENCE North 13 degrees 22 minutes 00 seconds east, a distance of 217.08 feet to the southerly side of Allen Boulevard at the point or place of BEGINNING/**

**FOR INFORMATION ONLY: Premises known as 71 Allen Boulevard, Farmingdale, NY.**

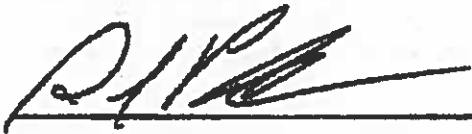


**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

**Neps Property, Inc.**

By:   
Barry Cowen, Pres,

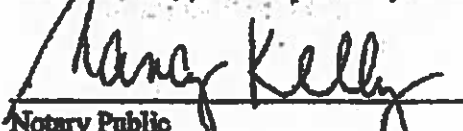
**IN PRESENCE OF**



STATE OF NEW YORK  
COUNTY OF NASSAU

)  
) ss.:  
)

On December 17, 2015, before me, the undersigned, personally appeared **BARRY COWEN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

NANCY KELLY  
Notary Public, State of New York  
No. 01KE4633730  
Qualified in Nassau County  
Commission Expires February 28, 2018

***Bargain and Sale Deed With Covenant Against Grantors' Acts***

**Intracoastal Abstract Co., Inc.**

**Title No.**

**NEPS Property, Inc.**

**To**

**71 Allen Blvd., LLC**

**District 0100**

**Section 095.00**

**Block 03.00**

**Lot 008.00**

**County of Suffolk**

**Street Address: 71 Allen Blvd., Farmingdale,  
New York**

**Return By Mail To:**

**Alan Kapson, Esq.  
6080 Jericho Tpk.  
Commack, NY 11725**

**Reserve This Space For Use Of Recording Office**

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through January 29, 2016.

---

**Selected Entity Name:** ALLEN BOULEVARD CORP.

**Selected Entity Status Information**

**Current Entity Name:** ALLEN BOULEVARD CORP.

**DOS ID #:** 4008086

**Initial DOS Filing Date:** OCTOBER 18, 2010

**County:** NASSAU

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC BUSINESS CORPORATION

**Current Entity Status:** ACTIVE

**Selected Entity Address Information**

**DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)**

ALLEN BOULEVARD CORP.

71 ALLEN BOULEVARD

FARMINGDALE, NEW YORK, 11735

**Chief Executive Officer**

LARRY SHORE

71 ALLEN BLVD

FARMINGDALE, NEW YORK, 11735

**Principal Executive Office**

ALLEN BOULEVARD CORP.

71 ALLEN BLVD

FARMINGDALE, NEW YORK, 11735

**Registered Agent**

NONE



This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

**\*Stock Information**

# of Shares	Type of Stock	\$ Value per Share
200	No Par Value	

\*Stock information is applicable to domestic business corporations.

**Name History**

Filing Date	Name Type	Entity Name
OCT 18, 2010	Actual	ALLEN BOULEVARD CORP.

A Fictitious name must be used when the Actual name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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