



**BABYLON INDUSTRIAL DEVELOPMENT AGENCY**

**Thomas E. Dolan  
Chief Executive Officer**

**FORM APPLICATION FOR FINANCIAL ASSISTANCE**

updated : 3/14/19

DATE: March 1, 2018

APPLICATION OF: Engel Burman at Deer Park LLC  
Company Name of Beneficial User of Proposed Project  
(Not Realty or Special Purpose Entity (SPE) created for liability)

CURRENT ADDRESS: 67 Clinton Road  
Garden City, New York 11530

ADDRESS OF PROPERTY  
TO RECEIVE BENEFITS: 220 Washington Avenue  
Deer Park, New York 11729  
Tax Map # District \_\_\_\_\_ Section 91 Block 03 Lot (s) 70.2  
Section 92, Block 02, Lot 23

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**Part I: User (Applicant) & Owner Data (if different)****I. User Data (Applicant):****A. User:** Engel Burman at Deer Park LLC**Address:** 67 Clinton RoadGarden City, New York 11530**Federal Employer ID #:** [REDACTED] **Website:** **NAICS Code:** 

(The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. [www.census.gov/eos/www/naics/](http://www.census.gov/eos/www/naics/) )

**Name of User Officer Certifying Application:** [REDACTED]**Title of Officer:** **Phone Number:** [REDACTED]**E-mail:** [REDACTED]**B. Business Type:****Sole Proprietorship** ☐**Partnership** ☐**Privately Held** ☒**Public Corporation** ☐**Listed on** **State of Incorporation/Formation:** New York**C. Nature of Business:**

(e.g., "manufacturer of \_\_\_\_\_ for \_\_\_\_\_ industry"; "distributor of \_\_\_\_\_")

residential apartment complex, including 20% affordable housing**D. User Counsel:****Firm Name:** Forchelli Deegan Terrana LLP**Address:** 333 Earle Ovington Blvd., Suite 1010Uniondale, New York 11553**Individual Attorney:** Daniel P. Deegan**Phone Number:** 516-248-1700**E-mail:** ddeegan@forchellilaw.com

E. Principal Stockholders, Members or Partners, if any, of the User (5% or more equity):

Name	Percent Owned
Jan Burman	21%
Scott Burman	19.5%
David Burman	19.5%
Steven Krieger	30%

F. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

Certain real estate entities in which Jan Burman was a principal declared bankruptcy in the 1990's, all of which bankruptcies have long since been discharged.

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

N/A

H. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

N/A

I. List parent corporation, sister corporations and subsidiaries:

Engel Burman has developed Bristol communities and owns other commercial properties on Long Island and throughout the east coast.

- J. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

Yes, HSRE-EB at West Babylon.

- K. List major bank references of the User:

Wells Fargo Comm. R.E. - Melissa W. Hilton, 212-303-2795

Signature Bank - Maury Danon, 516-408-5014

## 2. Owner Data

***\*\* (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) \*\****

- A. Owner (together with the User, the "Applicant"): \_\_\_\_\_

Address: \_\_\_\_\_

Federal Employer ID #: \_\_\_\_\_ Website: \_\_\_\_\_

NAICS Code: \_\_\_\_\_

Name of Owner Officer Certifying Application: \_\_\_\_\_

Title of Officer: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

- B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☐

Public Corporation ☐ Listed on \_\_\_\_\_

State of Incorporation/Formation: \_\_\_\_\_

- C. Nature of Business:

(e.g., "manufacturer of \_\_\_\_\_ for \_\_\_\_\_ industry"; "distributor of \_\_\_\_\_"; or "real estate holding company")

D. Are the User and the Owner Related Entities? Yes ☐ No ☐

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. Owner's Counsel:

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

Individual Attorney: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

F. Principal Stockholders or Partners, if any (5% or more equity):

Name	Percent Owned
_____	_____
_____	_____
_____	_____

G. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

\_\_\_\_\_  
\_\_\_\_\_

ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

\_\_\_\_\_  
\_\_\_\_\_

- H. If any of the above persons (see "F", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

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- I. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

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- J. List parent corporation, sister corporations and subsidiaries:

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- K. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

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- L. List major bank references of the Owner:

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**Part II – Operation at Current Location**

1. Current Location Address: \_\_\_\_\_

2. Owned or Leased: \_\_\_\_\_

3. Describe your present location (acreage, square footage, number of buildings, number of floors, etc.):

\_\_\_\_\_

\_\_\_\_\_

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:

\_\_\_\_\_

\_\_\_\_\_

5. Are other facilities or related companies of the Applicant located within the State?

Yes ☐ No ☐

A. If yes, list the Address: \_\_\_\_\_

6. If yes to above ("5"), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes ☐ No ☐

A. If no, explain how current facilities will be utilized: \_\_\_\_\_

\_\_\_\_\_

B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



7. Has the Applicant actively considered sites in another state? Yes ☐ No ☐

A. If yes, please list states considered and explain: \_\_\_\_\_

\_\_\_\_\_

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☐ No ☐

A. Please explain: \_\_\_\_\_

\_\_\_\_\_

9. Number of full-time employees at current location and average salary: \_\_\_\_\_

\_\_\_\_\_

*(Remainder of Page Intentionally Left Blank)*

**Part III – Project Data****1. Project Type:****A. What type of transaction are you seeking?: (Check one)**

Straight Lease ☒    Taxable Bonds ☐    Tax-Exempt Bonds ☐  
 Equipment Only Straight Lease ☐

**B. Type of benefit(s) the Applicant is seeking: (Check all that apply)**

Sales Tax Exemption ☒    Mortgage Recording Tax Exemption ☒  
 Real Property Tax Abatement: ☒

**2. Location of project:**

A. Street Address: 220 Washington Avenue, Deer Park, New York

B. Tax Map: District \_\_\_\_\_ Section 91 Block 03 Lot(s) 70.2  
 Section 92, Block 02, Lot 23

**C. Municipal Jurisdiction:**

i. Village: N/A  
 ii. School District: Deer Park Union Free School District  
 iii. Library: Deer Park Library

D. Acreage: 9.77

**3. Project Components (check all appropriate categories):**

- A. Construction of a new building (16 buildings, including 5,000 sf) ☒ Yes ☐ No  
 i. Square footage: clubhouse) approx. 220,000 sf.
- B. Renovations of an existing building ☐ Yes ☒ No  
 i. Square footage: \_\_\_\_\_
- C. Demolition of an existing building ☒ Yes ☐ No  
 i. Square footage: 60,000 sf.
- D. Land to be cleared or disturbed ☒ Yes ☐ No  
 i. Square footage/acreage: 7 acres
- E. Construction of addition to an existing building ☐ Yes ☒ No  
 i. Square footage of addition: \_\_\_\_\_  
 ii. Total square footage upon completion: \_\_\_\_\_
- F. Acquisition of an existing building ☐ Yes ☒ No  
 i. Square footage of existing building: \_\_\_\_\_

G. Installation of machinery and/or Equipment ☒ Yes ☐ No

i. List principal items or categories of equipment to be acquired: \_\_\_\_\_

Appliances, HVAC system, FF&E for gym equipment

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location? No

i. If no, please list the present owner of the site: Deer Park Union Free School District

B. Present use of the proposed location: Mostly vacant administrative building

C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?) ☐ Yes ☒ No

i. If yes, explain: \_\_\_\_\_

D. Is there a purchase contract for the site? (if yes, attach): ☒ Yes ☐ No

E. Is there an existing or proposed lease for the site? (if yes, attach): ☐ Yes ☒ No

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site: \_\_\_\_\_

"55 and older" multi-family rental community with 20% affordable component

B. Proposed product lines and market demands: N/A

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant:

No

D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

The Applicant's proposed "55 and over" with 20% affordable component facility would help satisfy a glaring need in the Deer Park community as well as a need throughout the Town.

E. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☐ No ☒

i. If yes, what percentage of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

6. Project Work:

A. Has construction work on this project begun? If yes, complete the following: No

i.	Site Clearance:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% Complete	_____
ii.	Foundation:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% Complete	_____
iii.	Footings:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% Complete	_____
iv.	Steel:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% Complete	_____
v.	Masonry:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	% Complete	_____
vi.	Other:	_____			

B. What is the current zoning? Senior Citizen Multiple Residence District

C. Will the project meet zoning requirements at the proposed location?

Yes ☒ No ☐

D. If a variance or change of zoning is required, please provide the details/status of the variance or change of zone request:

N/A

E. Have site plans been submitted to the appropriate planning department? Yes ☒ No ☐

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: Second/third quarter of 2018

ii. Construction/Renovation/Equipping: Construction will commence immediately upon acquisition

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: \_\_\_\_\_

24 months

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Part IV – Project Costs and Financing1. Project Costs:

- A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement and/or equipping of the project location:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ 6,663,000
Building(s) demolition/construction	\$ 34,500,000
Building renovation	\$ 6,000,000
Site Work	\$ 2,000,000
Machinery and Equipment	\$
Legal Fees	\$
Architectural/Engineering Fees	\$
Financial Charges	\$
Other (Specify)	\$
Total	\$ 49,163,000

2. Method of Financing:

	<u>Amount</u>	<u>Term</u>
A. Tax-exempt bond financing:	\$	_____ years
B. Taxable bond financing:	\$	_____ years
C. Conventional Mortgage:	\$ 45,000,000	_____ years
D. SBA (504) or other governmental financing:	\$	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$	
F. Other loans:	\$	_____ years
G. Owner/User equity contribution:	\$ 4,163,000	_____ years
Total Project Costs	\$ 49,163,000	

- i. What percentage of the project costs will be financed from public sector sources?

-0-

3. Project Financing: (\*\*Complete only if Bond Financing is being utilized\*\*)

- A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes ☐ No ☐

i. If yes, provide detail on a separate sheet.

- B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

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- C. Will any of the funds borrowed through Agency Bonds be used to repay or refinance an existing mortgage or outstanding loan? Give details:

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- D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

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**Part V – Project Benefits**1. Mortgage Recording Tax Benefit:

- A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 45,000,000 ✓

- B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and current Mortgage Recording Tax Rate):

\$ 337,500 ✓2. Sales and Use Tax Benefit:

- A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ 21,250,000

- B. Estimated State and local Sales and Use Tax exemption (product of current State and Local Sales and Use Tax Rate and figure above):

\$ 1,832,812.50

- C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$

ii. User: \$

3. Real Property Tax Benefit:

- A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit:

No

- B. Agency PILOT Benefit:

i. Term of PILOT requested: 30 years

- ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attached such information to
- Exhibit A
- hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit to be granted by the Agency.

**\*\* This application will not be deemed complete and final until Exhibit A hereto has been completed and executed.\*\***



## **Part VI – Employment Data**

1. List the Applicant's and each users present employment, and estimates of (i) employment at the proposed project location at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area\* ("LMA") that would fill the full-time and part-time jobs at the end of year second year following completion:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>
Full-Time	0	4	4	4
Part-Time**				

\* The Labor Market Area includes the Town of Babylon, Nassau and Suffolk Counties.

**Full-Time Employee** shall mean, with respect to an Annual Period, an individual on the payroll of, receiving customary benefits from, and directly employed during such Annual Period by, any Company Group Entity (and excluding any individuals employed by temporary employment or similar agencies) and each of whom works within the Town for any Company Group Entity during such Annual Period on a "full-time basis" (*i.e.*, working at least a 35-hour week, subject to customary vacation, holiday and sick leave).

**\*\*Agency converts Part-time staff to Full-Time Equivalent Employee** as follows, with respect to an Annual Period, two (2) individuals on the payroll of, receiving customary benefits from, and directly employed during such Annual Period by, any Company Group Entity (and excluding any individuals employed by temporary employment or similar agencies) and each of whom works within the Town for any Company Group Entity during such Annual Period on a "part-time basis" (*i.e.*, working at least a 20-hour week, subject to customary vacation, holiday and sick leave).

### **2. Salary and Fringe Benefits:**

Category of Jobs to be Retained and Created	Number of Employees	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management	1	60,000	18,600
Professional			
Administrative	1	40,000	12,400
Production			
Supervisor	1	60,000	18,600
Laborer	1	40,000	12,400
Other			

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

3. Annualized salary range of jobs to be created in the first two years (see question #1).

FROM \$ 40,000 TO \$ 60,000

4. List the number of \*Construction jobs (if applicable) to be created by the Applicants Project.

	<u>First Year</u>	<u>Second Year</u>	<u>Third Year</u>
* Full-Time	75	75	
** Part-Time			

\*Construction jobs are defined as full-time equivalents (FTE), or 2,080-hour units of labor (one construction period job equates to one full-time job for 1 year).

\*\*A part-time or temporary job may be considered one job by other models, but would constitute only a fraction of a job. For example, if a laborer or craftsman worked only 3 months on a construction or renovation project (assuming no overtime), that would be considered one-quarter of a job.

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**Part VII – Representations, Certifications and Indemnification**

1. Is the Applicant in any litigation which would have a material adverse effect on the Applicant's financial condition? (if yes, furnish details on a separate sheet)

Yes ☐ No ☒

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state or local laws or regulations with respect to:

- a. Labor practices,

(with respect to workers and/or their working conditions and/or their wages, including but not limited to pending or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents; unfair labor practices complaints; incurred, or potentially incurred, liability including withdrawal liability with respect to an employee benefit plan, including a pension plan; any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees. Please consider "discrimination" to include sexual harassment.)

Yes ☐ No ☒ (If yes, furnish details on a separate sheet)

- b. hazardous wastes, environmental pollution,

Yes ☐ No ☒ (If yes, furnish details on a separate sheet)

- c. other operating practices

Yes ☐ No ☒ (If yes, furnish details on a separate sheet)

3. Is there a likelihood that the Applicant would not proceed with this project without the Agency's assistance? (If yes, please explain why; if no, please explain why the Agency should grant the benefits requested)

Yes ☒ No ☐

If the Applicant is unable to obtain assistance from the Agency, the financial risks to the Applicant associated with the Project would outweigh the ultimate economic benefit of the Project. As a result, the Applicant would not proceed with the Project and the property would continue to be an under-utilized property. The Applicant's proposed "55 and over" residential facility with a 20% affordable component would help satisfy a significant need by residents in the Town, which would have a positive impact on the County.

4. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

The development costs to construct multi-family housing with a 20% affordable component, and the operating expenses for same, are high compared to other regions of the country, leading to the dearth of such housing in suburban Long Island. Without tax abatements sought in the subject Application, it will not be possible to provide rental units at a rate which will be within the means of seniors. Thus, a recognized market need will not be met, with a negative effect on retaining these seniors in the Town of Babylon.

5. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

Initial 

6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies"). The Applicant also agrees, that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies

Initial 

7. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

Initial 

8. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

Initial 

9. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

Initial 



10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Initial \_\_\_\_\_

11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial \_\_\_\_\_

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Initial after receipt and acceptance of Schedule A and Schedule B

12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project.

Initial \_\_\_\_\_

13. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's Recapture Policy, attached hereto as Schedule B.

Initial \_\_\_\_\_

**Part VIII – Submission of Materials**

Please send under separate cover all information directly to Agency Counsel:

William F. Dudine, Partner  
Katten Muchin Rosenman LLP  
575 Madison Avenue  
New York, NY 10022-2585

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report).
2. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
3. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
4. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
5. Completed Long Environmental Assessment Form.
6. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please **remove or redact any employee Social Security numbers** and note the full-time equivalency for part-time employees.

*(Remainder of Page Intentionally Left Blank)*

Part IX – Certification

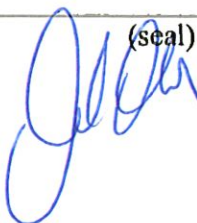
STEVEN KRIEGER (name of representative of company submitting application) deposes and says that he or she is the MEMBER (title) of Edge School of DEER PARK LLC, the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as in formation acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of 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") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. 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 or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.

as Member  
Representative of Applicant  
STEVEN KRIEGER

Sworn to me before this 2  
Day of May, 20 18

(seal)  


**DANIEL P. DEEGAN**  
Notary Public, State of New York  
No. 02DE4961764  
Qualified in Nassau County  
Commission Expires July 7, 2018

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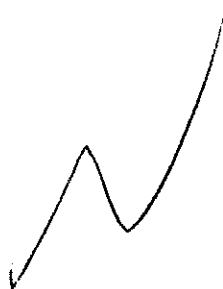
**EXHIBIT A**

**Payments in Lieu of Taxes on the Land and the Buildings:**

For the period commencing on the PILOT Commencement Date (hereinafter defined) until the earlier of (i) the date on which the straight lease transaction is terminated or (ii) the date on which the Agency no longer has a leasehold interest in the Facility, the Company shall make PILOT payments as follows:

Definitions

- PILOT Commencement Date = the Taxable Status Date of the Town (i.e., March 1) immediately following the issuance of a certificate of occupancy, certificate of completion or any other document that attests to compliance with applicable building codes after completion of construction of the Facility ("Certificate of Occupancy") but in no event later than the March 1 immediately succeeding the required completion date.
- A = The "**Full Assessed Value**" of the Facility as determined by the Town Tax Assessor immediately after the issuance by the Town of a Certificate of Occupancy for the Facility and any modification of the assessed value as thereafter determined by the Town Tax Assessor.
- B = the "**Base PILOT**" which equals the Stabilized Assessed Value multiplied by the then current tax rate of the Town for such Tax Year.
- C = The current tax rate of the Town then in effect for such Tax Year.
- S = The "**Stabilized Base Assessed Value**" of \$45,000.

A handwritten mark, possibly a signature or initials, consisting of a series of connected loops and lines, located at the bottom center of the page.



**Tax Year** = Each Tax Year of the Town currently commences December 1 and ends November 30. The first Tax Year below shall commence on the December 1 of the year immediately following the March 1 of such year immediately succeeding issuance of a Certificate of Occupancy, but in no event later than the March 1 immediately succeeding the required completion date.

**Tax Year**

1 through 7, inclusive	B	+	0			
8	B	+	( ((A-S)	x	4.17%)	x C)
9	B	+	( ((A-S)	x	8.34%)	x C)
10	B	+	( ((A-S)	x	12.50%)	x C)
11	B	+	( ((A-S)	x	16.67%)	x C)
12	B	+	( ((A-S)	x	20.84%)	x C)
13	B	+	( ((A-S)	x	25.00%)	x C)
14	B	+	( ((A-S)	x	29.17%)	x C)
15	B	+	( ((A-S)	x	33.34%)	x C)
16	B	+	( ((A-S)	x	37.50%)	x C)
17	B	+	( ((A-S)	x	41.67%)	x C)
18	B	+	( ((A-S)	x	45.84%)	x C)
19	B	+	( ((A-S)	x	50.00%)	x C)
20	B	+	( ((A-S)	x	54.17%)	x C)
21	B	+	( ((A-S)	x	58.34%)	x C)
22	B	+	( ((A-S)	x	62.50%)	x C)
23	B	+	( ((A-S)	x	66.67%)	x C)
24	B	+	( ((A-S)	x	70.84%)	x C)
25	B	+	( ((A-S)	x	75.00%)	x C)
26	B	+	( ((A-S)	x	79.17%)	x C)
27	B	+	( ((A-S)	x	83.34%)	x C)
28	B	+	( ((A-S)	x	87.50%)	x C)
29	B	+	( ((A-S)	x	91.67%)	x C)
30	B	+	( ((A-S)	x	95.84%)	x C)

31 and thereafter

Full taxes due on the assessed value of the Facility Realty in accordance with the then current tax rate of the Town and then current assessed value of the Facility Realty.

**EXHIBIT A**  
**Estimate of net exemptions based on estimated tax rates and assessment values**

220 Washington Ave  
 Deer Park, NY 11729  
 0100 091.00 03.00 070.002

3/14/2019

Assuming Constants of:

	Base Assessed Value	45000	
	Estimated New Building	300000	
	Estimated Assessed Value -200 Unit Apt	345000	
2017-2018	Tax rate for items eligible for PILOT	292.4137	1,008,827
	Other Non-Abated taxes		56,628
			1,065,455

PILOT begins 3 years out Abatement

				BASE PILOT 45000		Incremental PILOT 300000		Increment 0%		To be Paid	Savings
3	2.00%	30	Year PILOT	Abate	Tax	PILOT	Non-Abated				
	Rate										
2020	2021	309.9585	1	139,481	100.0%	0.00%	-	139,481	56,628	196,109	929,876
2021	2022	316.1577	2	142,271	100.0%	0.00%	-	142,271	56,628	198,899	948,473
2022	2023	322.4809	3	145,116	100.0%	0.00%	-	145,116	56,628	201,744	967,443
2023	2024	328.9305	4	148,019	100.0%	0.00%	-	148,019	56,628	204,647	986,791
2024	2025	335.5091	5	150,979	100.0%	0.00%	-	150,979	56,628	207,607	1,006,527
2025	2026	342.2193	6	153,999	100.0%	0.00%	-	153,999	56,628	210,627	1,026,658
2026	2027	349.0637	7	157,079	100.0%	0.00%	-	157,079	56,628	213,707	1,047,191
2027	2028	356.0450	8	160,220	95.83%	4.17%	44,541	204,761	56,628	261,389	1,023,594
2028	2029	363.1659	9	163,425	91.66%	8.34%	90,864	254,289	56,628	310,917	998,633
2029	2030	370.4292	10	166,693	87.50%	12.50%	138,911	305,604	56,628	362,232	972,377
2030	2031	377.8378	11	170,027	83.33%	16.67%	188,957	358,984	56,628	415,612	944,556
2031	2032	385.3946	12	173,428	79.16%	20.84%	240,949	414,377	56,628	471,005	915,234
2032	2033	393.1025	13	176,896	75.00%	25.00%	294,827	471,723	56,628	528,351	884,481
2033	2034	400.9646	14	180,434	70.83%	29.17%	350,884	531,318	56,628	587,946	852,010
2034	2035	408.9839	15	184,043	66.66%	33.34%	409,066	593,109	56,628	649,737	817,885
2035	2036	417.1636	16	187,724	62.50%	37.50%	469,309	657,033	56,628	713,661	782,181
2036	2037	425.5069	17	191,478	58.33%	41.67%	531,926	723,404	56,628	780,032	744,595
2037	2038	434.0170	18	195,308	54.16%	45.84%	596,860	792,168	56,628	848,796	705,191
2038	2039	442.6973	19	199,214	50.00%	50.00%	664,046	863,260	56,628	919,888	664,046
2039	2040	451.5512	20	203,198	45.83%	54.17%	733,816	937,014	56,628	993,642	620,838
2040	2041	460.5822	21	207,262	41.66%	58.34%	806,111	1,013,373	56,628	1,070,001	575,636
2041	2042	469.7938	22	211,407	37.50%	62.50%	880,863	1,092,270	56,628	1,148,898	528,519
2042	2043	479.1897	23	215,635	33.33%	66.67%	958,427	1,174,062	56,628	1,230,690	479,142
2043	2044	488.7735	24	219,948	29.16%	70.84%	1,038,741	1,258,689	56,628	1,315,317	427,580
2044	2045	498.5490	25	224,347	25.00%	75.00%	1,121,735	1,346,082	56,628	1,402,710	373,912
2045	2046	508.5200	26	228,834	20.83%	79.17%	1,207,786	1,436,620	56,628	1,493,248	317,774
2046	2047	518.6904	27	233,411	16.66%	83.34%	1,296,830	1,530,241	56,628	1,586,869	259,241
2047	2048	529.0642	28	238,079	12.50%	87.50%	1,388,794	1,626,873	56,628	1,683,501	198,398
2048	2049	539.6455	29	242,840	8.33%	91.67%	1,484,079	1,726,919	56,628	1,783,547	134,858
2049	2050	550.4384	30	247,697	4.16%	95.84%	1,582,620	1,830,317	56,628	1,886,945	68,695
				\$5,658,492			\$16,520,942	\$22,179,434	\$1,698,840	\$23,878,274	\$21,202,335

# Schedule A

## Agency's Fee Schedule

Engel Burman at Deer Park LLC

220 Washington Ave., DP 0100 091.00 03.00 070.002  
(90 Bowling Ln, DP) 0100 092.00 02.00 023.000

Application Fee				\$	1,500
Estimated Public Hearing Notice					800
<b>Large Development</b>					
1-15 M	15,000,000	1.00%	150,000		
15- 25 M	10,000,000	0.75%	75,000		
25 - 35 M	10,000,000	0.50%	50,000		
< 35 M	14,163,000	0.25%	35,410		
Estimated Project Cost	Pg 14 \$49,163,000		\$	310,410	
Estimated Savings		0.75%	175,295		
Estimated Closing Fee			\$	485,705	
	Discount	0.6%	\$	(2,757)	
			\$	482,948	\$ 482,948
Total Estimated Fees					\$ 485,248

### Estimated Savings

Est PILOT		30 Yr	\$ 21,202,335
Est Mtg Rec	Pg 16 45,000,000	0.75%	337,500
Est Sales Tax	Pg 16 21,250,000	0.08625	1,832,813
Estimated Savings			23,372,648
0.75% of Estimated Savings			175,295

\* Plus an Annual Reporting / Compliance fee of \$1,000 per year for the duration of the PILOT

\*\* Legal Fees: The Applicant/Owner is responsible for all legal fees at closing, which include both local and project counsel. Legal fees can generally range from \$90,000 to \$145,000 depending upon the size and complexity of the project. These fees can be rolled into your financing.

## SCHEDULE B

**Recapture of Agency Benefits.** It is understood and agreed by the parties to straight lease documents that the Agency is entering into the straight lease documents in order to provide financial assistance to the Lessee for the Project and to accomplish the public purposes of the Act. In consideration therefor, the Lessee hereby agrees as follows:

(a)(i) If there shall occur a Recapture Event after the date of execution of the straight lease, the Lessee or the Sublessee shall pay to the Agency as a return of public benefits conferred by the Agency, the following amounts:

(a)(i) If there shall occur a Recapture Event after the date hereof, the Lessee shall pay to the Agency as a return of public benefits conferred by the Agency, the following amounts:

(A) one hundred per cent (100%) of the Benefits (as defined below) if the Recapture Event occurs within the first twenty (20) years after the date hereof;

(B) eighty per cent (80%) of the Benefits if the Recapture Event occurs during the twenty-first (21<sup>st</sup>) year after the date hereof;

(C) sixty per cent (60%) of the Benefits if the Recapture Event occurs during the twenty-second (22<sup>nd</sup>) year after the date hereof;

(D) forty per cent (40%) of the Benefits if the Recapture Event occurs during the twenty-fourth (24<sup>th</sup>) year after the date hereof; or

(E) twenty per cent (20%) of the Benefits if the Recapture Event occurs during the twenty-fifth (25<sup>th</sup>) year after the date hereof.

As used in this section, the term “**Benefits**” shall mean, collectively:

(1) all real estate tax benefits which have accrued to the benefit of the Lessee commencing from and after the “Commencement Date”, and during the period of time that the Agency is the leasehold owner of the Facility, such tax benefits to be computed by subtracting the payments in lieu of taxes paid under this section of the straight lease from those payments which the Lessee would have been required to pay during the term of the straight lease had the Town determined the amount of such real estate taxes as would be due if the Agency had not been the leasehold owner of the Facility Realty during such term; and

(2) all miscellaneous benefits derived from the Agency's participation in the straight-lease transaction contemplated by the straight lease, including, but not limited to, any exemption from any applicable state or local sales and use tax, mortgage recording tax and filing and recording fees accruing from and after the date hereof.

As used in this Section, the term “**Benefits**” shall mean, collectively:

(1) all real estate tax benefits which have accrued to the benefit of the Lessee or the Sublessee commencing from and after the “Commencement Date”, and during the period of time that the Agency is the owner of the Facility, such tax benefits to be computed by subtracting the payments in lieu of taxes paid under the straight lease documents from those payments which the Lessee or the Sublessee would have

been required to pay during the term of the straight lease documents had the Town determined the amount of such real estate taxes as would be due if the Lessee had been the owner of the Facility Realty during such term; and

(2) all miscellaneous benefits derived from the Agency's participation in the straight lease transaction contemplated by the straight lease, including, but not limited to, any exemption from any applicable state or local sales and use tax, mortgage recording tax and filing and recording fees accruing from and after the date hereof.

As used in this Section, the term "Recapture Event" shall mean any of the following events:

(1) The Lessee or the Sublessee shall have liquidated its operations and/or assets (absent a showing of extreme hardship);

(2) The Lessee or the Sublessee shall have ceased all or substantially all of its operations at the Facility through no force majeure event;

(3) The Lessee or the Sublessee fails to cause substantial completion of the Facility on or prior to the Completion Date;

(4) The Lessee or the Sublessee shall have subleased all or any portion of the Facility in violation of the limitations imposed in the straight lease documents, without the prior written consent of the Agency;

(5) The Lessee or the Sublessee shall have sold, leased, transferred or otherwise disposed of all or substantially all of its interest in the Facility;

(6) The Lessee or the Sublessee shall have failed to operate the Facility as an over 55 senior housing rental facility;

(7) The Lessee or the Sublessee shall have failed to maintain a 20% affordability component at the Facility in accordance with affordability guidelines of the Agency.

Notwithstanding the foregoing, a Recapture Event shall not be deemed to have occurred if the Recapture Event shall have arisen as a direct, immediate result of (i) a taking or condemnation by governmental authority of all or substantially all of the Facility, or (ii) the inability at law of the Lessee to rebuild, repair, restore or replace the Facility after the occurrence of a Loss Event to substantially its condition prior to such Loss Event, which inability shall have arisen in good faith through no fault on the part of the Lessee or any Affiliate.

(b) The Lessee covenants and agrees to furnish the Agency with written notification upon any Recapture Event or disposition of the Facility or any portion thereof, which notification shall set forth the terms of such Recapture Event and/or disposition.

(c) In the event any payment owing by the Lessee or the Sublessee under this provisionshall not be paid on demand by the Lessee or the Sublessee, such payment shall bear interest from the date of such demand at the then current interest rate imposed on delinquent payments of real property taxes until the Lessee or the Sublessee shall have paid such payment in full, together with such accrued interest to the date of payment, to the Agency.

(d) The Agency, in its sole discretion, may waive all or any portion of any payment owing by the Lessee or the Sublessee under this provision.

(e) The provisions of this Section shall survive the termination of the straight lease documents for any reason whatsoever, notwithstanding any provision of the straight lease documents to the contrary.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: Seasons at Deer Park							
Project Location (describe, and attach a location map): 220 Washington Avenue, Deer Park, NY 11530 (described as Section 91, Block 03, Lot 70.2)							
Brief Description of Proposed Action: IDA financial assistance for construction of a 200-unit senior housing facility to be distributed among 14, two-story structures, that has been approved by the Town.							
Name of Applicant or Sponsor: Engel Burman at Deer Park, LLC		Telephone: (516) 747-1200 E-Mail: David@engelburman.com					
Address: 67 Clinton Road							
City/PO: Garden City		State: NY	Zip Code: 11530				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Babylon Building Permit			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		10.91 acres					
b. Total acreage to be physically disturbed?		10.91 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.91 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): institutional (community center) <input type="checkbox"/> Parkland							

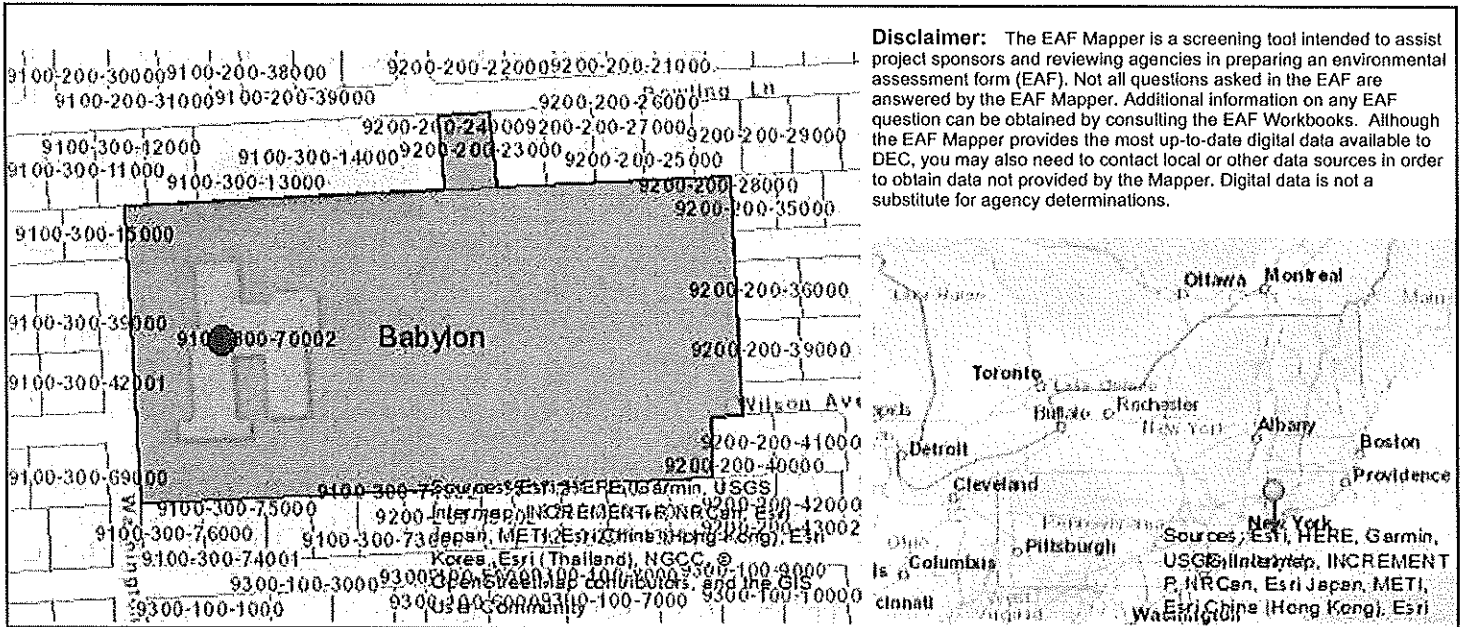
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Proposed action will meet state energy code requirements	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Non-point stormwater discharges will continue to be recharged to landscaped areas within the center of the site. Stormwater discharges from impervious areas will be directed via piping to proposed recharge basin.			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ Note: a community swimming pool is proposed. _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Site Name: C.T.I Metal Finishing (T&S Metal Fin.); Site Code 152115; Address 333 A & B Skidmore Road (approximately 1824 feet to the southeast of the property).	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>                    </u> <i>CM</i> <u>                    </u> <i>Daniel P. Deegan</i> Date: <u>                    </u> <i>5/3/18</i> Signature: _____		

# EAF Mapper Summary Report

Wednesday, May 02, 2018 9:58 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

**Seasons at Deer Park – Short Environmental Assessment Form Rider**

Part 1, Question 2:      The project will require approval from Babylon Town Board - Zone Change, Babylon Town Planning Board - Subdivision & Site Plan Approval, Town Building Division - Building Permits, Town Dept. of Public Works - right of way, Suffolk County Department of Health Services, Suffolk County Water Authority, and NYSDEC General Permit for Stormwater Discharges from Construction Activity.