



# Babylon Industrial Development Agency

ROBERT STRICOFF  
CHIEF EXECUTIVE OFFICER

## Applicant Contact And Basic Information

Name: Ausco Inc.

Address: 820 Port Washington Boulevard, Port Washington NY 11050

Phone Number(s): [REDACTED]

Fax Number(s): [REDACTED]

E-mail Address: [REDACTED]

Website Address: <http://auscoinc.com/>

Applicant EIN Number: [REDACTED]

Application Date:

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

☐ Bond Financing

☒ Straight Lease

2. Officer of Applicant serving as contact person:

[REDACTED]	Firm: Ausco, Inc.
	[REDACTED]
	[REDACTED]
	[REDACTED]

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

WEBSITE: [WWW.BABYLONIDA.ORG](http://WWW.BABYLONIDA.ORG)

E-MAIL: [INFO@BABYLONIDA.ORG](mailto:INFO@BABYLONIDA.ORG)

3. Attorney of Applicant:

Name: Eric Rubenstein	Firm: Ruskin, Moscou, Faltischek
Phone #: 516-663-6513	Fax #: 516-663-6713
E-mail Address: erubenstein@rmfpc.com	Address: 1425 RXR Plaza, Uniondale, NY 11556-1425

4. CFO/Accountant of Applicant:

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

5. Financial Advisor or Consultant (if applicable):

Name: Thomas Stringer	Firm: Ryan, LLC
Phone #: 212-847-0120	Fax #: 212-871-3905
E-mail Address: thomas.stringer@ryan.com	Address: Rockefeller Center 610 Fifth Avenue Suite 612 New York, NY 10020

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

☐ General Partnership

☐ Limited Partnership

☐ C Corporation

☒ S Corporation

☐ Limited Liability Company

☐ Natural Person

☐ 501(c)(3) Organization

☐ Other (specify):

7. Are any securities of Applicant publicly traded?

☐ Yes

☒ No

8. Applicant's state of incorporation or formation:

New York

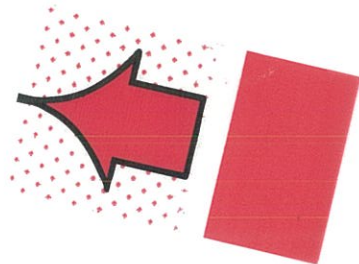
9. Applicant's date of incorporation or formation:

January 1957

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

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

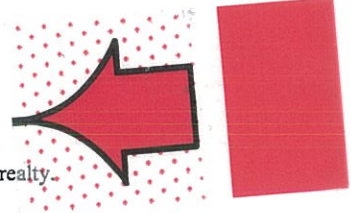
Please see attached Narrative and Statement of Need.



**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 checked="" 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:** To be determined

**Address:** To be determined

**Phone Number(s):** To be determined

**Contact Person:** To be determined

**Affiliation of SPE to Applicant:** To be determined

**Owners of SPE and each respective ownership share:** To be determined

**SPE EIN Number:** To be determined

**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	SI & Floors (Percent of Occupancy)	Lease Expiration	Tenant Business
Ausco Inc.	516-944-9882	Applicant	TBD		Manufacturer
American Express		Tenant	TBD		

## Project Description and Financial Information

### Project Site

District:	Half Hallow Hills School District
Section:	0100-005.00-01.00-007.001
Block(s):	
Lot(s):	
Street address and zip code:	425 Smith Street E. Farmingdale 11735
Zoning	Commercial/Industrial
Area (acreage):	
Square footage of existing building(s):	68,282
Number of floors:	
Intended use(s) (e.g., office, retail, etc.):	Headquarters and manufacturing facility.

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

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

Please see attached Narrative & Statement of Need.

##### b. Indicate the estimated date for commencement of the Project: Anticipated first quarter 2012.

##### c. Indicate the estimated date for the completion of the Project: Anticipated first quarter 2013.

##### 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: N/A

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

PROJECT COSTS		PROJECT FUNDING	
Land acquisition		Bonds	TBD
Building acquisition	6,500,000	Loans	
New construction		Affiliate/employee loans	
Renovations	TBD	Company funds	
Fixed tenant improvements	TBD	Other (explain)	
Machine and/or equipment	TBD		
Soft costs			
Furnishings			
Other (explain)			
Total Project Costs	TBD	Total Project Funding Sources	TBD



## 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.

**6. List major customers:**

Company Name	Address	Contact	Phone
Moog, Inc.	East Aurora, NY		
Eaton			
Parker Hannifin			
Hamilton Sundstrand			
U.S. Government			
Boeing			

**7. List major suppliers:**

Company Name	Address	Contact	Phone

**8. List unions (if applicable):**

Company Name	Address	Contact	Phone
Not Applicable			

**9. List banks/current accounts:**

[Redacted area]

**10. List licensing authorities, if applicable:**

Company Name	Address	Contact	Phone
U.S. State Department			

## Project Description and Financial Information

**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 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,

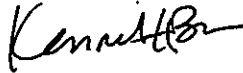
this 14<sup>th</sup> day of November 2011  
200\_\_:

Name of Applicant:

By: Printed Name of Signer: Kenneth Bram

Title of Signer: President

Signature:



**Retail Questionnaire** Not Applicable

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

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

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:

- 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: *AVSCO Inc*

By: Printed Name of Signer: Kenneth Bram

Title of Signer: President

Signature: *Kenneth Bram*

Date: *11/14/2011*

### 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:

820 Port Washington Boulevard, Port Washington NY

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

Ausco Inc.

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):

820 Port Washington Boulevard, Port Washington NY 11050

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

Ausco Inc.

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:

Please see project Narrative and Statement of Need.

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.

Please see project Narrative and Statement of Need.

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

**Name of Applicant:**

**By: Printed Name of Signer:** Kenneth Bram

**Title of Signer:** President

**Signature:**

**Date:**



## 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:** Ausco Inc.

**Address:** 820 Port Washington Boulevard, Port Washington NY 11050

**Phone Number(s):** 516.944.9882

**I.R.S. Employer ID Number:** 13-1847151

**Department of Labor. Registration Number:**

**Project Location:** 425 Smith Street E. Farmingdale, NY 11735

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	0	\$ N/A	
Part Time	0	\$ N/A	

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	0	\$ N/A	
Part Time	0	\$ N/A	

Approximately between 5-10 employees at the Port Washington facility currently reside in Babylon.

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>53</u>	\$ <u>80,000</u>	
Part Time <u>          </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?

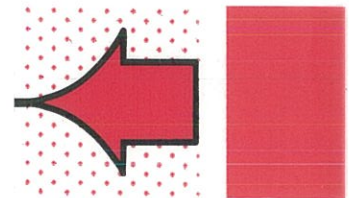
Number	Average Annual Salary (FT) Hourly Rate (PT)	On average Part-time Workers Hours per week
Full Time <u>0</u>	\$ <u>          </u>	
Part Time <u>0</u>	\$ <u>          </u>	<u>          </u>

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	53	80,000					\$4,240,000
2	63	80,000					\$5,040,000
3	73	80,000					\$5,840,000
4	83	80,000					\$6,640,000
5	90	80,000					\$7,200,000

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

Executive and Administrative: Fourteen (14)  
 Engineering: Seven (7)  
 Manufacturing: Forty-One (41)  
 Assembly: Sixteen (16)  
 Quality and Inspection: Twelve (12)



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.

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.

The Applicant will transfer all existing employees to the proposed facility and hire an additional 37 new employees over five years.

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:

By: Printed Name of Signer: Kenneth Bram

Title of Signer: President

Signature:



Date:

11/14/2011

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:

Not applicable.

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. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings, labor disputes, strikes or disturbances 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 discrimination was dismissed by the EEOC.

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

Name of Applicant:

By: Printed Name of Signer: Kenneth Bram

Title of Signer: President

Signature:

*Kenneth Bram*

Date:

*11/14/2011*

CERTIFICATION

Kenneth Bram (Name of Chief Executive Officer of company submitting application) deposes and says that he is the President (title) of Ausco Inc. (Company Name), 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 Ausco Inc. (Company Name) 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.

Kenneth Bram  
Chief Executive Officer of Company

Sworn to before me this 14<sup>TH</sup>

day of NOVEMBER, 20 11

(Seal)

DAVID ARINUS  
Notary Public, State of New York  
No. 01AR6148964  
Qualified in Nassau County  
COMMISSION EXPIRES 07/03/20 14

In the matter of the Application of:

FULL DISCLOSURE  
AFFIDAVIT

P.O. Address

to the TOWN OF BABYLON  
INDUSTRIAL DEVELOPMENT AGENCY

STATE OF NEW YORK

} ss. :

COUNTY OF SUFFOLK

Kenneth Bram

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:

425 Smith Street, Farmingdale 11735

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

Ausco Inc.

820 Port Washington Boulevard, Port Washington NY 11050

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

Kenneth Bram

820 Port Washington Boulevard, Port Washington NY 11050

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-leasor, contract lessor, lessee, sub-lessee, 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 :

Not Applicable

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 :

Not Applicable

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 :

Not Applicable

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 :

Not Applicable

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 :

Not Applicable

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 :

Not Applicable

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 :

Not Applicable

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 :

Not Applicable

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

Kenneth S. ...

Sworn before me this day

14<sup>TH</sup> day of NOVEMBER 20 11

DAVID ARINUS  
Notary Public, State of New York  
No. 01AR6148964  
Qualified in Nassau County  
COMMISSION EXPIRES 07/03/20 14

Project I.D. Number \_\_\_\_\_

### Short Environmental Assessment Form

Part 1 -- Project Information (To be completed by Applicant or Project Sponsor)

1. Applicant/Sponsor: Town of Babylon IDA

2. Project Name: Ausco Inc.

3. Project Location: 425 Smith Street, Farmingdale 11735 SCTM# \_\_\_\_\_

4. Precise Location- Municipality / County:

Town of Babylon, Suffolk County NY

(Street address and road intersections, prominent land marks, etc. or provide map)

5. Is Proposed Action       New             Expansion             Modification / Alteration      

6. Describe Project Briefly:

Interior renovation to the existing 68,282 square foot building for use as a headquarters and a  
manufacturing facility.

7. Amount of Land Affected       (Initially)             acres             (ultimately)             acres      

8. What proposed action complies with existing zoning or other existing land use restrictions? Yes

9. What is present land use in vicinity of project?

       Residential

  x   Industrial

  x   Commercial

       Agriculture

       Park / Forrest/ Open Space

       Other

Describe: \_\_\_\_\_



**Prepared by Project Sponsor**

Notice: This document is assigned to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information requiring such additional work is unavailable, so indicate and specify each instance.

Name of action: \_\_\_\_\_

Location of Action, (include Street address, Municipality, County)

\_\_\_\_\_

\_\_\_\_\_

Location of Applicant / Sponsor:
Business Telephone:
Address
City/ PO:
State:
Zip Code:

Name of Owner, (if different):
Business Telephone:
Address:
City/PO:
State:
Zip Code:



Please complete each question- Indicate N.A. if not applicable

A. Site Description:

Physical setting of overall project, both developed and undeveloped areas:

1. Present land use:

- ☐ Urban
- ☐ Industrial
- ☐ Commercial
- ☐ Resident (suburban)
- ☐ Rural (non-farm)
- ☐ Forrest
- ☐ Agriculture
- ☐ Other

2. Total acreage of project area: \_\_\_\_\_ acres.

Approximate Acreage	Presently	After Completion
Meadow or Brush land (Non Agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (includes orchards, croplands, pasture, etc.)	_____ acres	_____ acres
Wetland (freshwater or tidal as per articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetate, (rock, earth or fill)	_____ acres	_____ acres
Roads, Buildings, Other Paved Surfaces	_____ acres	_____ acres
Other (indicate type)	_____ acres	_____ acres

3. What is the predominant soil type (s) on project site?

- a. Soil Drainage: \_\_\_\_\_ well drained \_\_\_\_\_ % of site  
\_\_\_\_\_ moderately well drained \_\_\_\_\_ % of site  
\_\_\_\_\_ poorly drained \_\_\_\_\_ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group
- c. 1 through 4 of the NYS Classification System? \_\_\_\_\_ acres. (See NYCRR 370).

4. Are there bedrock outcroppings on project site? \_\_\_\_\_ yes \_\_\_\_\_ no

- a. What is the depth to bedrock? \_\_\_\_\_ (in feet)

5. Approximate percentage of proposed project site with slopes:

- \_\_\_\_\_ 0-10%
- \_\_\_\_\_ 10-15%
- \_\_\_\_\_ 15% or greater

6. Is project substantially contiguous to, or contain a building, site or district, listed on the State or National Registers of Historic Places: \_\_\_\_\_ yes \_\_\_\_\_ no

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks: \_\_\_\_ yes \_\_\_\_ no
8. What is the depth of the Water Table? \_\_\_\_ (in feet)
9. Is the site located over a primary, principal or sole source aquifer? \_\_\_\_ yes \_\_\_\_ no
10. Does hunting, fishing or shell fishing opportunities presently exist in the project area?  
\_\_\_\_ yes \_\_\_\_ no
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? \_\_\_\_ yes \_\_\_\_ no  
According to \_\_\_\_\_  
Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e. cliffs, dunes, other geological formations) \_\_\_\_ yes \_\_\_\_ no  
Describe \_\_\_\_\_  
\_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area? \_\_\_\_ yes \_\_\_\_ no  
If yes explain \_\_\_\_\_
14. Does present site include scenic views known to be important to the community?  
\_\_\_\_ yes \_\_\_\_ no
15. Are there streams within or contiguous to project area? \_\_\_\_ yes \_\_\_\_ no  
a. Name of stream and name of river to which it is tributary: \_\_\_\_\_  
\_\_\_\_\_
16. Lakes ponds, wetland areas within or contiguous to project area:  
a. b. size \_\_\_\_\_
17. Is the site served by existing public utilities: \_\_\_\_ yes \_\_\_\_ no  
a. If yes, does sufficient capacity exist to allow connection? \_\_\_\_ yes \_\_\_\_ no  
b. B. If yes, will improvements be necessary to allow connection? \_\_\_\_ yes \_\_\_\_ no

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA Section 303 and 3047? \_\_\_\_yes \_\_\_\_no
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to article 8 of the ECL and 6 NYCRR 617? \_\_\_\_yes \_\_\_\_no
20. Has the site ever been used for disposal of solid or hazardous wastes? \_\_\_\_yes \_\_\_\_no

#### B. Project Description

1. Physical dimensions and scale of project, (fill in dimensions as appropriate)
  - a. Total contiguous acreage owned or controlled by project sponsors \_\_\_\_acres.
  - b. Project acreage to be developed: \_\_\_\_acres initially \_\_\_\_acres ultimately.
  - c. Project acreage to remain undeveloped: \_\_\_\_acres.
  - d. Length of project in miles: \_\_\_\_ (if appropriate).
  - e. If the project is an expansion, indicate percent of expansion proposed \_\_\_\_%.
  - f. Number of off-street parking spaces \_\_\_\_existing \_\_\_\_proposed.
  - g. Maximum vehicular trips generated per hour \_\_\_\_ (upon completion of project)?
  - h. If residential: number and type of housing units:  
One family \_\_\_\_initially \_\_\_\_ultimately  
Two Family \_\_\_\_initially \_\_\_\_ultimately  
Multiple Family \_\_\_\_initially \_\_\_\_ultimately  
Condominium \_\_\_\_initially \_\_\_\_ultimately
  - i. Dimension, ( in feet) of largest proposed structure  
\_\_\_\_ Height; \_\_\_\_width; \_\_\_\_length.
  - j. Linear feet frontage along a public thoroughfare project will occupy? \_\_\_\_ft.
2. How much natural material, (i.e. rock, earth, etc.) will be removed from the site? \_\_\_\_tons/cubic yards.
3. Will disturbed areas be reclaimed? \_\_\_\_yes \_\_\_\_no \_\_\_\_ N/A
  - a. If yes, for what intended purpose is the site being reclaimed?  
\_\_\_\_\_  
\_\_\_\_\_
  - b. Will topsoil be stockpiled for reclamation? \_\_\_\_yes \_\_\_\_no
  - c. Will upper subsoil be stockpiled for reclamation? \_\_\_\_yes \_\_\_\_no

4. How many acres of vegetation, (trees, shrubs, ground covers) will be removed from site: \_\_\_\_\_ acres
5. Will any mature forest, (over 100 years old) or other locally important vegetation be removed by this project? \_\_\_\_\_yes \_\_\_\_\_no
6. If single phase project: Anticipated period of construction\_\_\_\_\_ months, (including demolition).
7. If Multi-phased:
- a. Total number of phases anticipated\_\_\_\_\_(number)
  - b. Anticipated date of commencement phase 1: \_\_\_\_\_month \_\_\_\_\_year. (including demolition)
  - c. Approximate completion date of final phase: \_\_\_\_\_month \_\_\_\_\_year
  - d. Is phase 1 functionally dependent on subsequent phases? \_\_\_\_\_yes \_\_\_\_\_no
8. Will blasting occur during construction? \_\_\_\_\_yes \_\_\_\_\_no
9. Number of jobs generated:
- a. during construction\_\_\_\_\_
  - b. after project is complete\_\_\_\_\_
10. Number of jobs eliminated by this project\_\_\_\_\_.
11. Will project require relocation of any projects or facilities? \_\_\_\_\_yes \_\_\_\_\_no  
If yes explain \_\_\_\_\_
12. Is surface liquid waste disposal involved? \_\_\_\_\_yes \_\_\_\_\_no  
a. If yes, indicate type of waste, ( sewage, industrial, etc.) and amount\_\_\_\_\_  
\_\_\_\_\_
13. Is subsurface liquid waste disposal involved? \_\_\_\_\_yes \_\_\_\_\_no.  
Explain:\_\_\_\_\_
14. Will surface area of existing water body increase or decrease by proposal?  
\_\_\_\_\_yes \_\_\_\_\_no Explain:  
\_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  
\_\_\_\_\_yes \_\_\_\_\_no

16. Will the project generate solid waste? \_\_\_\_yes \_\_\_\_no  
 a. If yes, what is the amount per month \_\_\_\_tons)  
 b. If yes, will an existing solid waste facility be used? \_\_\_\_yes \_\_\_\_no  
 c. If yes, give name\_\_\_\_\_  
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? \_\_\_\_yes \_\_\_\_no  
 e. If yes, explain\_\_\_\_\_
17. Will the project involve the disposal of solid waste? \_\_\_\_yes \_\_\_\_no  
 a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_tons/month.  
 b. If yes what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides \_\_\_\_yes \_\_\_\_no
19. Will project routinely produce odors, (more than one hour a day)?  
 \_\_\_\_yes \_\_\_\_no
20. Will project produce operating noise exceeding the local ambient noise levels?  
 \_\_\_\_yes \_\_\_\_no
21. Will project result in an increase in energy use?  
 \_\_\_\_yes \_\_\_\_no
22. If water supply is from wells, indicate pumping capacity \_\_\_\_gals/min.
23. Total anticipated water usage per day\_\_\_\_gals/day.
24. Does project involve Local, State or Federal Funding? \_\_\_\_yes \_\_\_\_no  
 If yes, explain\_\_\_\_\_

25. Approvals required:	Type	Submittal Date
City, Town, Village Board	yes no	
City, Town, Village Plan Bd.	yes no	
City, Town, Zoning Board	yes no	
City, County, Health Dept.	yes no	
Other Local Agencies	yes no	
Other Regional Agencies	yes no	
State Agencies	yes no	
Federal Agencies	yes no	

### C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision \_\_\_\_yes \_\_\_\_no  
If yes, indicate decision required:  
\_\_\_\_zoning amendment \_\_\_\_ zoning variance \_\_\_\_special use permit  
\_\_\_\_ subdivision \_\_\_\_site plan \_\_\_\_new revision of master plan  
\_\_\_\_ resource management plan \_\_\_\_other
2. What is the zoning classification of the site? \_\_\_\_\_
3. What is the maximum potential development of the site if developed as permitted by the proposed zoning? \_\_\_\_\_
4. What is the proposed zoning of the site? \_\_\_\_\_
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? \_\_\_\_\_
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? \_\_\_\_yes \_\_\_\_no
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action? \_\_\_\_\_
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? \_\_\_\_yes \_\_\_\_no
9. If the proposed action is the subdivision of land, how many lots are proposed?  
\_\_\_\_\_
10. Will proposed action require any authorization(s) or the formation of sewer or water districts? \_\_\_\_yes \_\_\_\_no
11. Will the proposed action create a demand for any community provided services (recreation, education, police, and fire protection)? \_\_\_\_ yes \_\_\_\_no  
If yes, is existing capacity sufficient to handle projected demand? \_\_\_\_yes \_\_\_\_no
12. Will the proposed action result in the generation of traffic significantly above present levels? \_\_\_\_ yes \_\_\_\_no  
If yes, is the existing road network adequate to handle the additional traffic?  
\_\_\_\_yes \_\_\_\_no

**D. Informational Details**

Attach any information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, Please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant /Sponsor Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Project Manager: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### **Project Narrative and Statement of Need**

Ausco, Inc. ("Ausco" or the "Company") is the market leader in the production and supply of precision valves to military and commercial aerospace manufacturers. Ausco, a Minority Business Enterprise, was founded in 1957 and is currently headquartered at 820 Port Washington Blvd., Port Washington, NY 11050. The Company is a full service provider handling the comprehensive process from engineering, manufacturing, testing for quality assurance, qualification testing, supplying and customer service to their clients worldwide. In 2010, the Company had approximately \$6.5 million in annual sales. Ausco's primary product line includes: check valves; relief valves; flow regulating valves; sampling and dump valves; restrictors; absolute pressure valves; solenoid valves; combination valves; and manifolds.

The Company began an extensive site selection examination in 2009 related to the Company's current Port Washington headquarters and manufacturing operations for a proposed relocation and expansion. Originally, the Company considered several relocation options throughout the Northeast, Southeast and Southwest United States including Arizona, Texas, North Carolina and New Jersey before selecting South Carolina and Colorado as the remaining finalist opportunities for the proposed project. These strategic locations allow the Company to relocate and expand into regions that are more cost effective from a tax liability, utility, real estate and payroll cost standpoint than their current operations as well as increase proximity to many of their key suppliers and major customers, both commercially and in the military.

The Company has only recently been able to identify a single viable relocation opportunity that would potentially allow the Company to remain in New York. At this time, the only New York option that remains under consideration is an approximately 68,000 sq. ft. facility located at 425 Smith St., East Farmingdale, NY 11735 that would provide the excess capacity necessary for the Company to supply their increasing customer demands and grow naturally over time. However, the Company's forecasted growth schedule at this time does not require the full 68,000 sq. ft. capacity of the proposed facility. As such, Ausco would need to lease a minority portion of the 425 Smith Street facility to third parties, some of which are already leasing space, should the Company decide to proceed with the proposed project in New York.

Currently, the Company currently operates an approximately 14,000 sq. ft. facility in Port Washington with fifty-three (53) full-time positions with an average annual wage of approximately \$85,000, including a comprehensive benefits package. The fifty-three full-time positions are comprised of the following: eight (8) management positions, six (6) engineering positions, five (5) office positions, thirty (30) manufacturing and assembly positions and four (4) inspection positions. The Company anticipates the proposed project to result in the creation of an additional approximately thirty-seven (37) full-time positions with similar average annual wages to the current staff.



The budgeted capital expenditures related to the proposed project include approximately \$6.5 million for the purchase of a potential facility. As Ausco continues its evaluation of the finalist locations, the budgeted level of capital expenditures related to renovations and machinery equipment will be determined once their evaluation of the finalist properties is completed.

At present, the Company has received offers of incentives in excess of \$4.5 million in overall discretionary incentives to relocate and expand their operations, in addition to the substantial cost savings that the Company would receive from relocating out of New York State. The Company's board of directors has instructed the project team that a relocation decision will need to be made by the end of the first quarter 2012 in order to accommodate their rapidly growing customer demands related to their strong Original Equipment Manufacture or OEM airplane schedule products for both the military and commercial products.

The Company is seeking financial assistance from both the Town of Babylon Industrial Development Agency and Empire State Development Corporation as a regionally significant project that will provide the Company with the level of cost certainty and cost savings necessary to justify to its board of directors that New York is the most beneficial and cost effective location for the proposed relocation and expansion of its current headquarters and manufacturing operations.

## Property Information   Assessment Information   Comparables

No  
Sketch  
Available

Tax Map Id	0100-005.00-01.00-007.001	Item No.	090435104		
Street Address	425 SMITH ST	Hamlet	E FARMINGDALE	Zip	11735

Owner Name	RSK RLTY LLC	Owner Address	44 MIDWOOD RD		
Add. Owner Info	C/O M BARRETT ASSOC LLC	City/State	ROCKVILLE CENTRE NY	Zip	11570

## PROPERTY INFORMATION

Full Assessment	106,460	Land Assessment	14,850	Units	0
Cha. of Property Code	714-30 000 - 40 000 SQ. FT.				

School District	SC016 SCHOOL DIST.-HALF HOLLOW HILLS	Library District	LD016 LIBRARY TAX -HALF HOLLOW HILLS
-----------------	--------------------------------------	------------------	--------------------------------------

Dimensions		Gross Living Area		Zone Code 1	GA - Industry(Light)
Acreage	3	# of Rooms	0	Zone Code 2	
Sq Footage	82,960	# of Full Bath	0	Zone Code 3	
Year Built		# of Half Bath	0		

Map This Location



## Town of Babylon Real Property GIS Viewer

## Assessment and Tax Information for Tax Map ID 0100-005.00-01.00-007.001- Tax Year 2010

## Property Information

Tax Map ID 0100-005.00-01.00-007.001

Item No. 090435104

Street Address 425 SMITH ST

Hamlet E FARMINGDALE

Zip 11735

## Owner Information

Owner Name RSK RLTY LLC

Additional Owner Info C/O M BARRETT ASSOC LLC

Owner Address 44 MIDWOOD RD

City/State ROCKVILLE CENTRE NY Zip 11570

## Tax Details - Tax Year 2010

Levy	Description	%Change	Taxable	Tax Rate	Tax Amt
SC016	SCHOOL DIST.-HALF HOLLOW HILLS	-.31	106,460	125.1824	\$133,269.18
LD016	LIBRARY TAX -HALF HOLLOW HILLS	-2.94	106,460	5.0437	\$5,369.52
D001	COUNTY GENERAL FUND	.00	106,460	2.7043	\$2,879.00
D003	COUNTY POLICE	.00	106,460	24.2956	\$25,865.10
D004	HIGHWAY TAX NO.1	.00	106,460	9.1039	\$9,692.01
D005	TOWN TAX	13.82	106,460	9.8115	\$10,445.32
D006	TOWN OUTSIDE VILLAGES	.00	106,460	0.3459	\$368.25
D017	FPD - E.FARMINGDALE NO.12	-1.32	106,460	11.6586	\$12,411.75
D017S	FD - FIREMENS SERVICE AWARD	-5.10	106,460	0.4368	\$465.02
D055	LIGHTING DIST. - BABYLON TOWN	.00	106,460	1.0442	\$1,111.66
D007	NY STATE REAL PROP TAX LAW	40.84	106,460	8.0538	\$8,574.08
D010	NY STATE MTA TAX	-16.32	106,460	0.0569	\$60.58
D011	NY STATE MTA TAX POLICE	-.91	106,460	0.0539	\$57.38
SW001	SEWER DIST.-COUNTY SEWER RATE	4.56	106,460	13.7134	\$14,599.29
SW002	SEWER DIST.- PER PARCEL CHARGE	2.99	0	0.0000	\$32.66
AB000	WASTE MANAGEMENT FEE	.00	106,460	8.8867	\$9,460.78
CR000	COMMERCIAL REFUSE DISTRICT	-5.88	0	0.0000	\$1,600.00
SW003	NY STATE MTA TAX SEWER	-8.45	106,460	0.0065	\$6.92
RE007	UN-PAID WATER	.00	0	0.0000	\$513.42

## 1st Half Tax

\$118,390.96

## 2nd Half Tax

\$118,390.96

## Total Tax

\$236,781.92

## Tax Exemptions - Tax Year 2010

Exemption data is not available

## Before Exemption:

\$236,781.92

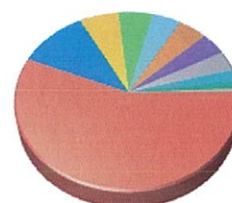
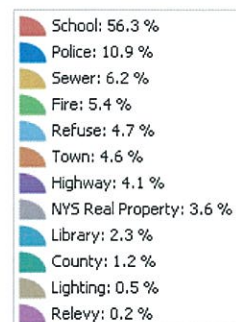
## After Exemption:

\$236,781.92

## Total Savings:

\$0.00

## Tax Breakdown by Category-Tax Year 2010



## Street Level Property Photo

