



**BABYLON INDUSTRIAL DEVELOPMENT AGENCY**

**Thomas E. Dolan  
Chief Executive Officer**

**FORM APPLICATION FOR FINANCIAL ASSISTANCE**

DATE: 5/28/2024

APPLICATION OF: L.I. Adventureland, Inc.  
Company Name of Beneficial User of Proposed Project  
(Not Realty or Special Purpose Entity (SPE) created for liability)

CURRENT ADDRESS: 2235- 2245 Broadhollow Road, Farmingdale NY 11735  
and 120 Smith Street, Farmingdale, NY 11735

ADDRESS OF PROPERTY TO RECEIVE BENEFITS: 2235- 2245 Broadhollow Road, Farmingdale NY 11735

120 Smith Street Farmingdale, NY 11735 Tax Map # 

|      |        |       |         |
|------|--------|-------|---------|
| Dist | Sect   | Block | Lot     |
| 0100 | 002.00 | 01.00 | 017.002 |

Tax Map # District 0100 Section 003.00 Block 01.00 Lot (s) 004.014

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**Part I: User (Applicant) & Owner Data (if different)****1. User Data (Applicant):****A. User:** L.I. Adventureland, Inc.**Address:** 2235- 2245 Broadhollow Road, Farmingdale NY 11735120 Smith Street Farmingdale, NY 11735**Federal Employer ID #:** [REDACTED] **Website:** www.adventureland.us**NAICS Code:** 713110

(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:** CEO**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 \_\_\_\_\_")

Amusement Park**D. User Counsel:****Firm Name:** Cuthbertson Law**Address:** 434 New York AvenueHuntington, NY 11743**Individual Attorney:** Mark Cuthbertson**Phone Number:** 631-351-3501**E-mail:** mcuthbertson@cuthbertsonlaw.com

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

| Name               | Percent Owned |
|--------------------|---------------|
| WM Amusements Inc. | 100%          |
| _____              | _____         |
| _____              | _____         |
| _____              | _____         |

**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)

No

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

No

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**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.**

WM Amusements, Inc: L.I. Adventureland Holding Company LLC (94%)

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John Gentile Revocable Trust (6%)

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**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:**

No

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**I. List parent corporation, sister corporations and subsidiaries:**

NA

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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:

No

K. List major bank references of the User:

Dime Bank: 400 BROADHOLLOW RD MELVILLE 11747(631 773-1140) TD Bank; 2025 BROADHOLLOW RD

FARMINGDALE 11735 [redacted] Citibank: 2261 BROADHOLLOW RD FARMINGDALE 11735 [redacted]

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"): WM Amusements, Inc.

Address: 2235-2246 Broadhollow Road Farmingdale, NY 11735

Federal Employer ID #: 112462083

Website:

NAICS Code:

Name of Owner Officer Certifying Application: [redacted]

Title of Officer: CEO

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 \_\_\_\_\_"; or "real estate holding company")

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 |
|--------------------------------------|---------------|
| LI Adventureland Holding Company LLC | 94%           |
| John Gentile Revocable Trust         | 6%            |
| _____                                | _____         |

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)

NA  
 \_\_\_\_\_  
 \_\_\_\_\_

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

NA  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

No

K. List major bank references of the User:

Dime Bank: 400 BROADHOLLOW RD MELVILLE 11747(631 773-1140)

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"): APSVG Realty Corp.

Address: 120 Smith Street

Farmingdale, NY 11735

Federal Employer ID #: [REDACTED] Website: \_\_\_\_\_

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

Name of Owner Officer Certifying Application: [REDACTED]

Title of Officer: Owner

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 \_\_\_\_\_"; or "real estate holding company")

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 |
|--|---------------|
| Steven Gentile, Paul Gentile, Valerie Eger | 20% each      |
| Anthony Gentile, Christopher Gentile       |               |
| _____                                      | _____         |

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.

NA

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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:

NA

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

NA

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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:

NA

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- L. List major bank references of the Owner:

NA

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**Part II – Operation at Current Location**

1. **Current Location Address:** 2235-2245 Broadhollow Rd Farmingdale 11735 & 120 Smith St Farmingdale 11735

2. **Owned or Leased:** Owned

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

2245 Broadhollow Road: 9.5 acres; 1 building, 1 floor: Arcade/Restaurant 19,100sqft

120 Smith St: 1.38acres, 1 building 1 floor; Warehouse 26,000sqft

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

2245 Broadhollow Road: Amusement Park - rides, concessions, gift shop

120 Smith Street: Warehouse

5. **Are other facilities or related companies of the Applicant located within the State?**  
Yes  No

A. **If yes, list the Address:** NA

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:** NA

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:**

NA

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

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

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

A. Please explain: Financial Assistance is necessary for the renovation of the park, addition of new rides, and  
the planned increase in employment. We would not necessarily move out of state.

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

24 full time employees; average salary: \$123,000

*(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:** 2245 Broadhollow Road Farmingdale, NY 11735 & 120 Smith Street, Farmingdale, NY 11735

**B. Tax Map:** District 0100 Section 003.00 Block 01.00 Lot(s) 004.014  
*and 0100 002.00 0.100 017.02*

**C. Municipal Jurisdiction:**

- i. Village: NA
- ii. School District: Half Hollow Hills Central School District
- iii. Library: Half Hollow Hills Community Library

**D. Acreage:** 10.88 combined

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

- A. Construction of a new building  Yes  No
  - i. Square footage: 1000sqft for New Restrooms.
- B. Renovations of an existing building  Yes  No
  - i. Square footage: \_\_\_\_\_
- C. Demolition of an existing building  Yes  No
  - i. Square footage: \_\_\_\_\_
- D. Land to be cleared or disturbed  Yes  No
  - i. Square footage/acreage: 1.2 acre
- 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: \_\_\_\_\_

Amusement devices (i.e. roller coaster)

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location?

i. If no, please list the present owner of the site: Applicant holds fee title

B. Present use of the proposed location: Amusement Ride Area

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: Family Amusement Park, featuring 30 rides and attractions, an indoor arcade and restaurant, concessions,

gift shop, sweet shop and midway games. Adventureland hosts families, camps, schools, groups, employee outings,

and more during the park's operating calendar (March-November)

B. Proposed product lines and market demands: NA

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:

NA

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

Adding new rides and amenities to Adventureland highlights the park as a Tourist Destination. The Wave Twister

Ride debuting in 2025 is the first ride of its kind in the world; riders from across the globe will visit our park to ride it.

Increased vistorship will require additional staff to operate the rides, maintain the facility and parking lots,& manage a

higher volume of guests. With the addition of a new ride, park attendance, length of stay, and in-park spending are

anticipated to increase at least 20% upon the first year of completion, with an additional 15% increase reflected over

the subsequent 5 years.

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? 100% (tourism destination)

6. Project Work:

A. Has construction work on this project begun? If yes, complete the following:

|                    |   |  |            |    |
|--------------------|---|--|------------|----|
| i. Site Clearance: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            | % Complete | 50 |
| ii. Foundation:    | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | % Complete |    |
| iii. Footings:     | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | % Complete |    |
| iv. Steel:         | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | % Complete |    |
| v. Masonry:        | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | % Complete |    |
| vi. Other:         |   |  |            |    |

B. What is the current zoning? Industry (Light)

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:

NA

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

There are no site plans or building permits for this type of work

7. Project Completion Schedule:

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

i. Acquisition: NA

ii. Construction/Renovation/Equipping: Feb. 2025

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: Feb. 2025- Feb 2028 ; By the end of 2025: Wave Twister Ride

purchased, installed, & opened. Restrooms and Concessions opened. Bucket Truck purchased.

By the end of 2026: New Carousel & new ride in place of current frisbee ride purchased, installed, & opened. Forklift

purchased. By Feb 2028: Family Ride and new Ferris Wheel purchased, installed and ready to open.

*(Remainder of Page Intentionally Left Blank)*

**Part IV – Project Costs and Financing**

1. **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    | \$ _____             |
| Building(s) demolition/construction | \$ 500,000           |
| Building renovation                 | \$ _____             |
| Site Work                           | \$ 1,200,000         |
| Machinery and Equipment             | \$ 16,200,000        |
| Legal Fees                          | \$ _____             |
| Architectural/Engineering Fees      | \$ _____             |
| Financial Charges                   | \$ _____             |
| Other (Specify)                     | \$ _____             |
| <b>Total</b>                        | <b>\$ 17,900,000</b> |

2. **Method of Financing:**

|  | <u>Amount</u> | <u>Term</u>   |
|--|---------------|---------------|
| A. Tax-exempt bond financing:  | \$ NA         | _____ years   |
| B. Taxable bond financing:   | \$ NA         | _____ years   |
| C. Conventional Mortgage:  | \$ NA         | _____ years   |
| D. SBA (504) or other governmental financing:                                    | \$ 300,000    | 1 _____ years |
| E. Public Sources (include sum of all State and federal grants and tax credits): | \$ NA         |               |
| F. Other loans:  | \$ NA         | _____ years   |
| G. Owner/User equity contribution:   | \$ 17,600,000 | _____ years   |
| <b>Total Project Costs</b>   | <b>\$ NA</b>  |               |

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:

NA

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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:

NA

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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:

NA

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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):

\$ NA \_\_\_\_\_

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

\$ NA \_\_\_\_\_

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):

\$ 17,900,000 \_\_\_\_\_

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

\$ 1,543,875 \_\_\_\_\_

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

i. Owner: \$ NA \_\_\_\_\_

ii. User: \$ NA \_\_\_\_\_

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:

NA  
\_\_\_\_\_

- B. Agency PILOT Benefit:

i. Term of PILOT requested: 12 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   | <u>24</u>      | <u>24</u>         | <u>24</u>          | <u>24</u>               |
| Part-Time** | <u>550</u>     | <u>560</u>        | <u>570</u>         | <u>570</u>              |

\* 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                                  | 5                   | \$216,000                         | \$12k- \$31k  |
| Professional                                |                     |                                   |   |
| Administrative                              | 6                   | \$86,000                          | \$12k- \$31k  |
| Production                                  |                     |                                   |   |
| Supervisor                                  |                     |                                   |   |
| Laborer                                     | 13                  | \$105,000                         | \$12k- \$31k  |
| Other                                       |                     |                                   |   |
| Part-time Seasonal                          | 550                 | \$5,000                           | NA  |
|   |                     |                                   |   |
|   |                     |                                   |   |
|   |                     |                                   |   |

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 \$ 5000/year TO \$ 5800/year

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  | <u>NA</u>         | <u>NA</u>          | <u>NA</u>         |
| ** Part-Time | <u>NA</u>         | <u>NA</u>          | <u>NA</u>         |

\*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.

*(Remainder of Page Intentionally Left Blank)*

**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

For an amusement park of our size, this is a huge undertaking. We require the IDA's assistance in order to properly execute our plan and remain financially viable.

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?

We wouldn't be able to enhance tourism. or increase our employment numbers. There wouldn't be a substantial increase in ticket sales, concession sales, or merchandise sales, all of which contribute to the tax revenue on county & state levels.

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 

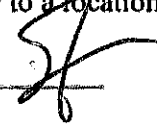
8. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement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

M. Melissa C. Bennett Esq.  
Barclay Damon, LLP  
80 State Street  
Albany, New York 12207

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 Gentile (name of representative of company submitting application) deposes and says that he or she is the CEO (title) of LE. Adventure/AND inc; 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 information 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.

[Signature]  
Representative of Applicant

Sworn to me before this 10th  
Day of Feb 2025  
[Signature]  
(seal)

Caitlin E DiSclafani  
Notary Public, State of New York  
Registration #01D16293254  
Qualified In Suffolk County  
Commission Expires Dec. 9, 2021 2025

**Part IX – Certification**

**Property Owner (if different from Applicant)**

Steven Gentile (name of representative of owner submitting application) deposes and says that he or she is the owner (title) of NPSVG Realty Corp., 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 information acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

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Steven Gentile  
Representative of Applicant

Sworn to me before this 10<sup>th</sup>  
Day of Feb, 2025  
Caitlin E DiSclafani  
(seal)

Caitlin E DiSclafani  
Notary Public, State of New York  
Registration #01D16293254  
Qualified In Suffolk County  
Commission Expires Dec. 9, 2021 2025


**Part IX – Certification**

**Property Owner (if different from Applicant)**

Steven Gattile (name of representative of owner submitting application) deposes and says that he or she is the CEO (title) of WM Amusement, Inc., 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 information 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.

  
\_\_\_\_\_  
Representative of Applicant

Sworn to me before this 10<sup>th</sup>  
Day of Feb., 2025  
Caitlin E DiSclafani  
(seal)

Caitlin E DiSclafani  
Notary Public, State of New York  
Registration #01DI6293254  
Qualified In Suffolk County  
Commission Expires Dec. 9, 2024

2025  
Town of Babylon Industrial Development Agency

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 **Abatement Termination Date** or (ii) the date on which the Agency no longer owns the Facility Realty, the Lessee shall make payment in lieu of real estate taxes (the **"PILOT Payments"**), as follows:

Definitions

- X = the then current assessed value of Facility Realty from time to time
- PILOT Commencement Date = the Taxable Status Date of the Town immediately following the date hereof.
- Normal Tax Due = those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Babylon (including any existing incorporated village or any village which may be or may have been incorporated after the date hereof, within which the Project is wholly or partially located) which are or may be imposed for special improvements or special district improvements, which the Lessee would pay without exemption.
- Tax Year = the Tax Year of the Town commencing each December 1 and ending the following November 30.

Payment

Tax Year

|                   |                           |
|-------------------|---------------------------|
| 1                 | 40.0% Normal Tax Due on X |
| 2                 | 45.0% Normal Tax Due on X |
| 3                 | 50.0% Normal Tax Due on X |
| 4                 | 55.0% Normal Tax Due on X |
| 5                 | 60.0% Normal Tax Due on X |
| 6                 | 65.0% Normal Tax Due on X |
| 7                 | 70.0% Normal Tax Due on X |
| 8                 | 75.0% Normal Tax Due on X |
| 9                 | 80.0% Normal Tax Due on X |
| 10                | 85.0% Normal Tax Due on X |
| 11                | 90.0% Normal Tax Due on X |
| 12                | 95.0% Normal Tax Due on X |
| 13 and thereafter | 100% Normal Tax Due on X  |

The tax benefits provided for in this subsection shall be deemed to commence on the PILOT Commencement Date. In no event shall the Lessee be entitled to receive real property tax benefits due to the Project under this agreement for a period longer than the period set forth in the formula immediately above. Notwithstanding the foregoing schedule, the Lessee further covenants and agrees that for any period that the Agency continues to hold title to the Facility after termination, the Lessee shall pay 100% of the Normal Tax Due on X together with any special assessment and services charges relating to the Facility whichever may be imposed for special district improvements in accordance with the provisions of this Section.

## Exhibit A Town PILOT Schedule

L.I. Adventureland, Inc. / WM Amusements, Inc. / APSVG Realty Group Corp.

2/7/2025

| Tax Savings for the following properties:                             | <u>Town<br/>Assessed Value</u> |
|---|--------------------------------|
| 2235-2245 Broad Hollow Road, Farmingdale<br>0100 003.00 01.00 004.014 | 77840                          |
| 120 Smith Street, Farmingdale<br>0100 002.00 01.00 017.002            | 18840                          |

### PILOT Information

**Assumptions**

|                        |             |
|------------------------|-------------|
| Total Assessed Value:  | 96680       |
| Tax without Exemption: | \$297,746   |
| Eligible Tax Rate of:  | 302.2028    |
| Ineligible Taxes:      | \$5,576.13  |
| Rate Increment of:     | 2% / year   |
| Referenced Tax Bill:   | 2024 - 2025 |

**PILOT Schedule**

|                         |          |
|-------------------------|----------|
| PILOT Length:           | 12 years |
| Abatements starting at: | 60%      |

| Year # | Abatement<br>% | PILOT<br>% | Estimated Taxes |                   |
|--------|----------------|------------|-----------------|-------------------|
|        |                |            | To be Paid      | Estimated Savings |
| 1      | 60%            | 40%        | \$ 124,806      | \$ 178,800        |
| 2      | 55%            | 45%        | \$ 142,377      | \$ 167,150        |
| 3      | 50%            | 50%        | \$ 160,603      | \$ 155,050        |
| 4      | 45%            | 55%        | \$ 179,503      | \$ 142,350        |
| 5      | 40%            | 60%        | \$ 199,097      | \$ 129,050        |
| 6      | 35%            | 65%        | \$ 219,473      | \$ 115,150        |
| 7      | 30%            | 70%        | \$ 240,518      | \$ 100,650        |
| 8      | 25%            | 75%        | \$ 262,319      | \$ 85,600         |
| 9      | 20%            | 80%        | \$ 284,898      | \$ 69,850         |
| 10     | 15%            | 85%        | \$ 308,277      | \$ 53,450         |
| 11     | 10%            | 90%        | \$ 332,555      | \$ 36,300         |
| 12     | 5%             | 95%        | \$ 357,606      | \$ 18,500         |

Estimated Taxes to be paid: \$2,812,032  
**Estimated Savings: \$1,251,900**



## Schedule A

### Fee Policy

1. Application Fee:
  - a. Projects under \$10,000,000.00 - \$2,500.00
  - b. Projects \$10,000,000.00 and over - \$5,000.00
2. Straight Lease Transaction:
  - a. 1.25% of hard costs plus 1% of savings which shall include the PILOT, estimated sales and mortgage recording tax savings
  - b. Campus: All newly acquired building shall be subject to a 1.25% of acquisition fee. In addition existing buildings shall be charged .75% of fair market value as set by the Assessor for that tax year, plus 1.25% of other hard costs including equipment purchases and construction costs. Plus 1% of savings which shall include the PILOT, estimated sales and mortgage recording tax savings for the entire campus.
  - c. Leases and Renewal: A list of six (6) recent deals similar in size will be created. The average fee of that list shall be divided by the average square footage of that list. The average per square foot calculation shall be multiplied by the building's square footage and shall be added to 1.25% of other hard costs including equipment purchases and construction costs and 1% of savings which shall include the PILOT, estimated sales and mortgage recording tax savings.
  - d. Equipment or Capital Investment: For projects solely involving equipment investment and availing the sales tax break, the fee will be 1% of the cost of the equipment purchase or construction costs plus 1% of savings.
  - e. Industrial Construction: IDA will collect a fee equivalent to 1.25% of acquisition and hard costs at the time of construction financing. When the tenant begins to occupy the space the tenant fee shall be 1% of savings which shall include the PILOT and estimated sales tax savings plus \$0.35 per square foot of the leasable area.
3. Bond Schedule:
  - 1% first \$10,000,000.00
  - ¾ of 1% between \$10mm-\$25mm
  - ½ of 1% between \$25mm-\$35mm
  - ¼ of 1% over \$35mm
4. Publication:
  - a. The applicant is responsible for the cost of any publication. The amount will be invoiced at the time of closing.
5. Independent Study:
  - a. The applicant is responsible for the cost of any independent third-party studies commissioned by the Agency in relation to the project. The amount will be invoiced at the time of closing.
6. Administrative:
  - a. Amendments to the lease, sales tax extensions, PILOT schedule changes - \$5,000.00
  - b. Termination of lease, mortgage modifications - \$2,500.00

7. Annual Compliance:
  - a. Projects \$10,000,000.00 and over must pay an annual compliance fee of \$1,000.00 for the duration of the PILOT
8. Legal
  - a. Applicants are responsible for all legal fees at closing, which include both local and project counsel.
9. Non-Contingency
  - a. All fees associated with this policy are not contingent upon any outcomes or external conditions.

 2/10/25

## SCHEDULE B

**Recapture of Agency Benefits.** It is understood and agreed by the parties to this Agreement that the Agency is entering into this Agreement 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 hereof, the Lessee or the Sublessee 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 (4) years after the date hereof;

(B) eighty per cent (80%) of the Benefits if the Recapture Event occurs during the fifth (5th) year after the date hereof;

(C) sixty per cent (60%) of the Benefits if the Recapture Event occurs during the sixth (6th) year after the date hereof;

(D) forty per cent (40%) of the Benefits if the Recapture Event occurs during the seventh (7th) year after the date hereof; or

(E) twenty per cent (20%) of the Benefits if the Recapture Event occurs during the eighth (8th) 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 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 hereof from those payments which the Lessee or the Sublessee would have been required to pay during the term of this Agreement 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 this Agreement, 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 (whether by relocation to another facility or otherwise, or whether to another facility either within or outside of the Town) through no force majeure event;

(3) The Lessee or the Sublessee shall have transferred all or substantially all of its employees within the Town to a location outside of the Town through no force majeure event;

(4) The Lessee or the Sublessee shall have subleased all or any portion of the Facility in violation of the limitations imposed hereof, 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; or

(6) Base Employment Reduction Percentage shall be greater than fifteen percent (15%) due to a Relocation Reduction occurring with respect to an Annual Period.

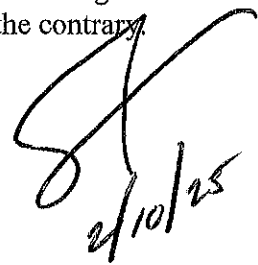
Notwithstanding the foregoing, a Recapture Event shall not be deemed to have occurred if the Recapture Event shall have arisen as a direct, immediate result of (i) a taking or condemnation by governmental authority of all or substantially all of the Facility, or (ii) the inability at law of the Lessee 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 made within twelve (12) years of the Commencement Date, 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 Section shall 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 Section.

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

A handwritten signature in black ink, followed by the date "2/10/25" written below it.

617.20  
Appendix B  
Short Environmental Assessment Form

**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 I - Project and Sponsor Information</b>  |  |                       |  |
| Name of Action or Project:<br>Adventureland Redevelopment Plan   |  |                       |  |
| Project Location (describe, and attach a location map):<br>2235- 2245 Broadhollow Road, Farmingdale, NY 11735; 120 Smith Street Smith Farmingdale, NY 11735  |  |                       |  |
| Brief Description of Proposed Action:<br><br>To renovate, update, and redevelop sections of Adventureland to increase visitorship and employment.  |  |                       |  |
| Name of Applicant or Sponsor: <i>L.I. Adventureland, Inc.<br/>WM Amusements, Inc.<br/>RPSVG Realty Corp.</i>   |  | Telephone: [REDACTED] |  |
|  |  | E-Mail: [REDACTED]    |  |
| Address:<br>2235-2245 Broadhollow Road   |  |                       |  |
| City/PO:<br>Farmingdale  |  | State:<br>NY          | Zip Code:<br>11735   |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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.   |  |                       | NO<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br><br>Ride permits issued by the Dept of Labor. Concessions & Restrooms permitted by SCWA & Board of Health  |  |                       | NO<br><input type="checkbox"/><br>YES<br><input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action?   |  | 10.88 acres           |  |
| b. Total acreage to be physically disturbed?   |  | 1 acres               |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | 10.88 acres           |  |
| 4. Check all land uses that occur on, adjoining and near the proposed action.<br><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland |  |                       |  |

|  | NO | YES      | N/A      |
|--|----|----------|----------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?   |    | ✓        |          |
| b. Consistent with the adopted comprehensive plan?   |    | ✓        |          |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  | NO |          | YES<br>✓ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____  | NO | YES<br>✓ |          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?   | NO | YES<br>✓ |          |
| b. Are public transportation service(s) available at or near the site of the proposed action?  |    |          | ✓        |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?   |    |          | ✓        |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>LED Lights  | NO |          | YES<br>✓ |
| 10. Will the proposed action connect to an existing public/private water supply?<br>[If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES]<br>If No, describe method for providing potable water: _____  | NO |          | YES<br>✓ |
| 11. Will the proposed action connect to existing wastewater utilities?<br>[If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES]<br>If No, describe method for providing wastewater treatment: _____   | NO |          | YES<br>✓ |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?   | NO | YES<br>✓ |          |
| b. Is the proposed action located in an archeological sensitive area?  |    | ✓        |          |
| 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 | YES<br>✓ |          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____  |    | ✓        |          |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><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 | YES<br>✓ |          |
| 16. Is the project site located in the 100 year flood plain?   | NO | YES<br>✓ |          |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: _____<br><input type="checkbox"/> NO <input type="checkbox"/> YES | NO | YES<br>✓ |          |

|   |                      |     |
|---|----------------------|-----|
| 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)?<br>If Yes, explain purpose and size: _____ | NO                   | YES |
| _____   | ✓                    |     |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____   | NO                   | YES |
| _____   | ✓                    |     |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____   | NO                   | YES |
| _____   | ✓                    |     |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  |                      |     |
| Applicant/sponsor name: <u>Steven Gentile</u>   | Date: <u>2/11/15</u> |     |
| Signature: <u>[Signature]</u>   |                      |     |

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

|  | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  |                               |                                    |
| 2. Will the proposed action result in a change in the use or intensity of use of land?   |                               |                                    |
| 3. Will the proposed action impair the character or quality of the existing community?   |                               |                                    |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      |                               |                                    |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            |                               |                                    |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? |                               |                                    |
| 7. Will the proposed action impact existing:<br>a. public / private water supplies?<br>b. public / private wastewater treatment utilities?                                 |                               |                                    |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   |                               |                                    |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     |                               |                                    |

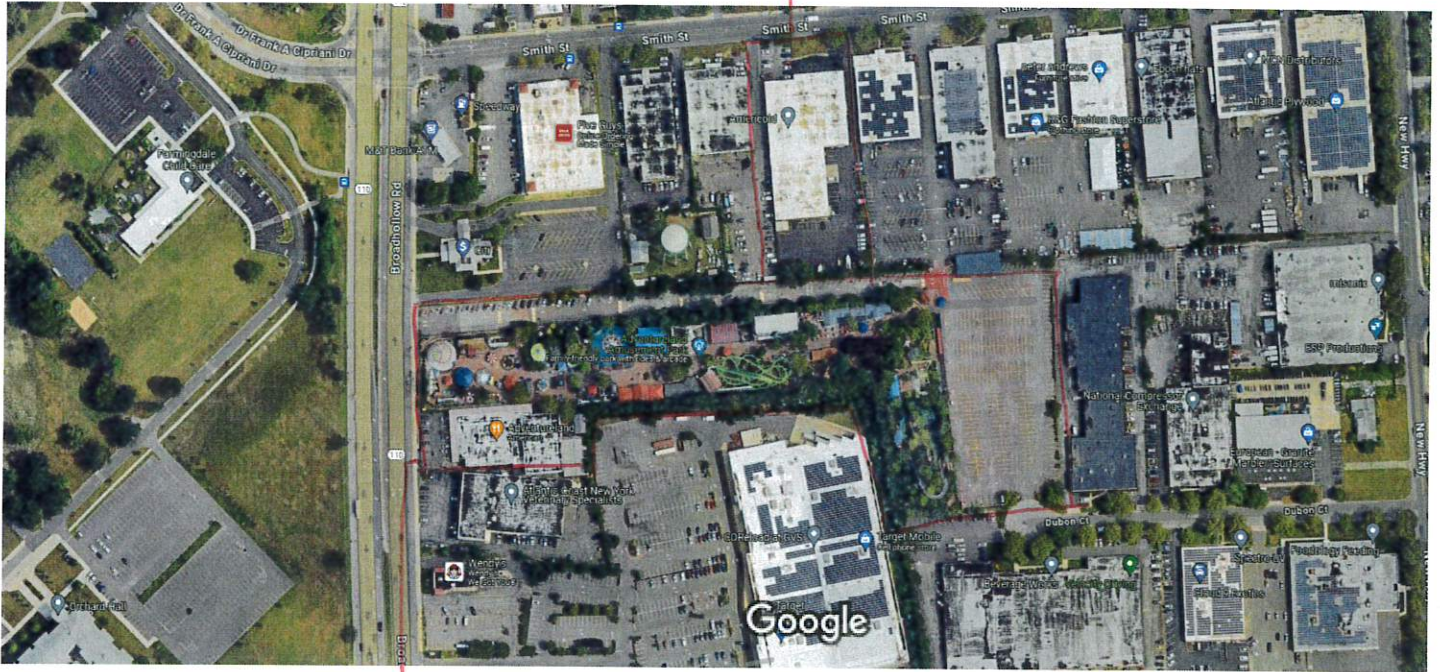
|   | No, or small impact may occur | Moderate to large impact may occur |
|---|-------------------------------|------------------------------------|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? |                               |                                    |
| 11. Will the proposed action create a hazard to environmental resources or human health?                        |                               |                                    |

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

|  |   |
|--|---|
| Name of Lead Agency                                      | Date  |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer                                  |
| Signature of Responsible Officer in Lead Agency          | Signature of Preparer (if different from Responsible Officer) |

120 Smith St



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2235-2245 Broadhollow Rd



# Environmental Site Remediation Database Search Results

Record Count: 25 Rows: 1 to 25

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|    | Site Code                | Site Name                                | Program | Site Class | County  | City/town        | Address                       |
|----|--------------------------|--|---------|------------|---------|------------------|-------------------------------|
| 1  | <a href="#">C152183</a>  | Brandt Airflex                           | BCP     | N          | Suffolk | East Farmingdale | 937 & 965 Conklin Street      |
| 2  | <a href="#">C152247</a>  | BH Aircraft Site                         | BCP     | C          | Suffolk | East Farmingdale | 441 Eastern Parkway           |
| 3  | <a href="#">C152247A</a> | BH Aircraft Site - Off-site              | BCP     | C          | Suffolk | East Farmingdale | 441 Eastern Parkway           |
| 4  | <a href="#">152004</a>   | Fairchild Republic Aircraft; Old Sump    | HW      | 02         | Suffolk | East Farmingdale | Route 110 (Broad Hollow Road) |
| 5  | <a href="#">152021</a>   | Cantor Brothers, Inc.                    | HW      | 04         | Suffolk | East Farmingdale | 50 Engineers Lane             |
| 6  | <a href="#">152030</a>   | Preferred Plating                        | HW      | 04         | Suffolk | East Farmingdale | 32 Allen Boulevard            |
| 7  | <a href="#">152032</a>   | Kenmark Textiles                         | HW      | C          | Suffolk | East Farmingdale | 921 Conklin Street            |
| 8  | <a href="#">152036</a>   | Astro Electroplating, Inc.               | HW      | 02         | Suffolk | East Farmingdale | 170 Central Avenue            |
| 9  | <a href="#">152082</a>   | Circuitron Corp.                         | HW      | 04         | Suffolk | East Farmingdale | 82 Milbar Boulevard           |
| 10 | <a href="#">152100</a>   | 110 Sand Company                         | HW      | N          | Suffolk | East Farmingdale | Route 110                     |
| 11 | <a href="#">152111</a>   | Louis Sorrentino Property                | HW      | C          | Suffolk | Farmingdale      | 115 Marine Street             |
| 12 | <a href="#">152113</a>   | Hazardous Waste Disposal                 | HW      | C          | Suffolk | Farmingdale      | 11-A Picone Boulevard         |
| 13 | <a href="#">152119</a>   | Target Rock Corp.                        | HW      | 04         | Suffolk | East Farmingdale | 1966 East Broadhollow Road    |
| 14 | <a href="#">152127</a>   | Polycom Huntsman Inc.                    | HW      | N          | Suffolk | Farmingdale      | 100 Adams Boulevard           |
| 15 | <a href="#">152130</a>   | Fairchild Republic Main Plant            | HW      | 02         | Suffolk | East Farmingdale | 1000 Conklin Street           |
| 16 | <a href="#">152140</a>   | National Heatset Printing Co.            | HW      | 04         | Suffolk | East Farmingdale | 1 Adams Boulevard             |
| 17 | <a href="#">152147</a>   | Minmilt Realty (Hygrade Metal Moulding)  | HW      | 04         | Suffolk | East Farmingdale | 540 Smith Street              |
| 18 | <a href="#">152183</a>   | Brandt Airflex                           | HW      | 02         | Suffolk | East Farmingdale | 937 & 965 Conklin Street      |
| 19 | <a href="#">152214</a>   | Pinelawn/Farmingdale - Hortonsphere Site | HW      | N          | Suffolk | East Farmingdale | E/S Broadhollow Road          |
| 20 | <a href="#">152259</a>   | Republic Airport                         | HW      | P          | Suffolk | East Farmingdale | 7150 Republic Avenue          |

|    |                                     |   |      |   |         |                  |                    |
|----|-------------------------------------|---|------|---|---------|------------------|--------------------|
| 21 | <input type="text" value="152028"/> | Tronic Plating Co., Inc.                  | RCRA | C | Suffolk | East Farmingdale | 168 Central Avenue |
| 22 | <input type="text" value="152152"/> | Chemical Management Inc.                  | RCRA | A | Suffolk | Farmingdale      | Eastern Parkway    |
| 23 | <input type="text" value="V00152"/> | 333 Smith Street - a.k.a. 50 Marcus Drive | VCP  | C | Suffolk | Farmingdale      | 333 Smith Street   |
| 24 | <input type="text" value="V00193"/> | Cantor Brothers                           | VCP  | C | Suffolk | East Farmingdale | 50 Engineers Lane  |
| 25 | <input type="text" value="V00247"/> | Minmilt Realty (Hygrade Metal Moulding)   | VCP  | N | Suffolk | Farmingdale      | 540 Smith Street   |



**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

|   |                       |                    |
|---|-----------------------|--------------------|
| Name of Action or Project:<br>Adventureland Redevelopment Plan  |                       |                    |
| Project Location (describe, and attach a general location map):<br>2245 Broadhollow Road Farmingdale NY 11735   |                       |                    |
| Brief Description of Proposed Action (include purpose or need):<br>To renovate, update, and redevelop sections of Adventureland to increase visitorship and employment. |                       |                    |
| Name of Applicant/Sponsor:<br>Steven Gentile  | Telephone: [REDACTED] | E-Mail: [REDACTED] |
| Address:<br>2245 Broadhollow Road   |                       |                    |
| City/PO: Farmingdale  | State: NY             | Zip Code: 11735    |
| Project Contact (if not same as sponsor; give name and title/role):   | Telephone:            |                    |
|   | E-Mail:               |                    |
| Address:  |                       |                    |
| City/PO:  | State:                | Zip Code:          |
| Property Owner (if not same as sponsor):  | Telephone:            |                    |
|   | E-Mail:               |                    |
| Address:  |                       |                    |
| City/PO:  | State:                | Zip Code:          |

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity   | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected)                              |
|---|--|---|
| a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |   |
| b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     |  |   |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          |  |   |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                   |  |   |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | JumpSmart Grant - Suffolk County EDP Grant       | 11/28/2023  |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                      |  |   |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |   |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       |  |   |
| i. Coastal Resources.   |  |   |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?                         |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?                      |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area?  |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Farmingdale

b. What police or other public protection forces serve the project site?  
1st Precinct, Suffolk Police Department

c. Which fire protection and emergency medical services serve the project site?  
East Farmingdale Fire Department

d. What parks serve the project site?  
NA

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 15 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 1 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 15 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ 60 months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_ 5
- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ 11 month 2023 year
- Anticipated completion date of final phase \_\_\_\_\_ 7 month 2028 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

Phases are determined by the arrival and construction of amusement park rides. Delays in shipping and poor weather will affect the construction schedule.

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

|               | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____             | _____             | _____               | _____                                 |
| At completion | _____             | _____             | _____               | _____                                 |
| of all phases | _____             | _____             | _____               | _____                                 |

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 250 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):  
Sanitary Waste Water

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: Suffolk County Sewer
- Name of district: Farmingdale
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will a line extension within an existing district be necessary to serve the project?  Yes  No

 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 Additional line to new area \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)
- ii. Describe types of new point sources. \_\_\_\_\_
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 Storm Drains on site  
 \_\_\_\_\_  
  - If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) \_\_\_\_\_
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) \_\_\_\_\_
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) \_\_\_\_\_

---

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- ii. In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No  
 If Yes:  
 i. Estimate methane generation in tons/year (metric): \_\_\_\_\_  
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No  
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.  
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_  
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: \_\_\_\_\_ 9-5 \_\_\_\_\_  
 • Saturday: \_\_\_\_\_ NA \_\_\_\_\_  
 • Sunday: \_\_\_\_\_ NA \_\_\_\_\_  
 • Holidays: \_\_\_\_\_ NA \_\_\_\_\_  
 ii. During Operations:  
 • Monday - Friday: \_\_\_\_\_ Summer 11am-10pm \_\_\_\_\_  
 • Saturday: \_\_\_\_\_ Spring/Fall 11-5, Summer 11-10 \_\_\_\_\_  
 • Sunday: \_\_\_\_\_ Spring/Fall 11-5, Summer 11-10 \_\_\_\_\_  
 • Holidays: \_\_\_\_\_ Spring/Fall 11-5, Summer 11-10 \_\_\_\_\_

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 Rides will have LED lights  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_



s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

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b. Land uses and covertypes on the project site.

| Land use or Covertype  | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 15              | 15                               | 0                  |
| • Forested   | 0               |                                  |                    |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0               |                                  |                    |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        | 0               |                                  |                    |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           | 0               |                                  |                    |
| • Wetlands (freshwater or tidal)   | 0               |                                  |                    |
| • Non-vegetated (bare rock, earth or fill)   | 0               |                                  |                    |
| • Other Describe: _____  |                 |                                  |                    |

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Farmingdale State college \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes - Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes - Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ NA feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

|              |         |
|--------------|---------|
| gravel       | 50 %    |
| gravely sand | 50 %    |
| _____        | _____ % |

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ NA feet

e. Drainage status of project site soils:

|  |                 |
|--|-----------------|
| <input type="checkbox"/> Well Drained:                       | _____ % of site |
| <input checked="" type="checkbox"/> Moderately Well Drained: | 100 % of site   |
| <input type="checkbox"/> Poorly Drained:                     | _____ % of site |

f. Approximate proportion of proposed action site with slopes:

|  |                 |
|--|-----------------|
| <input checked="" type="checkbox"/> 0-10%: | 100 % of site   |
| <input type="checkbox"/> 10-15%:           | _____ % of site |
| <input type="checkbox"/> 15% or greater:   | _____ % of site |

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:

i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No  
 If Yes:  
 i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District  
 ii. Name: \_\_\_\_\_  
 iii. Brief description of attributes on which listing is based: \_\_\_\_\_

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No  
 If Yes:  
 i. Describe possible resource(s): \_\_\_\_\_  
 ii. Basis for identification: \_\_\_\_\_

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No  
 If Yes:  
 i. Identify resource: \_\_\_\_\_  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_  
 iii. Distance between project and resource: \_\_\_\_\_ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No  
 If Yes:  
 i. Identify the name of the river and its designation: \_\_\_\_\_  
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

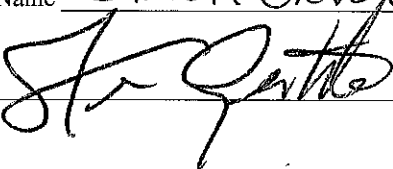
**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name Steven Gentile Date 6/15/24  
 Signature  Title KANS President

