

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 1

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Meeting of the Town of Islip Industrial Development Agency.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**John Walser**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY

August 9, 2022

Agenda

---

1. Call the meeting of the Town of Islip Industrial Development Agency to order.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on July 12, 2022.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Posillico Materials East, LLC**. Located at 615 Furrows Rd, Holbrook. (0500-068000-0100-023002, 023004, 023008, 023009, 023010, 023011, 023012, 023013, 024000, 025000 & 0500-06900-0100-002000).
4. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **Eastview Apt Development, LLC**. Located at 0 Eastview Drive, Central Islip. (0500-22910-0100-010000).
5. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **V1 ISP III, LLC**. Located at 2100 Smithtown Blvd, Ronkonkoma. (0500-10603-0100-005001).
6. To consider the adoption of a Resolution between the Town of Islip Industrial Development agency and **Wilshire Rental Properties, LLC/Wrap-N-Pack, Inc.**, to Consent to Sublease Facility to **Broadridge Investor Communication Solutions, Inc.**.
7. To consider adoption of a Resolution between the Town of Islip Industrial Development Agency and **Eleven Maple Avenue Associates, LLC** to authorize a mortgage financing on the project located at 11 Maple Avenue in Bay Shore, NY 11706.
8. To consider **any other business** to come before the Agency.



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY

July 12, 2022

Meeting Minutes

---

1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by Councilwoman Mary Kate Mullen and seconded by Councilman Jorge Guadron said motion was approved 5-0.

Members Angie M. Carpenter, Councilman John C. Cochrane Jr., Councilwoman Mary Kate Mullen, Councilman James P. O'Connor and Councilman Jorge Guadron were present and the Chairwoman acknowledge a quorum.

2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on June 14, 2022 on a motion by Councilman John C. Cochrane Jr., and seconded by Councilman James P. O'Connor said motion was approved 5-0.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Eastview Apt Development, LLC**. Located at 0 Eastview Drive, Central Islip. (0500-22910-0100-010000) on a motion by Councilman Jorge Guadron and seconded by Councilman James P. O'Connor, said motion was approved 5-0.
4. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **V1 ISP III, LLC**. Located at 2100 Smithtown Blvd, Ronkonkoma. (0500-10603-0100-005001) on a motion by Councilwoman Mary Kate Mullen and seconded by Councilman John C. Cochrane Jr., said motion was approved 5-0.
5. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Water Lilies Food, LLC**. Located at 1724 5<sup>th</sup> Avenue, Bay Shore. (0500-18200-0100-041002) on a motion by Councilman John C. Cochrane Jr., and seconded by Councilman Jorge Guadron, said motion was approved 5-0.
6. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **22-50 Jackson Ave Associates L.P. 2002A Facility** to consider a modification and extension of PILOT agreement. (0500-07100-0100-013006) on a motion by Councilman James P. O'Connor and seconded by Councilwoman Mary Kate Mullen, said motion was approved 5-0.
7. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **22-50 Jackson Ave Associates L.P. 2002B Facility** to consider a modification and extension of PILOT agreement. (0500-07100-0100-010008) on a motion by Councilwoman Mary Kate Mullen and seconded by Councilman James P. O'Connor, said motion was approved 5-0.

8. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **RG 158 Candlewood, LLC**. Located at 158 Candlewood Drive, Bay Shore. (0500-18100-0200-043003) on a motion by Councilman John C. Cochrane Jr., and seconded by Councilman James P. O'Connor, said motion was approved 5-0.
9. To consider the adoption of a Resolution to Amend the 2020 Authorizing Resolution of the Town of Islip Industrial Development Agency regarding the **DuroDyne Spence LLC** project. Located at 81 Spence Street, Bay Shore. (0500-20000-0200-063001) on a motion by Councilman Jorge Guadron and seconded by Councilwoman Mary Kate Mullen, said motion was approved 5-0.
10. To consider the adoption of a Resolution of the Town of Islip Industrial Development Agency to release certain land from the **55 Paradise Lane Realty, LLC. 2019** Facility in connection with a road dedication on a motion by Councilman John C. Cochrane Jr., and seconded by Councilman James P. O'Connor, said motion was approved 5-0.
11. To consider the adoption of a Resolution of the Town of Islip Industrial Development Agency to approve the assignment of the IDA transaction from **VMH Properties, LLC/Whitsons Food Service (Bronx) Corp. 2020 Facility** to Sterling Investors Holdings, LLC, and/or its single purchase entity formed for that purpose. WITHDRAWN.
12. To consider **any other business** to come before the Agency. There being none the meeting was adjourned by Councilman James P. O'Connor and seconded by Councilwoman Mary Kate Mullen.



RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING POSILICO REALTY PARTNERS EAST LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF POSILICO REALTY PARTNERS LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND POSILICO MATERIALS EAST LLC, A NEW YORK LIMITED LIABILITY COMPANY ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF POSILICO MATERIALS EAST LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, DEMOLISHING, RENOVATING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, Posilico Realty Partners East LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Posilico Realty Partners East LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and Posilico Materials East LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Posilico Materials East LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 18.244 acre parcel of land located at 615 Furrows Road, Holbrook, New York (more particularly described as tax map numbers 0500-068.00-01.00-023.002, 023.004, 023.008-023.013, 024.000 & 025.000 and 0500-069.00-01.00-002.000) (the “**Land**”), the demolition of approximately 1,730 square feet of an existing building thereon and the renovation of approximately 1,800 square feet of an existing building thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as defined below) (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be leased by the Agency to the Company and subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as asphalt production and office warehouse space in the Sublessee’s business as a fixed-base asphalt production and recycling facility (the “**Project**”); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and the Equipment, will sublease and lease the Company Facility to the Company for further sub-sublease to the Sublessee, and will lease the Equipment to the Sublessee, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the “**Act**”); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from sales and use taxes and abatement of real property taxes, all to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, as of the date of this resolution, no determination for financial assistance has been made; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, prior to the date of the Hearing (defined below), the Agency will have prepared a cost/benefit analysis with respect to the proposed financial assistance; and

WHEREAS, prior to the closing of the transaction described herein, a public hearing (the “**Hearing**”) will be held so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency or the location or nature of the Facility can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of the transaction described herein, and such notice (together with proof of publication) will be substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing will be annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to representations by the Company and the Sublessee that the proposed financial assistance is either an inducement to the Company and the Sublessee to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

WHEREAS, the Company and the Sublessee will agree to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company and the Sublessee; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the “**SEQR Act**” or “**SEQR**”), the Agency constitutes a “State Agency”; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company and Sublessee have prepared and submitted to the Agency an Environmental Assessment Form and related documents (the “**Questionnaire**”) with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency.

NOW, THEREFORE, BE IT RESOLVED by the Town of Islip Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. Based upon the Environmental Assessment Form completed by the Company and the Sublessee and reviewed by the Agency and other representations and information furnished by the Company and the Sublessee regarding the Facility, the Agency determines that the action relating to the acquisition, demolition, renovation, equipping, and operation of the Facility is an “unlisted” action, as that term is defined in the SEQRA Act and undergo the uncoordinated review procedures set forth in 6 NYCRR § 617.6(b)(4).

Section 2. The acquisition, demolition, renovation and equipping of the Facility by the Agency, the subleasing and leasing of the Company Facility to the Company for further subleasing to the Sublessee, the leasing of the Equipment to the Sublessee, and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 3. Subject to the provisions of this resolution, the Agency shall (i) acquire, demolish, renovate and equip the Facility; (ii) lease and sublease the Company Facility to the Company for further sub-sublease to the Sublessee; and (iii) lease the Equipment to the Sublessee.

Section 4. The Company and the Sublessee are hereby notified that they will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease and Project Agreement, dated a date to be determined (the “**Lease Agreement**”), by and between the Company and the Agency. The Sublessee shall be required to agree to the terms of Section 875 pursuant to the Agency Compliance Agreement, dated a date to be determined (the “**Agency Compliance Agreement**”), by and between the Sublessee and the Agency. The Company and the Sublessee are further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement and the Agency Compliance Agreement.

Section 5. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 6. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company and the Sublessee, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company and the Sublessee.

The Company and the Sublessee agree to pay such expenses and further agree 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 Facility.

Section 8. This resolution shall take effect immediately.

STATE OF NEW YORK        )  
                                      : SS.:  
COUNTY OF SUFFOLK        )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Town of Islip Industrial Development Agency (the “Agency”) with the original thereof on file in the office of the Agency, and the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened in public session on August 9, 2022, at 40 Nassau Avenue, Islip, New York 11751, at which meeting the following members were:

Present:

Absent:

Also Present:

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Voting Aye

and, therefore, the resolution was declared duly adopted.

The Application is in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), (ii) said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of August 9, 2022.

---

Assistant Secretary

## EXHIBIT A

---

### NOTICE OF PUBLIC HEARING

---

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the \_\_\_ day of August, 2022, at \_\_\_\_\_ a.m., local time, at the Town of Islip, Offices of Economic Development, 40 Nassau Avenue, Islip, New York 11751 in connection with the following matters:

Posillico Realty Partners East LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Posillico Realty Partners East LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and Posillico Materials East LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Posillico Materials East LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 18.244 acre parcel of land located at 615 Furrows Road, Holbrook, New York (more particularly described as tax map numbers 0500-068.00-01.00-023.002, 023.004, 023.008-023.013, 024.000 & 025.000 and 0500-069.00-01.00-002.000) (the “**Land**”), the demolition of approximately 1,730 square feet of an existing building thereon and the renovation of approximately 1,800 square feet of an existing building thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as defined below) (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be leased by the Agency to the Company and subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as asphalt production and office warehouse space in the Sublessee’s business as a fixed-base asphalt production and recycling facility (the “**Project**”). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from sales and use taxes in connection with the acquisition, demolition, renovation and equipping of the Facility and exemption of real property taxes consistent with the policies of the Agency.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: August \_\_, 2022

TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY

By: John G. Walser  
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON  
\_\_\_\_\_, 2022 at \_\_\_\_\_ A.M.

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY  
(POSILICO REALTY PARTNERS EAST LLC/POSILICO MATERIALS EAST LLC 2022  
FACILITY)

---

Section 1. \_\_\_\_\_ of the Town of Islip Industrial Development Agency (the “**Agency**”) called the hearing to order.

Section 2. The \_\_\_\_\_ then appointed \_\_\_\_\_, the \_\_\_\_\_ of the Agency, the hearing officer of the Agency, to record the minutes of the hearing.

Section 3. The hearing officer then described the proposed transfer of the real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility as follows:

Posillico Realty Partners East LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Posillico Realty Partners East LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) and Posillico Materials East LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Posillico Materials East LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Sublessee**”), have applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 18.244 acre parcel of land located at 615 Furrows Road, Holbrook, New York (more particularly described as tax map numbers 0500-068.00-01.00-023.002, 023.004, 023.008-023.013, 024.000 & 025.000 and 0500-069.00-01.00-002.000) (the “**Land**”), the demolition of approximately 1,730 square feet of an existing building thereon and the renovation of approximately 1,800 square feet of an existing building thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as defined below) (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be leased by the Agency to the Company and subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by

the Sublessee as asphalt production and office warehouse space in the Sublessee's business as a fixed-base asphalt production and recycling facility (the "Project"). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from sales and use taxes in connection with the acquisition, demolition, renovation and equipping of the Facility and exemption of real property taxes consistent with the policies of the Agency.

Section 4. The hearing officer then opened the hearing for comments from the floor for or against the proposed transfer of real estate, the other financial assistance proposed by the Agency and the location and nature of the Facility. The following is a listing of the persons heard and a summary of their views:

Section 5. The hearing officer then asked if there were any further comments, and, there being none, the hearing was closed at \_\_\_\_\_.

STATE OF NEW YORK     )  
                                      : SS.:  
COUNTY OF SUFFOLK    )

I, the undersigned Assistant Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the “**Agency**”) on August \_\_, 2022, at \_\_ a.m., local time, at Town of Islip, Offices of Economic Development, 40 Nassau Avenue, Islip, New York 11751, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of August \_\_, 2022.

\_\_\_\_\_  
Assistant Secretary

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR AUGUST 9, 2022**

---

**AGENDA ITEM #4**

**TYPE OF RESOLUTION: AUTHORIZING RESOLUTION**

**COMPANY: EASTVIEW APT DEVELOPMENT, LLC**

**PROJECT LOCATION: 0 EASTVIEW DRIVE, CENTRAL  
ISLIP**

**JOBS (RETAINED/CREATED): RETAINED - 00 -  
CREATE - 02 -**

**INVESTMENT: \$4,435,000.00**

Date: August 9, 2022

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), held at 40 Nassau Street, Islip, New York 11751 on the 9th day of August, 2022 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest in a certain industrial development facility more particularly described below (Eastview Apt Development LLC 2022 Facility) and the leasing of the facility to Eastview Apt Development LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT OF EASTVIEW APT DEVELOPMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF EASTVIEW APT DEVELOPMENT LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING AN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”) was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, Eastview Apt Development LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Eastview Apt Development LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Town of Islip Industrial Development Agency (the “**Agency**”), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 2.2 acre parcel of land located at Eastview Drive, Central Islip, New York 11722 (SCTM# 0500-229.10-01.00-010.000) (the “**Land**”), the construction of an approximately 28,000 square foot building thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be leased by the Agency to the Company and is to be used as a multi-family housing apartment complex, comprised of two-bedroom units, containing approximately twenty-five (25) total rental apartments, with three (3) rental apartments designated as affordable units (the “**Project**”); and

WHEREAS, the Agency, by resolution duly adopted on July 12, 2022 (the “**Inducement Resolution**”), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of August 1, 2022 or such other date as the Chairman, Executive Director or Deputy Executive Director of the

Agency and counsel to the Agency shall agree (the “**Company Lease**”), by and between the Company and the Agency; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the “**Bill of Sale**”), from the Company to the Agency; and

WHEREAS, the Agency will sublease and lease the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of August 1, 2022 or such other date as the Chairman, Executive Director or Deputy Executive Director of the Agency and counsel to the Agency shall agree (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company consistent with the policies of the Agency, in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$3,500,000 but not to exceed \$5,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$26,250 but not to exceed \$37,500, in connection with the financing of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$80,000, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof); and

WHEREAS, as security for a loan or loans (as such term is defined in the Lease Agreement), the Agency and the Company will execute and deliver to a lender or lenders not yet determined (collectively, the “**Lender**”), a mortgage or mortgages, and such other loan documents satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably required by the Lender, to be dated a date to be determined, in connection with the financing, any refinancing or permanent financing of the costs of the acquisition, construction and equipping of the Facility (collectively, the “**Loan Documents**”); and

WHEREAS, the Agency has required the Company to provide to the Agency a feasibility report (the “**Feasibility Study**”), together with such letters or reports from interested parties and governmental agencies or officials (the “**Letters of Support**”; and together with the Feasibility Study, the “**Requisite Materials**”) to enable the Agency to make findings and determinations that the Facility qualifies as a “project” under the Act and that the Facility satisfies all other requirements of the Act, and such Requisite Materials are listed below and attached as Exhibit C to the Inducement Resolution:

1. Benefits Analysis for the Town of Islip Industrial Development Agency, Eastview Apt Development LLC, dated June 2022, by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.;
2. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and

3. Ryan et al. v. Town of Hempstead Industrial Development Agency et al.; and

WHEREAS, the Agency's Uniform Tax Exemption Policy ("UTEP"), which such UTEP is annexed to the Inducement Resolution as Exhibit D, provides for the granting of financial assistance by the Agency for housing projects pursuant to Section I.A.4.; and

WHEREAS, the Agency has given due consideration to the application of the Company to the Agency for financial assistance (the "**Application**"), and to representations of the Company therein; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the "**SEQR Act**" or "**SEQR**"), the Agency constitutes a "State Agency"; and

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the "**Questionnaire**") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. Based upon the Environmental Assessment Form completed by the Company and reviewed by the Agency and other representations and information furnished by the Company regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, construction, equipping, and operation of the Facility is an "Unlisted" Action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a "significant effect" on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQR. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQR or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. In connection with the acquisition, construction and equipping of the Facility the Agency hereby makes the following determinations and findings based upon the Agency's review of the information provided by the Company with respect to the Facility, including, the Company's Application, the Requisite Materials and other public information:

(a) There is a lack of affordable, safe, clean and modern rental housing in the Town of Islip;

(b) Such lack of rental housing has resulted in individuals leaving the Town of Islip and therefore adversely affecting employers, businesses, retailers, banks, financial institutions, insurance companies, health and legal services providers and other merchants in the Town of Islip and otherwise adversely impacting the economic health and well-being of the residents of the Town of Islip, employers, and the tax base of the Town of Islip;

(c) The Facility, by providing such rental housing will enable persons to remain in the Town of Islip and thereby to support the businesses, retailers, banks, and other financial institutions, insurance companies, health care and legal services providers and other merchants in the Town of Islip which will increase the economic health and well-being of the residents of the Town of Islip, help preserve and increase permanent private sector jobs in furtherance of the Agency's public purposes as set forth in the Act, and therefore the Agency finds and determines that the Facility is a commercial project within the meaning of Section 854(4) of the Act;

(d) The Facility will provide services, i.e., rental housing, which but for the Facility, would not otherwise be reasonably accessible to the residents of the Town of Islip.

Section 3. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The Facility preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Islip. The Company has represented to the Agency that they intend to provide an additional one (1) full-time employee within the first year after completion of the Facility; and

(d) The acquisition, construction and equipping of the Facility and the leasing and subleasing of the Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Islip, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(e) The acquisition, construction and equipping of the Facility is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(f) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip, Suffolk County, and all regional and local land use plans for the area in which the Facility is located; and

(g) The Facility and the operations conducted therein do not have a significant effect on the environment, as determined in accordance with Article 8 of the Environmental Conservation Law of the State of New York and the regulations promulgated thereunder; and

(h) It is desirable and in the public interest for the Agency to sublease the Land and the Improvements and to lease the Equipment to the Company; and

(i) The Company Lease will be an effective instrument whereby the Agency leases the Land and the Improvements from the Company; and

(j) The Lease Agreement will be an effective instrument whereby the Agency leases and subleases the Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agreement may recapture some or all of the benefits granted to the Company; and

(k) The Loan Documents to which the Agency is a party will be effective instruments whereby the Agency and the Company agree to secure the loan made to the Company by the Lender.

Section 4. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 5. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Company Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) grant a mortgage on and security interests in and to the Facility pursuant to the Loan Documents, and (vi) execute and deliver the Loan Documents to which the Agency is a party.

Section 6. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 7. The Agency is hereby further authorized to execute and deliver the Loan Documents in connection with the financing of the costs of acquiring, constructing and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, constructing and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 8. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, construction and equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$3,500,000 but not to exceed \$5,000,000 corresponding to mortgage recording tax exemptions presently estimated to be \$26,250 but not to exceed \$37,500, in connection with the financing of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$80,000, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), consistent with the policies of the Agency.

Section 9. Subject to the provisions of this resolution, the Company is herewith and hereby appointed the agent of the Agency to acquire, renovate, construct and equip the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to its agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to acquire, renovate, construct and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agent of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency. The aforesaid appointment of the Company as agent of the Agency to acquire, renovate, construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company has received exemptions from sales and use taxes in an amount not to exceed \$80,000 in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time. The aforesaid appointment of the Company is subject to the execution of the documents contemplated by this resolution.

Section 10. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this Authorizing Resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 11. The form and substance of the Company Lease, the Lease Agreement and the Loan Documents to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 12.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 13. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 14. This resolution shall take effect immediately.

STATE OF NEW YORK     )  
  : SS.:  
COUNTY OF SUFFOLK    )

I, the undersigned Secretary of the Town of Islip Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the “Agency”), including the resolutions contained therein, held on the 9th day of August, 2022, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Agency Documents contained in this transcript of proceedings are each in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that public notice of the time and place of said meeting was duly given to the public and the news media in accordance with the New York Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, that all members of said Agency had due notice of said meeting and that the meeting was all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 9th day of August, 2022.

By: \_\_\_\_\_  
Assistant Secretary

EXHIBIT A

Proposed PILOT Benefits

Formula for In-Lieu-of-Taxes Payment: Town of Islip (including any existing incorporated village and any village which may be incorporated after the date thereof, within which the facility is wholly or partially located), Central Islip School District, Suffolk County and appropriate Special Districts.

Address: Eastview Drive, Central Islip, New York 11722 (approx. 2.2 acre parcel)  
Tax Map No. 0500-229.10-01.00-010.000

Definitions

X = \$44,000 (current land value)

Y = increase in assessment above X resulting from the acquisition, construction and equipping of the Facility.

Year

1	100% normal tax on X and 0% normal tax on Y
2	100% normal tax on X and 0% normal tax on Y
3	100% normal tax on X and 0% normal tax on Y
4	100% normal tax on X and 0% normal tax on Y
5	100% normal tax on X and 0% normal tax on Y
6	100% normal tax on X and 10% normal tax on Y
7	100% normal tax on X and 20% normal tax on Y
8	100% normal tax on X and 30% normal tax on Y
9	100% normal tax on X and 40% normal tax on Y
10	100% normal tax on X and 50% normal tax on Y
11	100% normal tax on X and 60% normal tax on Y
12	100% normal tax on X and 70% normal tax on Y
13	100% normal tax on X and 80% normal tax on Y
14	100% normal tax on X and 90% normal tax on Y
15 and thereafter	100% normal tax on X and 100% normal tax on Y



**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR AUGUST 9, 2022**

---

**AGENDA ITEM #5**

**TYPE OF RESOLUTION: AUTHORIZING RESOLUTION**

**COMPANY: V1 ISP III, LLC**

**PROJECT LOCATION: 2100 SMITHTOWN BLVD,  
RONKONKOMA**

**JOBS (RETAINED/CREATED): RETAINED - 00 -  
CREATE - 20 -**

**INVESTMENT: \$42,560,000.00**

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT OF V1 ISP III, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF V1 ISP III, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING AN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”) was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, V1 ISP III, LLC an Illinois limited liability company, on behalf of itself and/or the principals of V1 ISP III, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”), has applied to the Town of Islip Industrial Development Agency (the “**Agency**”) to enter into a transaction in which the Agency will assist in the acquisition of an approximately 8.96 acre parcel of land located at 2100 Smithtown Avenue, Ronkonkoma, New York 11779 (the “**Land**”), the demolition of an approximately 112,189 square foot existing building thereon and the construction and equipping thereon of an approximately 127,980 square foot building (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be leased by the Agency to the Company, and subleased by the Company to various tenants (the “**Tenants**”), for use as an industrial warehouse space (the “**Project**”); and

WHEREAS, the Agency, by resolution duly adopted on July 12, 2022 (the “**Inducement Resolution**”), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and a fee interest in the Improvements pursuant to a certain Company Lease Agreement, dated as of August 1, 2022, or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the “**Company Lease**”), by and between the Company and the Agency; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Bill of Sale, dated the Closing Date (as defined in the hereinafter defined Lease Agreement) (the “**Bill of Sale**”), from the Company to the Agency; and

WHEREAS, the Agency will sublease and lease the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of August 1, 2022 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the “**Lease Agreement**”), by and between the Agency and the Company; and

WHEREAS, as security for a Loan or Loans (as such term is defined in the Lease Agreement), the Agency and the Company will execute and deliver to a lender or lenders not yet determined (collectively, the “**Lender**”), a mortgage or mortgages, and such other loan documents satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably required by the Lender, to be dated a date to be determined, in connection with the financing, any refinancing or permanent financing of the costs of the acquisition, construction, and equipping of the Facility (collectively, the “**Loan Documents**”); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company, consistent with the policies of the Agency, in the form of: (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$25,530,000 but not to exceed \$28,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$191,475 but not to exceed \$210,000, in connection with the financing of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping of the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$776,250 in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed transaction is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) The Facility preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Islip. The Company has represented to the Agency that it intends to provide twenty (20) full time employees within the second year after completion of the Facility; and

(d) The acquisition, construction and equipping of the Facility, the subleasing and leasing of the Facility to the Company will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.

(e) The acquisition, construction and equipping of the Facility by the Agency is reasonably necessary to induce the Company to maintain and expand its business operations in the Town of Islip.

(f) Based upon representations of the Company and counsel to the Company, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located.

(g) It is desirable and in the public interest for the Agency to sublease and lease the Facility to the Company; and

(h) The Company Lease will be an effective instrument whereby the Agency leases the Land and the Improvements from the Company; and

(i) The Lease Agreement will be an effective instrument whereby the Agency subleases and leases the Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company; and

(j) The Loan Documents to which the Agency is a party will be effective instruments whereby the Agency and the Company agree to secure the loan made to the Company by the Lender.

Section 2. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 3. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) grant a mortgage on and security interests in and to the Facility pursuant to

the Loan Documents, and (vi) execute and deliver the Loan Documents to which the Agency is a party.

Section 4. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 5. The Agency is hereby authorized to execute and deliver the Loan Documents in connection with the financing of the costs of acquiring, constructing and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, constructing and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 6. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, construction and equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$25,530,000 but not to exceed \$28,000,000, corresponding to mortgage recording tax exemptions presently estimated to be \$191,475 but not to exceed \$210,000, in connection with the financing of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping of the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$776,250, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency.

Section 7. Subject to the provisions of this resolution, the Company is herewith and hereby appointed the agent of the Agency to acquire, construct and equip the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to its agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to acquire, construct and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency. The aforesaid appointment of the Company as agent of the Agency to acquire, construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements,

(b) a date which the Agency designates, or (c) the date on which the Company has received exemptions from sales and use taxes in an amount not to exceed \$776,250, in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time. The aforesaid appointment of the Company is subject to the execution of the documents contemplated by this resolution.

Section 8. The Company is hereby notified that it will be required to comply with Section 875 of the Act. The Company shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company, as agent of the Agency pursuant to this Authorizing Resolution, are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 9. The form and substance of the Company Lease, the Lease Agreement and the Loan Documents to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 10.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 11. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes

of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 12. This resolution shall take effect immediately.



## EXHIBIT A

### Proposed PILOT Benefits

Formula for In-Lieu-of-Taxes Payment: The Town of Islip (including any existing incorporated village and any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located), Connetquot School District, Suffolk County and Appropriate Special Districts.

2100 Smithtown Avenue, Ronkonkoma, New York

Tax Map No. 0500-106.03-01.00-005.001

### Definitions

X = \$264,900 (current land value)

Y = increase in assessment above X resulting from the acquisition, construction and equipping of the Facility.

### Year

1	100% normal tax on X and 0% normal tax on Y
2	100% normal tax on X and 10% normal tax on Y
3	100% normal tax on X and 20% normal tax on Y
4	100% normal tax on X and 30% normal tax on Y
5	100% normal tax on X and 40% normal tax on Y
6	100% normal tax on X and 50% normal tax on Y
7	100% normal tax on X and 60% normal tax on Y
8	100% normal tax on X and 70% normal tax on Y
9	100% normal tax on X and 80% normal tax on Y
10	100% normal tax on X and 90% normal tax on Y
11 and thereafter	100% normal tax on X and 100% normal tax on Y

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR AUGUST 9, 2022**

---

**AGENDA ITEM #6**

**TYPE OF RESOLUTION: CONSENT TO A SUB-LEASE**

**COMPANY: WILSHIRE RENTAL PROPERTIES,  
LLC/WRAP-N-PACK, INC. TO BROADRIDGE  
INVESTOR COMMUNICATIONS, INC.**

**PROJECT LOCATION: 120 WILSHIRE BLVD  
BRENTWOOD, NY 11717**

**JOBS (RETAINED/CREATED): RETAINED - 000 -  
CREATE - 000 -**

**INVESTMENT: N/A**

Date: August 9, 2022

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at 40 Nassau Avenue, Islip, New York 11751 on the 9th day of August, 2022 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the consent to the subleasing of the Wilshire Rental Properties LLC/Wrap-N-Pack, Inc. 2022 Facility to Broadridge Investor Communication Solutions, Inc. and approving the execution and delivery of related documents.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY PERTAINING TO THE CONSENT TO THE SUBLEASING OF THE WILSHIRE RENTAL PROPERTIES LLC/WRAP-N-PACK, INC. 2022 FACILITY AND APPROVING THE FORM, SUBSTANCE, EXECUTION AND DELIVERY OF RELATED DOCUMENTS.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as may be amended from time to time (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”) was created with the authority and power, among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency previously authorized financial assistance for Wilshire Rental Properties LLC, a New York limited liability company (the “**Company**”) in the (a) the acquisition of an approximately 10 acre parcel of land located at 120 Wilshire Boulevard, Brentwood, New York 11717 (the “**Land**”), and the existing approximately 150,000 square foot building located thereon (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as defined below) (the “**Facility Equipment**”; and together with the Land and the Improvements, the “**Company Facility**”), which Company Facility is to be subleased and leased by the Agency to the Company and further subleased by the Company to Wrap-N-Pack, Inc., a Delaware business corporation (the “**Sublessee**”), and a tenant or tenants to be determined; and (b) the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and together with the Company Facility, the “**Facility**”), which Equipment is to be leased by the Agency to the Sublessee, and which Facility is to be used by the Sublessee as warehouse and distribution space in its business as a distributor of packaging and janitorial sanitation products (the “**Project**”); and

WHEREAS, while such financial assistance has not yet been provided to the Company, the Company has informed the Agency that it will lease a portion of the Facility (the “**Demised Premises**”) to Broadridge Investor Communication Solutions, Inc. a New York business corporation (the “**Tenant**”), pursuant to a Lease Agreement, dated as of July 1, 2022 (the “**Tenant Lease Agreement**”), by and between the Company and the Tenant; and

WHEREAS, the Company has requested that the Agency consent to the Tenant Lease between the Company and the Tenant; and

WHEREAS, such consent may be manifested by the execution and delivery of a Tenant Agency Compliance Agreement, to be dated a date to be determined, between the Agency and the Tenant (the “**Tenant Agency Compliance Agreement**”); and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the leasing of the Facility by the Agency to the Company; and

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The subleasing of the Facility to the Tenant will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(c) The Agency consents to the subleasing of the Facility to the Tenant; and

(d) It is desirable and in the public interest for the Agency to consent to the subleasing of the Facility to the Tenant and to enter into the Tenant Agency Compliance Agreement.

Section 2. In consequence of the foregoing, the Agency hereby determines to enter into the Tenant Agency Compliance Agreement.

Section 3. The form and substance of the Tenant Agency Compliance Agreement (in substantially the form presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 4.

(a) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Tenant Agency Compliance Agreement in the form the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the

Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.



Date: August 9, 2022

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at 40 Nassau Avenue, Islip, New York 11751 on the 9th day of August, 2022 the following members of the Agency were:

Present

Excused Absence:

Also Present

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the acquisition of a leasehold and subleasehold interest in a certain industrial development facility more particularly described below (V1 ISP III, LLC 2022 Facility) and the leasing of the facility to V1 ISP III, LLC for subleasing by V1 ISP III, LLC to future tenants.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

Abstain

and, therefore, the resolution was declared duly adopted.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR AUGUST 9, 2022**

---

**AGENDA ITEM #7**

**TYPE OF RESOLUTION: AUTHORIZATION FOR  
MORTGAGE FINANCING**

**COMPANY: ELEVEN MAPLE AVENUE ASSOCIATES,  
LLC**

**PROJECT LOCATION: 11 MAPLE AVENUE BAY  
SHORE, NY 11706**

**JOBS (RETAINED/CREATED): RETAINED - 000 -  
CREATE - 000 -**

**INVESTMENT: N/A**

Date: August 9, 2022

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at 40 Nassau Avenue, Islip, New York 11751 on the 9th day of August, 2022 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to a mortgage financing and the execution of related loan documents in connection with a certain industrial development facility more particularly described below (Eleven Maple Avenue Associates, LLC 2020 Facility) and approving the execution and delivery of related documents.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING A MORTGAGE FINANCING AND THE EXECUTION AND DELIVERY OF LOAN DOCUMENTS IN CONNECTION THEREWITH FOR THE ELEVEN MAPLE AVENUE ASSOCIATES, LLC 2020 FACILITY AND APPROVING THE FORM, SUBSTANCE, EXECUTION AND DELIVERY OF SUCH RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as amended from time to time (collectively, the “**Act**”), the Town of Islip Industrial Development Agency (the “**Agency**”) was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency has previously provided assistance to Eleven Maple Avenue Associates, LLC (the “**Company**”), in the acquisition of an approximately 1.698 acre parcel of land (Tax Map #0500-393.00-04.00-026.010) located at 11 Maple Avenue, Bay Shore, New York 11706 (the “**Land**”), the construction of an approximately 132,329 square foot building thereon, together with approximately one-hundred three (103) covered parking spaces at ground-level of the building and approximately one-hundred forty-six (146) surface parking spaces to be provided between the proposed building and the existing municipal parking lot (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (the “**Equipment**”; and, together with the Land and the Improvements, the “**Facility**”), which Facility is to be leased by the Agency to the Company and is to be used by the Company as a mixed-use facility with approximately 90 residential apartments and approximately 1,800 square feet of commercial/retail space located on the ground floor (the “**Project**”); and

WHEREAS, the Agency acquired a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of February 1, 2020 (the “**Company Lease**”), by and between the Company, as lessor, and the Agency, as lessee, and a memorandum of Company Lease was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, the Agency currently leases the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of February 1, 2020 (the “**Lease Agreement**”), by and between the Agency, as lessor, and the Company, as lessee, and a memorandum of Lease Agreement was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, the Agency by resolution duly adopted on January 23, 2018, as amended on November 19, 2019, and further amended on May 12, 2020 (collectively, the “**Authorizing Resolution**”), authorized the acquisition, construction and equipping of the Facility and the execution and delivery of the Agency Documents (as defined therein); and

WHEREAS, pursuant to the Authorizing Resolution, the Agency authorized exemptions from mortgage recording taxes for one or more mortgages securing an amount not to exceed \$26,000,000 in connection with the financing of the acquisition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping the Facility (the “**Mortgage Recording Tax Benefit**”); and

WHEREAS, the Company has submitted a request that the Agency approve an increase in the Mortgage Recording Tax Benefit in order to exempt from mortgage recording taxes one or more mortgages securing a principal amount presently expected to be \$27,000,000, but not to exceed \$30,000,000 (inclusive of, not in addition to, the previously authorized Mortgage Recording Tax Benefit) corresponding to mortgage recording tax exemptions presently estimated to be \$202,500, but not to exceed \$225,000, and as security for such Loan being made to the Company by the Lender, the Company has further requested to the Agency that it join with the Company in executing and delivering to the Lender one or more mortgages and such other loan documents, satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably requested by the Lender (collectively, the “**2022 Loan Documents**”); and

WHEREAS, the Agency contemplates that it will approve the execution one or more mortgages securing the principal amount presently expected to be \$27,000,000, but not to exceed \$30,000,000 in connection with the refinancing or permanent financing of the costs of acquiring, constructing and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, constructing and equipping the Facility; and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency, has decided to proceed under the provisions of the Act and to enter into the 2022 Loan Documents; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company, consistent with the policies of the Agency, in the form of an exemption from mortgage recording taxes; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the refinancing of the Facility.

NOW, THEREFORE, BE IT RESOLVED by the Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act.
- (b) The Facility continues to constitute a “project” as such term is defined in the Act.
- (c) The financing of the Facility will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.
- (d) The financing of the Facility as contemplated in this resolution is reasonably necessary to maintain the competitive position of the Company in its industry.
- (e) Based upon representations of the Company and counsel to the Company, the Facility continues to conform with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located.
- (f) It is desirable and in the public interest for the Agency to assist in the financing of the Facility.
- (g) The 2022 Loan Documents will be effective instruments whereby the Agency and the Company agree to secure the Loan and assign to the Lender their respective rights under the Lease Agreement (except the Agency’s Unassigned Rights as defined therein).

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) approve an increase in the Mortgage Recording Tax Benefit to exempt one or more mortgages securing an amount presently expected to be \$27,000,000, but not to exceed \$30,000,000 corresponding to mortgage recording tax exemptions presently estimated to be \$202,500, but not to exceed \$225,000, in connection with the Loan, (ii) grant a mortgage or mortgages on and security interest in and to the Facility pursuant to certain mortgages and security agreements for the benefit of the Lender (the “**2022 Mortgage**”), (iii) execute, deliver and perform the 2022 Mortgage, and (iv) execute, deliver and perform the 2022 Loan Documents to which the Agency is a party, as may be necessary or appropriate to effect the Loan or any subsequent refinancing of the Mortgage provided, however, the Company shall be required to pay the mortgage recording tax on the full principal amount of the Mortgage.

Section 3. Subject to the provisions of this resolution and the Lease Agreement, the Agency is hereby authorized to do all things necessary or appropriate for the execution, delivery and performance of the 2022 Loan Documents and the 2022 Mortgage, and such other related documents as may be necessary or appropriate to effect the Loan, or any subsequent refinancing of the Loan, and all acts heretofore taken by the Agency with respect

to such financing or refinancing are hereby approved, ratified and confirmed. The Agency is hereby further authorized to execute and deliver any future documents in connection with any future refinancing or permanent financing of the Facility without need for any further or future approvals of the Agency.

Section 4.

(a) Subject to the provisions of this resolution and the Lease Agreement; the Chairman, Executive Director, and all other members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the 2022 Mortgage and 2022 Loan Documents, together with such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “**Agency Documents**”). The execution thereof by the Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval; and

(b) The Chairman, Executive Director, and any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional authorized representatives of the Agency.

Section 5. Subject to the provisions of this resolution and the Lease Agreement, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 6. Any expenses incurred by the Agency with respect to the financing or refinancing of the Facility shall be paid by the Company. The Company has agreed to pay such expenses and have further agreed 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 financing or refinancing of the Facility.

Section 7. This resolution shall take effect immediately.



*Law Offices of  
Ivette X. Matos Esq.*

July 26, 2022

John Walser  
Town of Islip IDA  
40 Nassau Avenue  
Islip, NY 11751

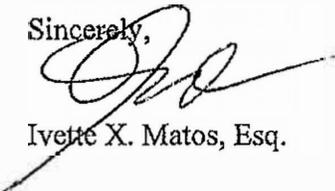
RE: Eleven Maple Avenue Associates, LLC  
11 Maple Avenue  
Bay Shore, NY 11706  
IDA Project #4703-20-05

Dear Mr. Walser:

Please accept this letter as a formal request to increase the loan amount permitted for the above-referenced project to \$27,000,000.00.

Please let me know if you have any questions regarding this request.

Sincerely,



Ivette X. Matos, Esq.

cc: Terrance Walsh, Esq.

*5 Shore Lane  
Bay Shore NY 11706  
631-668-6060 631-668-2650 fax*

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 2

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board authorization to clean up or secure certain properties in the  
Town of Islip.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Taryn Jewell, Esq.**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

## Town Board Meeting

Tuesday, August 9, 2022 at 2:00 pm

1)	0 Messina Street, Central Islip	0500-166.00-02.00-051.002	CU
2)	0 Palermo Street, Central Islip	0500-167.00-02.00-008.002	CU
3)	5 South Road, Central Islip	0500-120.00-03.00-080.000	BC
4)	10 S. 3 <sup>rd</sup> Street, Bay Shore	0500-180.00-02.00-020.000	CU
5)	29 Gladstone Avenue, West Islip	0500-468.00-05.00-018.000	CU
6)	40 Keswick Drive, East Islip	0500-374.00-03.00-021.000	CU
7)	51 Kenwood Drive, Bohemia	0500-146.00-03.00-038.000	BC
8)	75 Sea Cliff Street, Islip Terrace	0500-188.00-01.00-145.001	BC
9)	99 Palermo Street, Central Islip	0500-167.00-02.00-008.001	CU
10)	144 Ellery Street, Brentwood	0500-093.00-01.00-066.000	BC
11)	145 N. Penataquit Avenue, Bay Shore	0500-342.00-02.00-013.000	BC
12)	165 Bark Avenue, Central Islip	0500-140.00-04.00-071.005	CU
13)	159 Mohawk Street, Ronkonkoma	0500-009.00-02.00-079.000	BC
14)	171 Elm Drive, Bay Shore	0500-199.00-02.00-011.000	CU
15)	190 Ava Drive, Bay Shore	0500-200.00-01.00-032.000	BC
16)	224 Messina Street, Central Islip	0500-166.00-04.00-068.000	CU
17)	318 Muriel Street, Holbrook	0500-175.00-01.00-082.000	CU
18)	403 Mayflower Avenue, Brentwood	0500-228.00-04.00-048.000	BC
19)	406 Higbie Lane, West Islip	0500-413.00-01.00-038.001	CU
20)	901 Udall Road, West Islip	0500-337.00-02.00-001.000	CU
21)	992 Connetquot Avenue, Central Islip	0500-167.00-02.00-032.005	CU
22)	1419 Brooklyn Boulevard, Bay Shore	0500-289.00-04.00-117.000	CU

**TOWN OF ISLIP**  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 0 Messina Street, Central Islip, NY 11722.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 0 Messina Street, Central Islip, NY 11722
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tanya L Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 0 Messina Street, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-166.00-02.00-051.002, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, 225 Messina Development LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be done to cut and remove the high grass and overgrown vegetation from the property along with all litter and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-166.00-02.00-051.002.

**UPON** a vote being taken, the result was:

(G: Clean Up - 0 Messina Street, Central Islip)

**TOWN OF ISLIP**  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 0 Palermo Street, Central Islip, NY 11722.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 0 Palermo Street, Central Islip, NY 11722
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: NA
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_ . Full EAF required.

Type 2 action under 6 NYCRR, Section 617.5(c), number (8) . SEQR review complete.

Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.

---

Taryn L Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 0 Palermo Street, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-167.00-02.00-008.002, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, 225 Messina Development LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be done to cut and remove the high grass and overgrown vegetation from the property along with all litter and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-167.00-02.00-008.002.

**UPON** a vote being taken, the result was:

(G: Clean Up - 0 Palermo Street, Central Islip)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 5 South Road, Central Islip, NY 11722.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 5 South Road, Central Islip, NY 11722
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tanya L. Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 5 South Road, Central Islip, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Margaret Mason, by Registered Mail, Return Receipt Requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 9, 2022, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-120.00-03.00-080.000.

**UPON** a vote being taken, the result was:

(G:\Board up/Clean-up - 5 South Road, Central Islip)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 10 S. 3rd Street, Bay Shore, NY 11706.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 10 S. 3rd Street, Bay Shore, NY 11706
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L. Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 10 S. 3rd Street, Bay Shore, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-180.00-02.00-020.000, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Estate of Herve Coby, and also upon Estate of Herve Coby, c/o Kaitia Coby, and also upon US Bank, NA, as Trustee, and also upon Select Portfolio Servicing, and also upon Safeguard Properties Management LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the

described nuisance and that the Town of Islip should undertake the task of removing the said nuisance;  
and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary  
determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be  
done to cut and remove the high grass and overgrown vegetation from the property along with all litter  
and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance  
identified herein, upon verification of the existence or recurrence of the said violation(s), and upon  
confirmation that the premises are owned by the persons or entities previously notified as described  
herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may  
enter upon the premises to insure that the nuisance is abated and that the property is in compliance with  
the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with  
the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on  
which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-  
180.00-02.00-020.000.

**UPON** a vote being taken, the result was:

(G: Clean Up - 10 S. 3rd Street, Bay Shore)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 29 Gladstone Avenue, West Islip, NY 11795.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 29 Gladstone Avenue, West Islip, NY 11795
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tanya L Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 29 Gladstone Avenue, West Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-468.00-05.00-018.000, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Michelle Garafola, and also upon Selene Finance LP, and also upon ServiceLink, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the

described nuisance and that the Town of Islip should undertake the task of removing the said nuisance;  
and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary  
determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be  
done to cut and remove the high grass and overgrown vegetation from the property along with all litter  
and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance  
identified herein, upon verification of the existence or recurrence of the said violation(s), and upon  
confirmation that the premises are owned by the persons or entities previously notified as described  
herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may  
enter upon the premises to insure that the nuisance is abated and that the property is in compliance with  
the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with  
the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on  
which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-  
468.00-05.00-018.000.

**UPON** a vote being taken, the result was:  
(G: Clean Up - 29 Gladstone Avenue, West Islip)

**TOWN OF ISLIP**  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 40 Keswick Drive, East Islip, NY 11730.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 40 Keswick Drive, East Islip, NY 11730
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Taryn L Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 40 Keswick Drive, East Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-374.00-03.00-021.000, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Estate of Marianne Wiegert, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be done to cut and remove the high grass and overgrown vegetation from the property along with all litter and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-374.00-03.00-021.000.

**UPON** a vote being taken, the result was:

(G: Clean Up - 40 Keswick Drive, East Islip)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 51 Kenwood Drive, Bohemia, NY 11716.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 51 Kenwood Drive, Bohemia, NY 11716
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Taryn L Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 51 Kenwood Drive, Bohemia, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Advance Home LLC, and also upon Loan Funder LLC, by Registered Mail, Return Receipt Requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 9, 2022, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-146.00-03.00-038.000.

**UPON** a vote being taken, the result was:  
(G:\Board up/Clean-up - 51 Kenwood Drive, Bohemia)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 75 Sea Cliff Street, Islip Terrace, NY 11751.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 75 Sea Cliff Street, Islip Terrace, NY 11751
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 75 Sea Cliff Street, Islip Terrace, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Cynthia Camacho, and also upon Shellpoint Mortgage Servicing, by Registered Mail, Return Receipt Requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 9, 2022, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), (two accessory structures) and foundation to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-188.00-01.00-145.001.

**UPON** a vote being taken, the result was:

(G:\Board up/Clean-up - 75 Sea Cliff Street, Islip Terrace)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 99 Palermo Street, Central Islip, NY 11722.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 99 Palermo Street, Central Islip, NY 11722
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_ . Full EAF required.

Type 2 action under 6 NYCRR, Section 617.5(c), number (8) . SEQR review complete.

Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.

---

Tamara L. Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 99 Palermo Street, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-167.00-02.00-008.001, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, 225 Messina Development LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be done to cut and remove the high grass and overgrown vegetation from the property along with all litter and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-167.00-02.00-008.001.

**UPON** a vote being taken, the result was:

(G: Clean Up - 99 Palermo Street, Central Islip)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 144 Ellery Street, Brentwood, NY 11717.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 144 Ellery Street, Brentwood, NY 11717
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tanya L. Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 144 Ellery Street, Brentwood, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Suffolk Property Solutions Inc., by Registered Mail, Return Receipt Requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 9, 2022, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-093.00-01.00-066.000.

**UPON** a vote being taken, the result was:  
(G:\Board up/Clean-up - 144 Ellery Street, Brentwood)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 145 N. Penataquit Avenue, Bay Shore, NY 11706.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 145 N. Penataquit Avenue, Bay Shore, NY 11706
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L. Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 145 N. Penataquit Avenue, Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Jean Abrams, and also upon Corelogic, and also upon Novad Management Consulting, and also upon Saxon National Mortgage Bankers Ltd., and also upon Wendover Funding, Inc., and also upon Secretary of Housing and Urban Development, by Registered Mail, Return Receipt Requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 9, 2022, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove

the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), namely the second story deck and stairs, to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-342.00-02.00-013.000.

**UPON** a vote being taken, the result was:

(G:\Board up/Clean-up - 145 N. Penataquit Avenue, Bay Shore)

**TOWN OF ISLIP**  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 159 Mohawk Street, Ronkonkoma, NY 11779.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 159 Mohawk Street, Ronkonkoma, NY 11779
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 159 Mohawk Street, Ronkonkoma, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, John and Dorothy Flathmann, and also upon Guardian Asset Management, and also upon American Home Bank, NA, and also upon BNY Mortgage Company, LLC, and also upon Champion Mortgage Company, and also upon Secretary of Housing and Urban Development, by Registered Mail, Return Receipt Requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 9, 2022, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove

the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), (detached garage and two sheds) to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-009.00-02.00-079.000.

**UPON** a vote being taken, the result was:

(G:\Board up\Clean-up - 159 Mohawk Street, Ronkonkoma)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 165 Bark Avenue, Central Islip, NY 11722.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 165 Bark Avenue, Central Islip, NY 11722
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L. Jewell  
Signature of Commissioner/Department Head Sponsor

7/20/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 165 Bark Avenue, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-140.00-04.00-071.005, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, 165 Bark Holding LLC, and also upon Fay Servicing, and also upon MCS, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be done to cut and remove the high grass and overgrown vegetation from the property along with all litter and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-140.00-04.00-071.005.

**UPON** a vote being taken, the result was:

(G: Clean Up - 165 Bark Avenue, Central Islip)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 171 Elm Drive, Bay Shore, NY 11706.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 171 Elm Drive, Bay Shore, NY 11706
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L. Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 171 Elm Drive, Bay Shore, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-199.00-02.00-011.000, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, All Phase Property Development Corp., and also upon Hampton Partners LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be done to cut and remove the high grass and overgrown vegetation from the property along with all litter and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-199.00-02.00-011.000.

**UPON** a vote being taken, the result was:

(G: Clean Up - 171 Elm Drive, Bay Shore)

**TOWN OF ISLIP**  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 190 Ava Drive, Bay Shore, NY 11706.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 190 Ava Drive, Bay Shore, NY 11706
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L. Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 190 Ava Drive, Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Emanuel Zornberg, Trustee, and also upon Emanuel Zornberg, as Trustee for LIR Irrevocable Trust, and also upon Progressive Housing Corp., by Registered Mail, Return Receipt Requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 9, 2022, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove

the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-200.00-01.00-032.000.

**UPON** a vote being taken, the result was:

(G:\Board up\Clean-up - 190 Ava Drive, Bay Shore)

**TOWN OF ISLIP**  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 224 Messina Street, Central Islip, NY 11722.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 224 Messina Street, Central Islip, NY 11722
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.

Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.

Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.

---

Tamara L Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 224 Messina Street, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-166.00-04.00-068.000, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, 225 Messina Development LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the

described nuisance and that the Town of Islip should undertake the task of removing the said nuisance;  
and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary  
determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be  
done to cut and remove the high grass and overgrown vegetation from the property along with all litter  
and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance  
identified herein, upon verification of the existence or recurrence of the said violation(s), and upon  
confirmation that the premises are owned by the persons or entities previously notified as described  
herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may  
enter upon the premises to insure that the nuisance is abated and that the property is in compliance with  
the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with  
the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on  
which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-  
166.00-04.00-068.000.

**UPON** a vote being taken, the result was:  
(G: Clean Up - 224 Messina Street, Central Islip)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 318 Muriel Street, Holbrook, NY 11741.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 318 Muriel Street, Holbrook, NY 11741
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tanya L. Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 318 Muriel Street, Holbrook, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-175.00-01.00-082.000, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Eldorado NY, LLC, and also upon Velocity Commercial Capital, LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be done to cut and remove the high grass and overgrown vegetation from the property along with all litter and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-175.00-01.00-082.000.

**UPON** a vote being taken, the result was:

(G: Clean Up - 318 Muriel Street, Holbrook)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to board up and clean the vacant premises located at 403 Mayflower Avenue, Brentwood, NY 11717.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 403 Mayflower Avenue, Brentwood, NY 11717
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (1) and (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the “Inspector”) of the Town of Islip has declared a certain building(s) and real property situated at 403 Mayflower Avenue, Brentwood, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 and Chapter 32, §32-5 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Harold Allen, and also upon Deutsche Bank National Trust Company, as Trustee, and also upon PHH Mortgage, and also upon Guardian Asset Management, by Registered Mail, Return Receipt Requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapters 68 and 32 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 9, 2022, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector’s determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Inspector’s determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove

the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior, the in-ground pool must be secured and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris (including any and all unregistered vehicles/boats/trailers), by the lowest responsible bidder, and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-228.00-04.00-048.000.

**UPON** a vote being taken, the result was:

(G:\Board up/Clean-up - 403 Mayflower Avenue, Brentwood)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 406 Higbie Lane, West Islip, NY 11795.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 406 Higbie Lane, West Islip, NY 11795
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tanya L Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 406 Highbie Lane, West Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-413.00-01.00-038.001, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Christopher McCorvey, and also upon Deutsche Bank National Trust Company, as Trustee, and also upon PHH Mortgage, and also upon Guardian Asset Management, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the

described nuisance and that the Town of Islip should undertake the task of removing the said nuisance;  
and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary  
determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be  
done to cut and remove the high grass and overgrown vegetation from the property along with all litter  
and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance  
identified herein, upon verification of the existence or recurrence of the said violation(s), and upon  
confirmation that the premises are owned by the persons or entities previously notified as described  
herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may  
enter upon the premises to insure that the nuisance is abated and that the property is in compliance with  
the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with  
the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on  
which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-  
413.00-01.00-038.001.

**UPON** a vote being taken, the result was:

(G: Clean Up - 406 Higbie Lane, West Islip)

**TOWN OF ISLIP**  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 901 Udall Road, West Islip, NY 1795.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 901 Udall Road, West Islip, NY 1795
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tamara L Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 901 Udall Road, West Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-337.00-02.00-001.000, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Kenneth W. Kvarantan, and also upon Washington Mutual Bank, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the described nuisance and that the Town of Islip should undertake the task of removing the said nuisance; and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be done to cut and remove the high grass and overgrown vegetation from the property along with all litter and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance identified herein, upon verification of the existence or recurrence of the said violation(s), and upon confirmation that the premises are owned by the persons or entities previously notified as described herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may enter upon the premises to insure that the nuisance is abated and that the property is in compliance with the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-337.00-02.00-001.000.

**UPON** a vote being taken, the result was:

(G: Clean Up - 901 Udall Road, West Islip)

**TOWN OF ISLIP**  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 992 Connetquot Avenue, Central Islip, NY 11722.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 992 Connetquot Avenue, Central Islip, NY 11722
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.

✓ - Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.

Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.

---

Taryn L Jewell  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 992 Connetquot Avenue, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-167.00-02.00-032.005, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, 225 Messina Development LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the

described nuisance and that the Town of Islip should undertake the task of removing the said nuisance;  
and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary  
determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be  
done to cut and remove the high grass and overgrown vegetation from the property along with all litter  
and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance  
identified herein, upon verification of the existence or recurrence of the said violation(s), and upon  
confirmation that the premises are owned by the persons or entities previously notified as described  
herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may  
enter upon the premises to insure that the nuisance is abated and that the property is in compliance with  
the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with  
the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on  
which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-  
167.00-02.00-032.005.

**UPON** a vote being taken, the result was:

(G: Clean Up - 992 Connetquot Avenue, Central Islip)

**TOWN OF ISLIP**  
**SPONSOR'S MEMORANDUM**  
**FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 1419 Brooklyn Boulevard, Bay Shore, NY 11706.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 1419 Brooklyn Boulevard, Bay Shore, NY 11706
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number (8). SEQR review complete.
- Action not listed as Type 1 or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Tanya L Jewell  
Signature of Commissioner/Department Head Sponsor

7-26-2022  
Date

August 9, 2022

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 1419 Brooklyn Boulevard, Bay Shore, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-289.00-04.00-117.000, have been received by the Town; and

**WHEREAS**, Town employees have verified the existence of said nuisance on the premises; and,

**WHEREAS**, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Brooklyn Properties LLC, by Certified Mail, Return Receipt requested on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 9, 2022; and

**WHEREAS**, pursuant to Chapter 32 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on July 26, 2022, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 9, 2022, and

**WHEREAS**, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 9, 2022, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

**WHEREAS**, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Town's determination that the described premises constitutes a nuisance, that due notice of the nuisance has been posted on the premises and that no action has been taken to remove the

described nuisance and that the Town of Islip should undertake the task of removing the said nuisance;  
and

**WHEREAS**, at the time of said Hearing, no evidence was adduced to support a contrary  
determination,

**NOW, THEREFORE, UPON** a motion by Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Attorney be and he hereby is authorized to order that the work be  
done to cut and remove the high grass and overgrown vegetation from the property along with all litter  
and debris (including any and all unregistered vehicles/boats/trailers), and be it

**FURTHER RESOLVED**, that upon receipt of additional complaints pertaining to the nuisance  
identified herein, upon verification of the existence or recurrence of the said violation(s), and upon  
confirmation that the premises are owned by the persons or entities previously notified as described  
herein, that, without further Town Board approval, the Town of Islip or its duly authorized agent may  
enter upon the premises to insure that the nuisance is abated and that the property is in compliance with  
the minimum property maintenance standards of all applicable state and local laws, and be it

**FURTHER RESOLVED**, that all costs and expenses incurred by the Town in connection with  
the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on  
which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-  
289.00-04.00-117.000.

**UPON** a vote being taken, the result was:

(G: Clean Up - 1419 Brooklyn Boulevard, Bay Shore)

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 3**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Town Clerk to advertise for a Public Hearing to consider amending the 2022 contract with Community Ambulance Company, Inc. for emergency ambulance services.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Joseph Ludwig**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN of ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the Deputy Supervisor no later than 12 days prior to the scheduled meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorization for the Town Clerk to advertise for a Public Hearing to consider amending the 2022 contract with Community Ambulance Company, Inc., retroactively from January 1, 2022 through December 31, 2022 for emergency ambulance services for the residents and persons with the Sayville Community Ambulance District which was previously approved by the Town Board on January 11, 2022 for annual consideration of \$5,074,884.00 for the year ("Contract Fee"), of which \$2,074,884.00 shall be raised from taxes and \$3,000,000.00 shall be paid from billing revenue only.

---

**SPECIFY WHERE APPLICABLE:**

1. **Entity or individual benefitted by resolution:** Residents and persons within the Sayville Community Ambulance District
  2. **Site or location effected by resolution:** Area serviced by the Sayville Community Ambulance District
  3. **Cost:** As described above
  4. **Budget Line:** Sayville Community Ambulance District
  5. **Amount and source of outside funding:** N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 Action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 Action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- Action not listed as Type I or II under Part 617 of the NYCRR. ~~Short EAF required.~~

Signature of Commissioner/Department Head Sponsor.  
Joseph Ludwig

7/18/22  
Date

---

August 9, 2022  
Resolution #

**WHEREAS**, the existing 2022 Contract between the **TOWN OF ISLIP** and the **SAYVILLE COMMUNITY AMBULANCE DISTRICT** (hereinafter referred to as the “District”) and the **COMMUNITY AMBULANCE COMPANY, INC.** (hereinafter referred to as the “Ambulance Company”), to provide ambulance services for residents and persons situated with the Community Ambulance District will expire on the 31<sup>st</sup> day of December, 2022; and

**WHEREAS**, the **COMMUNITY AMBULANCE COMPANY, INC.**, is requesting that their 2022 Contract as described above be amended retroactively from January 1, 2022 through December 31, 2022 to include an additional sum in the amount of 3,000,000.00, making the total compensation of \$5,074,884.00 of which \$2,074,884.00 will be collected and paid from taxes and the additional sum of \$3,000,000.00 will be paid from billing revenue only.

**WHEREAS**, prior to the execution of any new or amended Contract, a Public Hearing is necessary.

**NOW, THEREFORE**, on motion of \_\_\_\_\_, seconded by  
Councilperson \_\_\_\_\_; be it \_\_\_\_\_;

**RESOLVED** that the Town Clerk is hereby authorized to advertise for a Public Hearing to be held on September 13, 2022 at 5:30 p.m. in the afternoon for the purpose of considering amending the 2022 contract with **COMMUNITY AMBULANCE COMPANY, INC.**, for the same services retroactively to January 1, 2022 upon the following general terms:

1. **COMMUNITY AMBULANCE COMPANY, INC.** shall answer and attend to all emergency calls within the **COMMUNITY AMBULANCE DISTRICT**;
2. The term of said Contract shall be for one year commencing retroactively on the 1<sup>st</sup> day of January, 2022 and terminate on the 31<sup>st</sup> day of December, 2022;
3. For such services, the **COMMUNITY AMBULANCE COMPANY, INC.** shall receive the sum of \$5,074,884.00 (“Contract Fee”) as an annual payment, of which \$2,074,884.00 shall be raised from taxes and \$3,000,000.00 shall be paid from billing revenue only; and
4. The terms of the Contract shall be substantially similar to the above-referred to previously authorized Contract for the year 2022.

**Upon a vote being taken, the result was:**

NOTICE OF PUBLIC HEARING  
ON CONTRACT  
BETWEEN TOWN OF ISLIP, ON BEHALF OF SAYVILLE  
COMMUNITY AMBULANCE DISTRICT  
AND COMMUNITY AMBULANCE COMPANY, INC.  
FOR THE YEAR 2022

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Islip on Tuesday, September 13, 2022 at 5:30 p.m., at Islip Town Hall, 655 Main Street, Islip, NY 11751, for the purpose of considering amending the existing 2022 Contract with COMMUNITY AMBULANCE COMPANY, INC., to provide emergency ambulance services for the residents and persons situated within the SAYVILLE COMMUNITY AMBULANCE DISTRICT upon the following general terms, to wit:

1. The COMMUNITY AMBULANCE COMPANY, INC. shall answer and attend to all emergency calls within said SAYVILLE COMMUNITY AMBULANCE DISTRICT.
2. The term of such Contract shall be for one year, commencing retroactively on the 1<sup>st</sup> day of January 2022, and to continue to and include the 31<sup>st</sup> day of December 2022.
3. For such services COMMUNITY AMBULANCE COMPANY, INC. shall receive an annual payment in the sum of \$5,074,884.00 (“Contract Fee”) of which \$2,074,884.00 shall be raised from taxes and \$3,000,000.00 shall be paid from billing revenue only.
4. The terms of the contract shall be substantially similar to the above-referred to previously authorized Contract for the year 2022.

Anyone interested in providing comments to the Town Board regarding this matter is encouraged to do so prior to the date of the hearing by providing written comment to the Islip Town Clerk at [townclerk@islipny.gov](mailto:townclerk@islipny.gov).

TOWN BOARD, TOWN OF ISLIP

---

Town Clerk, Town of Islip

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 4**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Appropriation Transfers.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Joseph Ludwig**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP**  
**Resolution Authorizing Appropriation Transfers**

Resolution prepared on 7/21/22 for (department) DEC - Compost approved by Commissioner/Department Head  
 (print name & sign) \_\_\_\_\_ and Comptroller \_\_\_\_\_ : at the Town Board Meeting on  
 (date) 8/9/22, on a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_,  
 it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Account Title	Increase Account Number	Amount	Account Title	Increase Account Number	Amount
Appropriated Fund Balance	A..1002.09	300,000.00	Equipment Repair	A.8170.44120	300,000.00

300,000.00

300,000.00

**Justification:**                      Transfer is needed due to unusually large repairs that have occurred during the first half the year.

Upon a vote being taken, the result was \_\_\_\_\_

Date \_\_\_\_\_

**DISTRIBUTION**

Town Clerk

Comptroller

Department Head

**COMPTROLLER'S USE ONLY**

Journal Entry Number \_\_\_\_\_

**TOWN OF ISLIP**  
**Resolution Authorizing Appropriation Transfers**

Resolution prepared on 7/21/22 for (department) DEC - Compost approved by Commissioner/Department Head (print name & sign) \_\_\_\_\_ and Comptroller \_\_\_\_\_ : at the Town Board Meeting on (date) 8/9/22, on a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

<u>Account Title</u>	<u>Increase Account Number</u>	<u>Amount</u>	<u>Account Title</u>	<u>Increase Account Number</u>	<u>Amount</u>
Appropriated Fund Balance	A..1002.09	121,000.00	Transfer to Capital	A.9510.90015	121,000.00
Operating Transfer In	H22..5031.09	121,000.00	Reconstruction of Equip.	H22.8170.30495	121,000.00

242,000.00

242,000.00

**Justification:**

Transfer is needed due to replace the engine on a Compost site grinder. This equipment is critical for the Town to process the fall leaf collections. Funding ultimately coming from abandoned/completed DEC capital projects.

Upon a vote being taken, the result was \_\_\_\_\_.

Date \_\_\_\_\_.

**DISTRIBUTION**

Town Clerk

Comptroller

Department Head

**COMPTROLLER'S USE ONLY**

Journal Entry Number \_\_\_\_\_



**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 5**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into an agreement with National EAP Services, Inc. to provide Employee Assistance Program plan management.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Christopher Nicolino**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorizing the Supervisor to enter into an agreement with National EAP Services, Inc. to provide Employee Assistance Program plan management for the period of October 1, 2022 through September 30, 2027 at a total cost of \$152,163.81 for the five year term.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip Employees
  2. Site or location effected by resolution: N/A
  3. Cost: \$152,163.81 (Five Year Total)
  4. Budget Line: A,1224.4 5000
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
Signature of Commissioner/Department Head Sponsor

7/14/22  
Date

August 9, 2022  
Resolution #:

**WHEREAS**, since 1983, the Town of Islip has maintained an Employee's Assistance Program ("EAP") which, among other services, provides direct services to employees and their families in the form of referrals to treatment resources and assists the Town of Islip in reviewing employee's medical and disability benefits to ensure adequate coverage for diagnosis and treatment of employee problems; and

**WHEREAS**, the existing contract for EAP management services has expired; and

**WHEREAS**, the EAP Committee issued a Request for Proposals ("RFP") for EAP plan management from a qualified service provider, advertised by the Town's Purchasing Department twice; and

**WHEREAS**, the Employee Assistance Program Committee had received and reviewed one response to the RFP (Score-sheet Attached); and

**WHEREAS**, the Employee Assistance Program Committee has determined that the proposal submitted by National EAP Services, Inc. of Hauppauge best satisfies the Town's needs and recommends that the Town enter into an agreement with National EAP Services, Inc.

**NOW, THEREFORE**, on motion of Councilperson, seconded by Councilperson, be it

**RESOLVED**, that the Supervisor is authorized to enter into an agreement with National EAP Services, Inc. to provide Employee Assistance Program plan management for the period of October 1, 2022 through September 30, 2027 at a total cost of \$152,163.81 for the five year term, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

Upon a vote being taken, the result was:

# EAP RFP EVALUATION SHEET

July 2022

COMPANY NAME: National EAP Inc.

A. Qualifications (30 Points) 30

- a. Organization and size of business
- b. Financial capability
- c. Security
- d. Skill and expertise

B. Experience (30 Points) 30

C. Methodology (30 Points) 30

- a. Scope of work
- b. Quality of services

D. Cost (10 Points) 10

**TOTAL** 100

# EAP RFP EVALUATION SHEET

July 2022

COMPANY NAME: National EAP

A. Qualifications (30 Points) 30

- a. Organization and size of business
- b. Financial capability
- c. Security
- d. Skill and expertise

B. Experience (30 Points) 30

C. Methodology (30 Points) 30

- a. Scope of work
- b. Quality of services

D. Cost (10 Points) 10

**TOTAL** 100

# EAP RFP EVALUATION SHEET

July 2022

COMPANY NAME: NATIONAL EAP

A. Qualifications (30 Points) 30

- a. Organization and size of business
- b. Financial capability
- c. Security
- d. Skill and expertise

B. Experience (30 Points) 30

C. Methodology (30 Points) 30

- a. Scope of work
- b. Quality of services

D. Cost (10 Points) 10

**TOTAL** 100

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 6**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Bid Awards.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Michael Rand**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**BIDS TO BE AWARDED**  
**AUGUST 9, 2022**

- |    |  |   |
|----|--|---|
| 1. | DIESEL ENGINE REPAIRS HEAVY-DUTY MOTORS (REPAIR OR REPLACEMENT ON TRUCKS, EQUIPMENT, SWEEPERS)                               | -Syosset Truck Sales, Inc.<br>-Trux, Inc.<br>-Suffolk County Brake Srv. |
| 2. | HYRAULIC PUMP AND MOTOR REPAIRS  | -Deer Park Hydraulic  |
| 3. | SNOW MASTER SERIES 2800 MOBILE SOUND SHELL (OR EQUAL)  | -Century Industries, LLC  |
| 4. | NEW 2019 OR NEWER CHASSIS, 10.5' CARBON STEEL DUMP BODY, LOWMOUNT HITCH, 9' STAINLESS STEEL MATERIAL SPREADER & 10'SNOW PLOW | -Trux, Inc.   |
| 5. | CONTRACT SCREENING   | -Lakeland Ave. Landscape Supply Corp.                                   |
| 6. | DRIVE2 QUIETECH EFI (OR APPROVED EQUAL) LEASE WITH EXTENDED MAINTENANCE PROGRAM  | -Fairway Golf Car Corp.   |

NO: 1 DIESEL ENGINE REPAIRS HEAVY-DUTY MOTORS (REPAIR OR REPLACEMENT ON TRUCKS, EQUIPMENT, SWEEPERS)

BID PRICE: Various Prices as per Bid Items # A through E

LOWEST RESPONSIBLE BIDDER: Syosset Truck Sales, Inc. – see circled items  
Trux, Inc. – see circled items  
Suffolk County Brake Service, Inc. – see circled items

COMPETITIVE BID: Yes – June 29, 2022

BUDGET ACCOUNT NUMBER: DB 1640.4-4120

ANTICIPATED EXPENDITURE: \$25,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: For the repair and maintenance of Town-owned vehicles and equipment.

DIESEL ENGINE REPAIRS	SYOSSET	TRUX	SUFFOLK
HEAVY-DUTY MOTORS (REPAIR	TRUCKS	INC	COUNTY BRAKE
OR REPLACEMENT ON TRUCKS			
EQUIPMENT, SWEEPERS)			
CONTRACT #722-183			
ITEM #			
TRUCK ENGINE			
<b>A. INTERNATIONAL (% DISC.)</b>			
VT - 365	28 (Off List)	NO BID	LIST
DT - 466	28 (Off List)	NO BID	LIST
Max Force DT	28 (Off List)	NO BID	LIST
CAT	NO BID	NO BID	<del>LIST</del>
<b>A. INTERNATIONAL (HOURLY RATE)</b>			
VT - 365	\$115.00/hr.	NO BID	\$189.00/hr.
DT - 466	\$115.00/hr.	NO BID	\$189.00/hr.
Max Force DT	\$115.00/hr.	NO BID	\$189.00/hr.
CAT	NO BID	NO BID	\$189.00/hr.
<b>B. FREIGHTLINER (% DISC)</b>			
Cummings Diesel 6.7	NO BID	Fleet - 2%	LIST
<b>B. FREIGHTLINER (HOURLY RATE)</b>			
Cummings Diesel 6.7	NO BID	\$115.00/hr.	\$189.00/hr.
<b>C. ISUZU (% DISC)</b>			
NQR - 4HKI	NO BID	NO BID	LIST
<b>C. ISUZU (HOURLY RATE)</b>			
NQR - 4HKI	NO BID	NO BID	\$189.00/hr.
<b>D. MACK (% DISC)</b>			
MP 7	NO BID	NO BID	LIST
MP 8	NO BID	NO BID	LIST
EM 7-300	NO BID	NO BID	LIST
		NO BID	LIST
<b>D. MACK (HOURLY RATE)</b>			
MP 7	NO BID	NO BID	\$189.00/hr.
MP 8	NO BID	NO BID	\$189.00/hr.
EM 7-300	NO BID	NO BID	\$189.00/hr.

	SYOSSET	TRUX	SUFFOLK
	TRUCKS	INC	COUNTY BRAKE
<b>E. REAR-ENGINE SWEEPERS (% DISC.)</b>			
Dentz -BF	NO BID	NO BID	LIST
Kubota V 2403 MOTOEV 4	NO BID	NO BID	LIST
John Deere 4045-88 HP	NO BID	NO BID	LIST
Elgin	NO BID	NO BID	LIST
<b>E. REAR-ENGINE SWEEPERS (HOURLY RATE)</b>			
Dentz -BF	NO BID	NO BID	\$189.00/hr.
Kubota V 2403 MOTOEV 4	NO BID	NO BID	\$189.00/hr.
John Deere 4045-88 HP	NO BID	NO BID	\$189.00/hr.
Elgin	NO BID	NO BID	\$189.00/hr.
<b>F. AUXILIARY EQUIPMENT (% DISC.)</b>			
Yamaha Eng - 3TNV88	NO BID	NO BID	LIST
Perking	NO BID	NO BID	LIST
Komatsu WA150- 4D	NO BID	NO BID	LIST
D95E5	NO BID	NO BID	LIST
WA400	NO BID	NO BID	LIST
WA3200 6D 1028-2	NO BID	NO BID	LIST
Caterpillar	NO BID	NO BID	LIST
<b>F. AUXILIARY EQUIPMENT (HOURLY RATE)</b>			
Yamaha Eng - 3TNV88	NO BID	NO BID	\$189.00/hr.
Perking	NO BID	NO BID	\$189.00/hr.
Komatsu WA150- 4D	NO BID	NO BID	\$189.00/hr.
D95E5	NO BID	NO BID	\$189.00/hr.
WA400	NO BID	NO BID	\$189.00/hr.
WA3200 6D 1028-2	NO BID	NO BID	\$189.00/hr.
CaterpillarA54:D79ar	NO BID	NO BID	\$189.00/hr.

s/diesel engine repairs heavy-duty  
motors, etc. tab 2022

NO: 2 HYDRAULIC PUMP AND MOTOR REPAIRS

BID PRICE: Various Prices as per Bid Items A through D

LOWEST RESPONSIBLE BIDDER: Deer Park Hydraulics

COMPETITIVE BID: Yes – May 4, 2022 (1<sup>st</sup> advertisement)  
May 25, 2022 (2<sup>nd</sup> advertisement)

BUDGET ACCOUNT NUMBER: A8170.4-4120  
A8172.4-4120

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To provide the necessary work to repair hydraulic pumps and motors.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced only one (1) responding bidder. The second advertisement produced two (2) responding bidders.

NO: 3 SHOW MASTER SERIES 2800 MOBILE SOUND SHELL (OR EQUAL)

BID PRICE: A. \$143,776.00/ea. (Mobile Sound Shell)  
B. Options  
1. \$1,398.00/ea. (Adjustable Legs (4))

LOWEST RESPONSIBLE BIDDER: Century Industries, LLC

COMPETITIVE BID: Yes. – June 8, 2022 (1<sup>st</sup> Advertisement)  
June 29, 2022 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: H22 7111.3-2302

ANTICIPATED EXPENDITURE: \$150,000.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: To have a stage that can be used for various  
Town events.

PLEASE NOTE: This bid was advertisement twice. The first advertisement  
produced only one (1) responding bidder. The second advertisement produced  
only one (1) responding bidder.

NO: 4 NEW 2019 or NEWER CHASSIS, 10.5' CARON STEEL DUMP BODY  
LOWMOUNT HITCH, 9' STAINLESS STEEL MATERIAL SPREADER &  
10' SNOW PLOW

BID PRICE: A. \$114,295.00 (truck)  
B. \$5,900.00 (extended warranty)

LOWEST RESPONSIBLE BIDDER: Trux, Inc.

COMPETITIVE BID: Yes -- June 8, 2022 (1<sup>st</sup> Advertisement)  
June 29, 2022 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: H19 5110.3-2302

ANTICIPATED EXPENDITURE: \$240,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Truck is used for snow plowing and sanding  
roadways.

PLEASE NOTE: This bids advertised twice. The first advertisement  
produced only one (1) responding bidder. The second advertisement  
produced only one (1) responding bidder.

NO: 5 CONTRACT SCREENING

BID PRICE: \$3.94/yd.

LOWEST RESPONSIBLE BIDDER: Lakeland Ave. Landscape Supply Corp.

COMPETITIVE BID: Yes - March 23, 2022 (1<sup>st</sup> Advertisement)  
April 20, 2022 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: ZR0 1020.4-8170

ANTICIPATED EXPENDITURE: \$60,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Town is required to screen compost.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced only one (1) responding bidder. The second advertisement produced two (2) responding bidders.

NO: 6 DRIVE2 QUIETECH EFI (OR APPROVED EQUAL) LEASE W/EXTENDED MAINTENANCE PROGRAM

BID PRICE: Various Prices as per Items #A3; B1, D1-6

LOWEST RESPONSIBLE BIDDER: Fairway Golf Car Corp.

COMPETITIVE BID: Yes – July 27, 2022

BUDGET ACCOUNT NUMBER: A7115.4-4081  
A7116.4-4081  
A7117.4-4081

ANTICIPATED EXPENDITURE: \$178,157.40

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: Rental of golf carts at Town-owned golf courses.

NO: 1 DIESEL ENGINE REPAIRS HEAY-DUTY MOTORS (REPAIR OR REPLACEMENT ON TRUCKS, EQUIPMENT, SWEEPERS)

BID PRICE: Various Prices as per Bid Items # A through E

LOWEST RESPONSIBLE BIDDER: Syosset Truck Sales, Inc. – see circled items  
Trux, Inc. – see circled items  
Suffolk County Brake Service, Inc. – see circled items

COMPETITIVE BID: Yes – June 29, 2022

BUDGET ACCOUNT NUMBER: DB 1640.4-4120

ANTICIPATED EXPENDITURE: \$25,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: For the repair and maintenance of Town-owned vehicles and equipment.

WHEREAS, the Town solicited competitive bids for the purchase of DIESEL ENGINE REPAIR, HEAVY-DUTY MOTORS (REPAIR OR REPLACEMENT ON TRUCKS, EQUIPMENT, SWEEPERS), CONTRACT #722-183; and

WHEREAS, on June 29, 2022 sealed bids were opened and Syosset Truck Sales, Inc., 1561 Stewart Ave., Westbury, NY 11590; Trux, Inc., 135 Lakeland Ave., Bohemia, NY 11716 and Suffolk County Brake Service, Inc., 862 Lincoln Ave., Bohemia, NY 11716 submitted the apparent low dollar bid; and

WHEREAS, Syosset Truck Sales, Inc., Trux, Inc. and Suffolk County Brake Service have been determined to be a responsible bidders.

NOW, THEREFORE, on a motion of  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to the following vendors Syosset Truck Sales, Inc., Trux, Inc. and Suffolk County Brake Service, Inc. in the amount of various prices as per the circled items on the attached tabulation sheets for one (1) year from date of award.

Upon a vote being taken, the result was:

DIESEL, ENGINE REPAIRS  
HEAVY-DUTY MOTORS  
(REPAIR OR REPLACEMENT ON TRUCKS,  
EQUIP., SWEEPERS) CONTRACT # 722-183

DATE: JUNE 29, 2022

11:00 A.M.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # DB 1640.4-4120 ESTIMATED AMOUNT \$25,000.00

SYOSSET TRUCK SALES INC  
1561 STEWART AVE  
WESTBURY NY 11590

SEE ATTACHED SHEETS  
award - circled items attached

TRUX INC  
1365 LAKELAND AVE  
BOHEMIA NY 11716

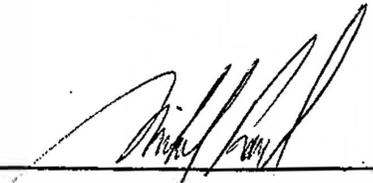
award - circled items attached  
SEE ATTACHED SHEETS

SUFFOLK COUNTY BRAKE SRV  
862 LINCOLN AVENUE  
BOHEMIA NY 11716

award - circled items attached  
SEE ATTACHED SHEETS

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.  
COMMISSIONER T. OWENS CONCURS.

SIGNED BY:

  
MICHAEL RAND  
DIRECTOR

  
BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

DIESEL ENGINE REPAIRS	SYOSSET	TRUX	SUFFOLK
HEAVY-DUTY MOTORS (REPAIR	TRUCKS	INC	COUNTY BRAKE
OR REPLACEMENT ON TRUCKS			
EQUIPMENT, SWEEPERS)			
CONTRACT #722-183			
ITEM #			
TRUCK ENGINE			
A. INTERNATIONAL (% DISC.)			
VT - 365	28 (Off List)	NO BID	LIST
DT - 466	28 (Off List)	NO BID	LIST
Max Force DT	28 (Off List)	NO BID	LIST
CAT	NO BID	NO BID	LIST
A. INTERNATIONAL (HOURLY RATE))			
VT - 365	\$115.00/hr.	NO BID	\$189.00/hr.
DT - 466	\$115.00/hr.	NO BID	\$189.00/hr.
Max Force DT	\$115.00/hr.	NO BID	\$189.00/hr.
CAT	NO BID	NO BID	\$189.00/hr.
B. FREIGHTLINER (% DISC)			
Cummings Diesel 6.7	NO BID	Fleet - 2%	LIST
B. FREIGHTLINER (HOURLY RATE)			
Cummings Diesel 6.7	NO BID	\$115.00/hr.	\$189.00/hr.
C. ISUZU (% DISC)			
NQR - 4HKI	NO BID	NO BID	LIST
C. ISUZU (HOURLY RATE)			
NQR - 4HKI	NO BID	NO BID	\$189.00/hr.
D. MACK (% DISC)			
MP 7	NO BID	NO BID	LIST
MP 8	NO BID	NO BID	LIST
EM 7-300	NO BID	NO BID	LIST
		NO BID	LIST
D. MACK (HOURLY RATE)			
MP 7	NO BID	NO BID	\$189.00/hr.
MP 8	NO BID	NO BID	\$189.00/hr.
EM 7-300	NO BID	NO BID	\$189.00/hr.

	SYOSSET TRUCKS	TRUX INC	SUFFOLK COUNTY BRAKE
<b>E. REAR-ENGINE SWEEPERS (% DISC.)</b>			
Dentz -BF	NO BID	NO BID	LIST
Kubota V 2403 MOTOEV 4	NO BID	NO BID	LIST
John Deere 4045-88 HP	NO BID	NO BID	LIST
Elgin	NO BID	NO BID	LIST
<b>E. REAR-ENGINE SWEEPERS (HOURLY RATE)</b>			
Dentz -BF	NO BID	NO BID	\$189.00/hr.
Kubota V 2403 MOTOEV 4	NO BID	NO BID	\$189.00/hr.
John Deere 4045-88 HP	NO BID	NO BID	\$189.00/hr.
Elgin	NO BID	NO BID	\$189.00/hr.
<b>F. AUXILIARY EQUIPMENT (% DISC.)</b>			
Yamaha Eng - 3TNV88	NO BID	NO BID	LIST
Perking	NO BID	NO BID	LIST
Komatsu WA150- 4D	NO BID	NO BID	LIST
D95E5	NO BID	NO BID	LIST
WA400	NO BID	NO BID	LIST
WA3200 6D 1028-2	NO BID	NO BID	LIST
Caterpillar	NO BID	NO BID	LIST
<b>F. AUXILIARY EQUIPMENT (HOURLY RATE)</b>			
Yamaha Eng - 3TNV88	NO BID	NO BID	\$189.00/hr.
Perking	NO BID	NO BID	\$189.00/hr.
Komatsu WA150- 4D	NO BID	NO BID	\$189.00/hr.
D95E5	NO BID	NO BID	\$189.00/hr.
WA400	NO BID	NO BID	\$189.00/hr.
WA3200 6D 1028-2	NO BID	NO BID	\$189.00/hr.
Caterpillar A54:D79ar	NO BID	NO BID	\$189.00/hr.

s/diesel engine repairs heavy-duty  
motors, etc. tab 2022

NO: 2 HYDRAULIC PUMP AND MOTOR REPAIRS

BID PRICE: Various Prices as per Bid Items A through D

LOWEST RESPONSIBLE BIDDER: Deer Park Hydraulics

COMPETITIVE BID: Yes – May 4, 2022 (1<sup>st</sup> advertisement)  
May 25, 2022 (2<sup>nd</sup> advertisement)

BUDGET ACCOUNT NUMBER: A8170.4-4120  
A8172.4-4120

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To provide the necessary work to repair hydraulic pumps and motors.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced only one (1) responding bidder. The second advertisement produced two (2) responding bidders.

WHEREAS, the Town solicited competitive bids for HYDRAULIC PUMP AND MOTOR REPAIRS, CONTRACT #522-107; and

WHEREAS, the bid was advertised twice and opened on May 25, 2022; and

WHEREAS, Deer Park Hydraulic, 12 Evergreen Place, Deer Park, NY 11729 submitted the apparent low dollar bid; and

WHEREAS, Deer Park Hydraulic has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of

seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Deer Park Hydraulic in the amount of various prices as per bid items A through D for one (1) year from date of award.

Upon a vote being taken, the result was:

HYDRAULIC PUMP &  
MOTOR REPAIRS

CONTRACT # 522-107

DATE: MAY 25, 2022

11:00 A.M.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # A8170.4-4120; A8172.4-4120 ESTIMATED AMOUNT \$5,000.00

(THIS BID WAS ADVERTISED TWICE)

DEER PARK HYDRAULIC  
12 EVERGREEN PLACE  
DEER PARK NY 11729

award - items A through D  
SEE ATTACHED SHEET

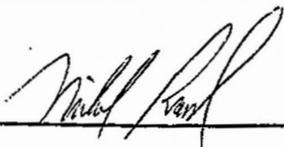
DEPENDABLE REPAIR  
18 RANICK DR WEST  
AMITYVILLE NY 11701

SEE ATTACHED SHEET

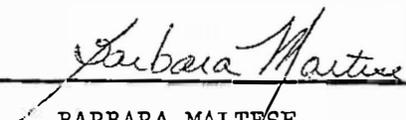
IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER M. BELLOW CONCURS.

SIGNED BY:



MICHAEL RAND  
DIRECTOR



BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

HYDRAULIC PUMP AND MOTOR REPAIRS CONTRACT #522-107	DEER PARK HYDRAULICS	DEPENDABLE REPAIR
ITEM #		
A. HYDRAULIC PUMPS		
1. REX-ROTH		
a. Parts	55%/disc.	25%/disc.
b. Labor	\$44.00/hr.	\$60/hr.
2. SUNSTRAND		
a. Parts	55%/disc.	25%/disc.
b. Labor	\$45.00/hr.	\$60/hr.
3. OTHER		
a. Parts	30%/disc.	25%/disc.
b. Labor	\$45.00/hr.	\$60/hr.
B. HYDRAULIC MOTORS		
1. CHORLYN		
a. Parts	55%/disc.	25%/disc.
b. Labor	\$45.00/hr	\$60/hr.
2. FAIRFIELD		
a. Parts	55%/disc.	25%/disc.
b. Labor	\$45.00/hr.	\$60/hr.
3. OTHER		
a. Parts	30%/disc.	25%/disc.
b. Labor	\$45.00/hr.	\$60/hr.
C. HYDRAULIC MECH. REPAIRS		
1. REX-ROTH		
a. Parts	55%/disc.	25%/disc.
b. Labor	\$45.00/hr.	\$60/hr.
2. OTHER		
a. Parts	30%/disc.	25%/disc.
b. Labor	\$45.00/hr.	\$60/hr.
D. HYDRAULIC CYC. REPAIRS		
a. Parts	50%/dis.	25%/disc.
b. LaboA25:C43r	\$45.00/hr.	\$60.hr.

s/hydraulic pump and motor  
repairs tab 2022

NO: 3 SHOW MASTER SERIES 2800 MOBILE SOUND SHELL (OR EQUAL)

BID PRICE: A. \$143,776.00/ea. (Mobile Sound Shell)  
B. Options  
1. \$1,398.00/ea. (Adjustable Legs (4))

LOWEST RESPONSIBLE BIDDER: Century Industries, LLC

COMPETITIVE BID: Yes. – June 8, 2022 (1<sup>st</sup> Advertisement)  
June 29, 2022 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: H22 7111.3-2302

ANTICIPATED EXPENDITURE: \$150,000.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: To have a stage that can be used for various  
Town events.

PLEASE NOTE: This bid was advertisement twice. The first advertisement  
produced only one (1) responding bidder. The second advertisement produced  
only one (1) responding bidder.

WHEREAS, the Town solicited competitive bids for the purchase of a SHOW MASTER SERIES 2800 MOBILE SOUND SHELL (OR EQUAL), CONTRACT #622-51; and

WHEREAS, the bid was advertised twice and opened on June 29, 2022; and

WHEREAS, Century Industries, LLC, 299 Prather Lane, Sellersburg, IN 4172 submitted the only bid for this contract; and

WHEREAS, Century Industries, LLC has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of

seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Century Industries, LLC in the amount of: A. \$143,776.00/ea. (Mobile Sound Shell); B. Options: A. \$1,398.000/ea. (Adjustable Legs (4) for one (1) year from date of award.

Upon a vote being taken, the result was:

CONTRACT # 622-51

DATE: JUNE 29, 2022

11:00 A.M

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # H22 7111.3-2302 ESTIMATED AMOUNT \$15 0,000.00

(THIS BID WAS ADVERTISED TWICE)

MOBILE STAGE NETWORK  
100 EADS STREET  
W BABYLON NY 11704

GALLAGHER STAGING & PRO  
760 COWAN ST  
NASHVILLE TN 37207

MOBILE STAGE MAN  
P O BOX 462  
LAKE GEORGE NY 12845

APEX STAGES  
3530 N LONESTAR RD  
PITTSBURG KS 55762

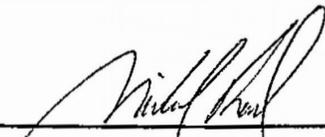
CENTURY INDUSTRIES, LLC  
299 PRATHER LANE  
SELLERSBURG IN 47172

award - items A, B Options: 1  
SEE ATTACHED SHEET

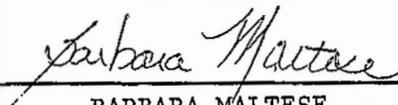
STAGE TECH  
14523 MARQUARDT AVE  
SANTA FE SPRINGS CA 90670

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.  
COMMISSIONER T. OWENS CONCURS.

SIGNED BY:



MICHAEL RAND  
DIRECTOR



BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

SHOW MASTER SERIES 2800	CENTURY
MOBILE SOUND SHELL (OR EQUAL)	INDUSTRIES, LLC
ITEM #	
A. MOBILE SOUND SHELL	\$143,776.00/ea.
B. OPTIONS	
1. Adjustable Legs (4)	\$1,398.00/ea.
C. PARTS DISCOUNT	NO BID
D. LABOR RATE	NO BID

s/mobile sound shell  
2022 tab

NO: 4 NEW 2019 or NEWER CHASSIS, 10.5' CARON STEEL DUMP BODY  
LOWMOUNT HITCH, 9' STAINLESS STEEL MATERIAL SPREADER &  
10' SNOW PLOW

BID PRICE: A. \$114,295.00 (truck)  
B. \$5,900.00 (extended warranty)

LOWEST RESPONSIBLE BIDDER: Trux, Inc.

COMPETITIVE BID: Yes – June 8, 2022 (1<sup>st</sup> Advertisement)  
June 29, 2022 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: H19 5110.3-2302

ANTICIPATED EXPENDITURE: \$240,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Truck is used for snow plowing and sanding  
roadways.

PLEASE NOTE: This bids advertised twice. The first advertisement  
produced only one (1) responding bidder. The second advertisement  
produced only one (1) responding bidder.

WHEREAS, the Town solicited competitive bids for the purchase of a NEW 2019 or NEWER CHASSIS, 10.5' CARBON STEEL DUMP BODY, LOWMOUNT HITCH, 9' STAINLESS STEEL MATERIAL SPREADER & 10' SNOW PLOW, CONTRACT #622-221; and

WHEREAS, the bid was advertised twice and opened on June 29, 2022; and

WHEREAS, Trux, Inc., 1365 Lakeland Ave., Bohemia, NY 11716 submitted the only bid for this contract; and

WHEREAS, Trux, Inc. has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of

seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Trux, Inc., in the amount of: A. \$114,295.00/ea. (truck); B. \$5,900.00 (extended warranty) for one (1) year from date of award.

Upon a vote being taken, the result was:

NEW 2019 or NEWER CHASSIS, 10.5' CARBON  
STEEL DUMP BODY LOW MOUNT HITCH, 9'  
STAINLESS STEEL MAT'L SPREADER & 10'  
SNOW PLOW

CONTRACT # 622-221

DATE: JUNE 29, 2022

11:00 A.M

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # H19 5110.3-2302 ESTIMATED AMOUNT \$240,000.00

(THIS BID WAS ADVERTISED TWICE)

TRUX INC  
1365 LAKELAND AVE  
BOHEMIA NY 11716

A. \$114,295.00/ea.

B. \$5,900.00 (Extended Warranty)

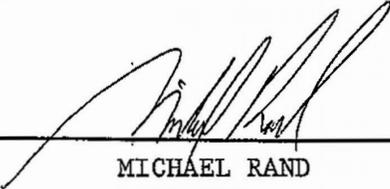
SYOSSET TRUCK SALES  
1571 STEWART AVE  
WESTBURY NY 11590

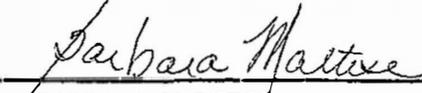
GABRIELLI TRUCK SALES  
3200 HORSEBLOCK RD  
MEDFORD NY 11763

NO BID

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.  
COMMISSIONER T. OWENS CONCURS.

SIGNED BY:

  
MICHAEL RAND  
DIRECTOR

  
BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

NO: 5 CONTRACT SCREENING

BID PRICE: \$3.94/yd.

LOWEST RESPONSIBLE BIDDER: Lakeland Ave. Landscape Supply Corp.

COMPETITIVE BID: Yes - March 23, 2022 (1<sup>st</sup> Advertisement)  
April 20, 2022 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: ZR0 1020.4-8170

ANTICIPATED EXPENDITURE: \$60,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Town is required to screen compost.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced only one (1) responding bidder. The second advertisement produced two (2) responding bidders.

WHEREAS, the Town solicited competitive bids for CONTRACT SCREENING, CONTRACT #322-124; and

WHEREAS, the bid was advertised twice and opened on April 20, 2022; and

WHEREAS, Lakeland Ave. Landscape Supply Corp., 1990 Lakeland Ave., Ronkonkoma, New York 11779 submitted the apparent low dollar bid; and

WHEREAS, Lakeland Ave. Landscape Supply Corp. has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of \_\_\_\_\_  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Lakeland Ave. Landscape Supply Corp. in the amount of \$3.94/cubic yard for one (1) year from date of award with the Town's option to renew for three (3) additional one (1) year periods under the same terms and conditions.

Upon a vote being taken, the result was:

CONTRACT  
SCREENING

CONTRACT # 322-124

DATE: APRIL 20, 2022

11:00 A.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # ZRO 2 1020.4-8170 ESTIMATED AMOUNT \$60,000.00

(THIS BID WAS ADVERTISED TWICE)

LAKELAND AVE  
LANDSCAPE SUPPLY CORP  
1990 LAKELAND AVE  
RONKONKOMA NY 11779

\$3.94/cubic yard

QUINTAL INC  
d/b/a BRIGHTWATERS FARMS  
& NURSERY  
1624 MONTAUK BLVD  
BAY SHORE NY 11706

B & B MAINTENANCE SERV  
P. O BOX 183  
RONKONKOMA NY 11779

ALL ISLAND EXCAVATION  
27 MOUNT CLAIRE AVE #10  
ST JAMES NY 11780

\$6/cubic yard

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER M. BELLOW CONCURS.

SIGNED BY:

  
MICHAEL RAND  
DIRECTOR

  
BARBARA MALTESE

NO: 6 DRIVE2 QUIETECH EFI (OR APPROVED EQUAL) LEASE W/EXTENDED  
MAINTENANCE PROGRAM

BID PRICE: Various Prices as per Items #A3; B1, D1-6

LOWEST RESPONSIBLE BIDDER: Fairway Golf Car Corp.

COMPETITIVE BID: Yes – July 27, 2022

BUDGET ACCOUNT NUMBER: A7115.4-4081  
A7116.4-4081  
A7117.4-4081

ANTICIPATED EXPENDITURE: \$178,157.40

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: Rental of golf carts at Town-owned golf courses.

WHEREAS, the Town solicited competitive bids for the purchase of DRIVE2 QUIETECH EFI (OR APPROVED EQUAL) LEASE WITH EXTENDED MAINTENANCE PROGRAM, CONTRACT #722-07; and

WHEREAS, on July 27, 2022 sealed bids were opened and Fairway Golf Car Corp., 8 Commercial Blvd., Medford, NY 11763 (Fairway) submitted the apparent low dollar bid; and

WHEREAS, Fairway has been determined to be a responsible bidder; and

WHEREAS, while Fairway is an authorized dealer of golf carts that will provide in-season service and annual service to the Town, Yamaha Finance Corporation, U.S.A. ('Yamaha') will service as the actual lessor of the golf carts under a finance lease as the term is defined in N. Y. U.C.C. § 2-A-103(g); and

WHEREAS, the Town is desirous of entering into a lease for the golf carts with Yamaha in the amount of various prices bid by Fairway for a period of forty-eight (48) months from date of full execution of the lease;

NOW, THEREFORE, on a motion of  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby awards the contract to Fairway Golf Car Corp.; and

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes the Supervisor to execute a lease for 170 golf carts with Yamaha Finance Corporation, U.S.A. (as lessor) and Fairway Golf Cart Corp. (as dealer and servicer), and any necessary documentation thereto, for a period of forty-eight (48) months from full execution of the lease, at a cost of \$14,846.45 per

month (\$178,157.40 per year), the form and content of which shall be subject to the approval of the Town Attorney; and be further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the lease.

Upon a vote being taken, the result was:

CONTRACT # 722-07

DATE: JULY 27, 2022

11:00 A.

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

A7115.4-4081; A7116.4-4081; A7117.4-4081;

BUDGET # \_\_\_\_\_ ESTIMATED AMOUNT \$178,157.40

FAIRWAY GOLF CART  
8 COMMERCIAL BLVD  
MEDFORD NY 11763

award - items #A3; B1, D1-6  
SEE ATTACHED SHEETS

MR MICHAEL MARVIN  
TEXTRON SPEC VEH/E-Z-GO  
44 PROSPECT AVENUE  
VALHALLA NY 10595

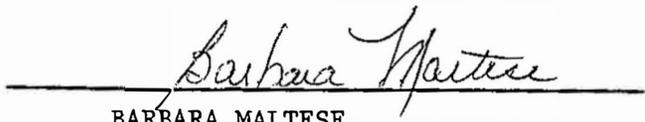
SEE ATTACHED SHEETS

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.  
COMMISSIONER T. OWENS CONCURS.

SIGNED BY:



MICHAEL RAND  
DIRECTOR



BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

DRIVE2 QUIETECH EFI (OR APPROVED EQUAL) LEASE W/EXTENDED MAINT. PROGRAM, #722-07	FAIRWAY GOLF CAR CORP.	E-Z-GO
ITEM #		
A. LEASE		
1. 24 Months		
Monthly Rate	\$121.11/car;\$20588.84/mo	\$157.78car;\$26822.60/mo
100% Paid in Advance	\$1453.33/car;\$247066.08/se.	\$1842.35/car;\$313199.50/se
2. 36 Months		
Monthly Rate	\$98.50/car;\$16748.43/mo	\$117.88/car;\$20239.60/mo
100% Paid in Advance	\$1182.24/car;\$200981.16/se	\$1376.51/car;\$234006.70/se
3. 48 Months		
Monthly Rate	\$87.33/car;\$14846.45/mo	\$97.74/car;\$16615.80/mo
100% Paid in Advance	\$1047.98/car;\$17857.40/se	\$1141.35/car;\$194029.50/se
B. SUPPLEMENTAL RENTAL (40) PER DAY		
1. Up to 2 Weeks Individual Car Rental	\$75.00/ea.	\$95.00/ea.
D. OPTIONS		
1. Rake Holders	Included	INCLUDED
2. Rear Golf Bag Cover	\$3.30/48;\$4.30/36;\$6.31/24	\$121.34/ea.
3. Club and Ball Washer Kit	\$.97/48;\$1.25/36;\$1.83/24	\$53.61/ea.
4. Sand Bottle Kits	\$.50/48;\$.65/36;\$.96/24	\$9.88/ea.
5. Sand Bucket Kits	\$1.02/48;\$1.33/36;\$1.96/24	\$45.15/ea
6. Gauge Fuel Cap	\$.50/48;\$.65/36;\$.96/24	\$42.33/ea
E. PURCHASE OF TEN (10) TOW BAR	\$5.46/48;\$7.12/36;\$10.435/24	\$296.30
	OR EQUAL (CLUB CAR)	
ITEM #		
A. LEASE		
1. 24 Months		
Monthly Rate	\$127.00/car;\$21590.36/mo	
100% Paid in Advance	\$1,524.03	
2. 36 Months		
Monthly Rate	\$92.00/car;\$15667.21/mo	
100% Paid in Advance	\$1105.94/car;\$188006.52/se	

ITEM #	FAIRWAY GOLF CAR CORP.	
3. 48 Months		
Monthly Rate	\$79.79/car;\$13563.46/mo	
100% Paid in Advance	\$957.42/car;\$162761.52/se	
<b>B. SUPPLEMENTAL RENTAL (40) PER DAY</b>		
1. Up to 2 Weeks Individual Car Retnal	\$75.00/ea.	
<b>D. OPTIONS</b>		
1. Rake Holders	Included	
2. Rear Golf Bag Cover	\$3.36/48;\$4.36/36;\$6.37/24	
3. Club and Ball Washer Kit	\$2.20/48;\$2.86/36;\$4.17/24	
4. Sand Bottle Kits	\$.86/48;\$1.11/36;\$1.63/24	
5. Sand Bucket Kits	\$1.19/48;\$2.32/36;\$3.38/24	
6. Gauge Fuel Cap	N/A	
<b>E. PURCHASE OF TEN (10) TOW BAR</b>	\$4.24/48;\$6.83/36/\$10.00/24	
	OR EQUAL	
	DRIVE Z AFI	
<b>ITEM #</b>		
<b>A. LEASE</b>		
1. 24 Months		
Monthly Rate	\$123.36/car;\$20971.73/mo	
100% Paid in Advance	\$1480.36/car/\$251660.76/mo	
2. 36 Months		
Monthly Rate	\$96.80/car;\$16456.30/mo	
100% Paid in Advance	\$1161.62/car;\$197475.60/mo	
3. 48 Months		
Monthly Rate	\$84.19/car;\$14312.8/mo	
100% Paid in Advance	\$1010.32/car/\$171753.60/mo	
<b>B. SUPPLEMENTAL RENTAL (40) PER DAY</b>		
1. Up to 2 Weeks Individual Car Retnal	\$75.00/ea.	
<b>D. OPTIONS</b>		
1. Rake Holders	INCLUDED	
2. Rear Golf Bag Cover	\$3.30/48;\$4.30/36/\$6.21/24	
3. Club and Ball Washer Kit	\$.96/48;\$1.25/36;\$1.83/24	
4. Sand Bottle Kits	\$.50/48;\$.65/36;\$.96/24	
5. Sand Bucket Kits	\$1.02/48;\$1.33/36;\$1.96/24	
6. Gauge Fuel Cap	\$.50/48;\$.65/36;\$.97/24	

ITEM #	FAIRWAY GOLF	
	CAR CORP.	
E. PURCHASE OF TEN TOW BARS	\$5.46/48;\$7.12/36;\$10.45/24	

s/golf cart lease 2022 tab

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 7

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Option Year Resolutions.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Michael Rand**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**OPTION YEAR RESOLUTIONS**  
**AUGUST 9, 2022**

- |    |                              |  |
|----|------------------------------|--|
| 1. | WASTE OIL REMOVAL            | -A B Oil Service Ltd                           |
| 2. | ULTRA-LOW SULFUR HEATING OIL | -Romeo Enterprises, Inc.<br>d/b/a Romeo's Fuel |
| 3. | ONE-WAY TRIP PLOW WITH PARTS | -Trius, Inc.                                   |

NO: 1 WASTE OIL REMOVAL

VENDOR: A C Oil Service, Ltd.

OPTION: First one (1) year period

ANTICIPATED EXPENDITURE: \$4,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Town is required to properly dispose of waste oil collected from the public.

NO: 2 ULTRA-LOW SULFUR HEATING OIL

VENDOR: Romeo Enterprises  
d/b/a Romeo's Fuel

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$350,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide heating oil to Town-owned facilities.

NO: 3 ONE-WAY TRIP PLOW WITH PARTS

VENDOR: Trius, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide plows for Town-owned vehicles.

WHEREAS, by a Town Board resolution adopted September 14, 2021, Contract #621-118 for WASTE OIL REMOVAL was awarded to A B Oil Service, Ltd, 1599 Ocean Ave., Bohemia, New York 11716, the lowest responsible bidder; and

WHEREAS, said contract was for a period of one (1) year from date of award with the Town's option to renew for two (2) one (1) year periods under the same terms and conditions; and

WHEREAS, the Commissioner of Environmental Control has recommended that the Town exercise the option to renew this contract for the first one (1) year period.

NOW, THEREFORE, on a motion of  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of Islip hereby authorizes to exercise the option to renew this contract with A B Oil Service, Ltd. (Contract #621-188) for the first one (1) year period.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angie M. Carpenter, Supervisor

TO: Martin Bellow, Comm. Environmental Control
FROM: Barbara Maltese, Principal Office Assistant
DATE: July 6, 2022
RE: WASTE OIL REMOVAL, CONTRACT #621-118

Handwritten signature of Barbara Maltese

NOTE: Due to the pandemic, supply chain, gas prices, etc., vendors have reached out to us for price increases on existing contracts. The Town does not allow any increases during the life of the contract. Vendors are informed and told to refer to their contract(s); however, in a number of instances, vendors have then opted to withdraw from their contract(s).

In a way to be fair during these unusual times, I am requesting that when you review the above mentioned contract that you agree NOT to pickup the option year(s) and request that we go out and re-bid the commodity and indicate that the contract shall be for 'one (1) year from date of award' with no options. As always, the decision will be made by the appropriate Commissioner.

Hopefully these changes to our bidding practices will be for a short duration and we can resume our past practices when the economy stabilizes.

If you have any questions, please feel free to contact me.

The option year for the above mentioned contract is September 14, 2022. Please indicate below your intentions:

We agree with extending the referenced contract

Handwritten checkmark above a horizontal line

We do not wish to extend this contract

Horizontal line

We request that the service/commodity be re-bid

Horizontal line

SIGNED

Large handwritten signature over a horizontal line

WHEREAS, the Town solicited competitive bids for WASTE OIL REMOVAL, CONTRACT #621-118; and

WHEREAS, on June 23, 2021 sealed bids were opened and A B Oil Service, Ltd, 1599 Ocean Avenue, Bohemia, NY 11716 submitted the apparent low dollar bid; and

WHEREAS, A B Oil Service Ltd has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council John C. Cochrane, Jr. seconded by Council Mary Kate Mullen, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to A B Oil Service Ltd in the amount of various prices as per bid items # 1 through 5 for one (1) year from date of award with the Town's option to renew for two (2) one (1) year periods under the same terms and conditions.

Upon a vote being taken, the result was: carried 5-0

NO: 2      ULTRA-LOW SULFUR HEATING OIL

VENDOR:      Romeo Enterprises  
                    d/b/a Romeo's Fuel

OPTION:      Two (2) years

ANTICIPATED EXPENDITURE: \$350,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide heating oil to Town-owned facilities.

WHEREAS, by a Town Board resolution adopted September 14, 2021, Contract #721-01 for ULTRA-LOW SULFUR HEATING OIL was awarded to Romeo Enterprises, Inc., d/b/ Romeo's Fuel, 1600 Railroad Ave., P. O. Box 641, Holbrook, NY 11741, the lowest responsible bidder; and

WHEREAS, said contract was for a period of one (1) year from date of award, with an option to renew for two (2) additional years, under the same terms and conditions; and

WHEREAS, the Commissioner of Public Works has recommended that the Town exercise the option to renew this contract for the two (2) year period.

NOW, THEREFORE, on a motion of  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes to exercise the option to renew the contract with Romeo Enterprises, Inc., d/b/a Romeo's Fuel (Contract #721-01) for the two (2) year period under the same terms and conditions.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angie M. Carpenter, Supervisor

TO: Thomas Owens, Comm. Public Works
FROM: Barbara Maltese, Principal Office Assistant
DATE: July 6, 2022
RE: ULTRA-LOW SULFUR HEATING OIL, CONTRACT #721-01

Handwritten signature of Barbara Maltese

NOTE: Due to the pandemic, supply chain, gas prices, etc., vendors have reached out to us for price increases on existing contracts. The Town does not allow any increases during the life of the contract. Vendors are informed and told to refer to their contract(s); however, in a number of instances, vendors have then opted to withdraw from their contract(s).

In a way to be fair during these unusual times, I am requesting that when you review the above mentioned contract that you agree NOT to pickup the option year(s) and request that we go out and re-bid the commodity and indicate that the contract shall be for 'one (1) year from date of award' with no options. As always, the decision will be made by the appropriate Commissioner.

Hopefully these changes to our bidding practices will be for a short duration and we can resume our past practices when the economy stabilizes.

If you have any questions, please feel free to contact me.

The option year for the above mentioned contract is September 14, 2022. Please indicate below your intentions:

We agree with extending the referenced contract

Handwritten checkmark above a horizontal line

We do not wish to extend this contract

Horizontal line

We request that the service/commodity be re-bid

Horizontal line

SIGNED

Large handwritten signature over a horizontal line

WHEREAS, the Town solicited competitive bids for the purchase of ULTRA-LOW SULFUR HEATING OIL, CONTRACT #721-01; and

WHEREAS, the bid was advertised twice and opened on July 21, 2021; and

WHEREAS, Romeo Enterprises, Inc., d/b/a Romeo's Fuel, 1600 Railroad Avenue, P.O. Box 641, Holbrook, NY 11741 submitted the only bid for this contract; and

WHEREAS, Romeo Enterprises, Inc., d/b/a Romeo's Fuel has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council John C. Cochrane, seconded by Council Mary Kate Mullen, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Romeo Enterprises, Inc., d/b/a Romeo's Fuel in the amount of \$0.247/gal.(differential) for one (1) year from date of award with the Town's option to renew for two (2) additional years under the same terms and conditions.

Upon a vote being taken, the result was: carried 5-0

NO: 3 ONE-WAY TRIP PLOW WITH PARTS

VENDOR: Trius, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide plows for Town-owned vehicles.

WHEREAS, by a Town Board resolution adopted September 15, 2020, Contract #720-217 for ONE-WAY TRIP PLOW WITH PARTS was awarded to Trius, Inc., P. O. Box 158, 458 Johnson Avenue, Bohemia, NY 11716, the lowest responsible bidder; and

WHEREAS, said contract was for a period of two (2) years from date of award, with an option to renew for one (1) additional year, under the same terms and conditions; and

WHEREAS, the Commissioner of Public Works has recommended that the Town exercise the option to renew this contract for the one (1) year period.

NOW, THEREFORE, on a motion of  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes to exercise the option to renew the contract with Trius, Inc. (Contract #720-217) for the one (1) year period under the same terms and conditions.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angie M. Carpenter, Supervisor

TO: Thomas Owens, Comm. Public Works
FROM: Barbara Maltese, Principal Office Assistant
DATE: July 6, 2022
RE: ONE-WAY TRIP PLOW WITH PARTS, CONTRACT #720-217

Handwritten signature of B. Maltese

NOTE: Due to the pandemic, supply chain, gas prices, etc., vendors have reached out to us for price increases on existing contracts. The Town does not allow any increases during the life of the contract. Vendors are informed and told to refer to their contract(s); however, in a number of instances, vendors have then opted to withdraw from their contract(s).

In a way to be fair during these unusual times, I am requesting that when you review the above mentioned contract that you agree NOT to pickup the option year(s) and request that we go out and re-bid the commodity and indicate that the contract shall be for 'one (1) year from date of award' with no options. As always, the decision will be made by the appropriate Commissioner.

Hopefully these changes to our bidding practices will be for a short duration and we can resume our past practices when the economy stabilizes.

If you have any questions, please feel free to contact me.

The option year for the above mentioned contract is September 15, 2022. Please indicate below your intentions:

We agree with extending the referenced contract

Handwritten checkmark above a horizontal line

We do not wish to extend this contract

Horizontal line

We request that the service/commodity be re-bid

Horizontal line

SIGNED

Large handwritten signature over a horizontal line

WHEREAS, the Town solicited competitive bids for the purchase of ONE-WAY TRIP PLOW WITH PARTS, CONTRACT #720-217; and

WHEREAS, the bid was advertised twice and opened on July 29, 2020; and

WHEREAS, Trius, Inc., P. O. Box 158, 458 Johnson Ave., Bohemia, NY 11716 submitted the only bid for this contract; and

WHEREAS, Trius, Inc. has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council John C. Cochrane, Jr.

seconded by Council Mary Kate Mullen, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Trius, Inc., in the amount of various prices as per bid items #A through C for two (2) years from date of award with the Towns option to renew for one (1) additional year.

Upon a vote being taken, the result was: carried 5-0

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 8**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an amendment to the Professional Services Agreement with P.W. Grosser Consulting, Inc. to include additional services associated with the Brown's River Project.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Thomas Owens**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorization for the Supervisor to execute an amendment to the Professional Services Agreement with P.W. Grosser Consulting, Inc. to expand the scope of work associated with the project to include: preparation of an alternative analysis report documenting repair options and costs for potential upgrades to marina systems including bulkheads, docks, boardwalks, guide piles, cleats, electrical service posts, water service, access ladders, parking guard rail system, facility lighting, and parking lot drainage, preparation of design drawings and bid specifications for such upgrades, preparation of permit applications for submission to the NYSDEC and the USACE, preparation of bid documents and bid analysis, and construction management and oversight services leading up to and during bulkhead reconstruction. for an amount not to exceed an additional \$145,000.00

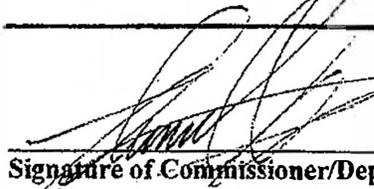
---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip, Residents, PW Grosser
  2. Site or location effected by resolution: Browns River
  3. Cost: \$145,000.00
  4. Budget Line: HIS.1650.3-1550
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type I action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_ . Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26 . SEQOR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

7/19/2022  
\_\_\_\_\_  
Date

**RESOLUTION** authorizing the Supervisor to execute a third amendment to the professional services agreement dated November 7, 2018, between the Town of Islip (the "Town") and P.W. Grosser Consulting, Inc., 630 Johnson Ave., Suite 7, Bohemia, New York 11706 (hereinafter, "PWGC"), for engineering services related to the proposed dredging of the Browns River Marina West and East in Sayville and Bayport.

**WHEREAS**, on November 7, 2018, the Town entered into a professional services agreement with PWGC for engineering services in connection with the proposed dredging of Browns River Marina West and East (the "Professional Services Agreement"), for an amount not to exceed \$28,500.00; and

**WHEREAS**, on March 10, 2020, by Resolution # 19, the Town Board authorized an amendment to the Professional Services Agreement to expand the scope of services associated with the project to include: preparation of a sediment sampling analysis plan, collection and analysis of sediment samples, preparation of permit applications for submission to the NYSDEC, the U.S. Army Corps. Of Engineers ("USACE"), and the NYSDOS, preparation of bid specifications, bid analysis, and construction inspection services, for an amount not to exceed an additional \$97,500.00; and

**WHEREAS**, on October 19, 2021, by Resolution # 32, the Town Board authorized a second amendment to the Professional Services Agreement to expand the scope of services associated with the project to include: general planning and coordination services related to the shared spoils site, evaluation of sediment disposal/reuse options, preparation of permit applications for submission to the NYSDEC, preparation of bid documents and bid analysis, and oversight and construction inspection services for spoil site reconstruction and dredging activities, for an amount not to exceed an additional \$175,000.00; and

**WHEREAS**, the evolving requirements and scope of the project has resulted in the need for additional engineering and consulting services, which shall include: preparation of an alternative analysis report documenting repair options and costs for potential upgrades to marina systems including bulkheads, docks, boardwalks, guide piles, cleats, electrical service posts, water service, access ladders, parking guard rail system, facility lighting, and parking lot drainage, preparation of design drawings and bid specifications for such upgrades, preparation of permit applications for submission to the NYSDEC and the USACE, preparation of bid documents and bid analysis, and construction management and oversight services leading up to and during bulkhead reconstruction, for an amount not to exceed an additional \$145,000.00; and

**WHEREAS**, PWGC has continually demonstrated that it possesses the qualifications, experience, and understanding of the project to perform the additional services; and

**WHEREAS**, the Commissioner of the Department of Parks, Recreation, and Cultural Affairs recommends that the Professional Services Agreement be amended to include the additional services;

**NOW, THEREFORE**, on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Supervisor is hereby authorized to execute a third amendment to the Professional Services Agreement with PWGC to include the additional services referenced above, for an amount not to exceed an additional \$145,000.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is authorized to make any necessary budgetary adjustments to comply with the terms of the Professional Services Agreement, as amended.

**UPON A VOTE BEING TAKEN**, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 9

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into several agreements for programs to be held throughout the Town to be funded by either registration fees or grant fees.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Thomas Owens**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

August 9, 2022

<u>Date</u>	<u>Name</u>	<u>Program/Event</u>	<u>Location</u>
8/16	Ray Lang	Soccer Camp	East Islip High School 100 Redmen Street Islip Terrace, NY 11752
9/6	Suffolk County Tennis and Education Foundation	Tennis Instruction	Casamento Park Town Hall West Lake Ronkonkoma
9/9	Kellie's Dance Studio	Ballet, Tap & Hip Hop	233 Islip Avenue Islip, NY 11751
9/10	Kellie's Dance Studio	Ballet/Tap Program	233 Islip Avenue Islip, NY 11751
9/13	Kellie's Dance Studio	Latin & Hip Hop Dance	233 Islip Avenue Islip, NY 11751
9/14	Madness Sports for Kids, LLC.	Basketball Leagues	Town Hall West
9/19	Triple Threat Basketball, Inc.	Basketball League	East Middle School 100 Redmen Street Islip Terrace, NY 11752
9/19	Diverse Skill Training	Flag Football League	East Islip Marina 333 Bayview Avenue East Islip, NY 11706
10/2	Robert Patch	Basketball Training Clinics	Town Hall West

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Ray Lang to provide a Soccer Camp from August 16, 2022 thru August 19, 2022. Camp will be held at East Islip High School. The registration fee is \$150.00 per registrant and a \$40.00 surcharge for each non-resident registrant. The minimum amount of participants will be one (1) and the maximum amount of participants will be one hundred (100). This program will be self-sustaining. The total minimum revenue will be \$150.00 and the maximum revenue including the non-resident surcharge will be \$19,000.00. Compensation for said services to Ray Lang will be 80% of the total revenue for an amount not to exceed \$12,000.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: Ray Lang

Site or location effected by resolution: East Islip High School, 100 Redmen Street, Islip Terrace, NY 11752

Cost: No cost to the Town of Islip - self-sustaining.

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$19,000.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$7,000.00.

---

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5©, number 26\_\_\_\_. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Signature of Commissioner/Department Head Sponsor:

Date:

7/19/2022

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to soccer instruction for our citizens; and

**WHEREAS**, Ray Lang, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Ray Lang to provide said instruction.

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Supervisor is hereby authorized to execute an agreement with Ray Lang to provide soccer instruction to our citizens for an amount not to exceed \$12,000.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an Agreement with the Suffolk County Tennis and Education Foundation to provide five (5) sessions of tennis instruction and five (5) sessions of pickleball. Two (2) separate tennis classes: ages 4 - 7 and 7 - 1, Mondays & Wednesdays from September 6, 2022 thru October 12, 2022 and two (2) separate tennis classes: ages 10 - 13 and 14 - 18, Tuesdays & Thursdays from September 13, 2022 thru October 4, 2022 held at Casamento Park. One (1) adult tennis class, Saturdays, September 17, 2022 thru October 8, 2022 held at Town Hall West. Three (3) separate pickleball classes: Ages 18+, Fridays, September 16, 2022 thru October 7, 2022; Sundays, September 18, 2022 thru October 9, 2022 and Tuesdays & Thursdays, September 20, 2022 thru October 6, 2022 held at Lake Ronkonkoma. Two (2) separate open play pickleball classes, Wednesdays, September 7, 2022 thru October 12, 2022 held at Casamento Park. The registration fee for tennis ages 4 - 11 is \$195.00 for each registrant and a \$30.00 surcharge for each non-resident registrant. The registration fee for tennis ages 10 - 18 is \$295.00 for each registrant and a \$30.00 surcharge for each non-resident registrant. The registration fee for adult tennis and pickleball, ages 18 and over is \$120.00 for each registrant and a \$25.00 surcharge for each non-resident registrant. The registration fee for open play pickleball is \$70.00.00 for each registrant and a \$20.00 surcharge for each non-resident registrant. This program will be self-sustaining. The maximum revenue including the non-resident surcharge will be \$24,750.00. Compensation for said services to the Suffolk County Tennis and Education Foundation will be 80% of the total revenue, with a maximum amount not to exceed \$16,800.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: Suffolk County Tennis and Education Foundation

Site or location effected by resolution: Casamento Park, 65 Muncey Road, Bay Shore, NY 11706  
Town Hall West, 401 Main Street, Islip, NY 11751  
Lake Ronkonkoma, 299 Rosevale Avenue, Ronkonkoma, NY 11779

Cost: No cost to the Town of Islip - self-sustaining.

Budget Line: A7035.4-5006

Amount and source of outside funding: Maximum revenue is \$24,750.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$7,950.00.

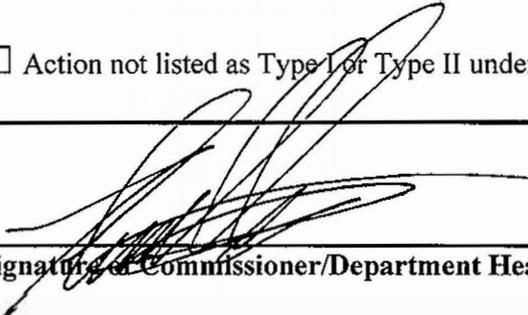
---

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5©, number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Signature of Commissioner/Department Head Sponsor:

Date:

  
7/22/2022

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to tennis and pickleball instruction for our citizens; and

**WHEREAS**, the Suffolk County Tennis and Education Foundation has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with the Suffolk County Tennis and Education Foundation to provide said instruction;

**NOW THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an agreement with the Suffolk County Tennis and Education Foundation to provide tennis and pickleball instruction to our citizens for an amount not to exceed \$16,800.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Kellie's Dance Studio to provide a ballet, tap and hip hop dance programs at Kellie's Dance Studio, 233 Islip Avenue, Islip, NY 11751. The program will consist of three (3) dance sessions from September 9, 2022 thru December 23, 2022. The registration fee is \$200.00 per session with a \$50.00 surcharge for each non-resident registrant. The minimum amount of participants for this program will be four (4) per session and the maximum amount of participants will be fourteen (14). This program will be self-sustaining. Compensation for said services to Kellie's Dance Studio will be 70% of the total revenue for an amount not to exceed \$5,880.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs. A similar resolution was passed by the Town Board in 2021.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: Kellie's Dance Studio

Site or location effected by resolution: 233 Islip Avenue, Islip, New York 11751

Cost: No cost to the Town of Islip – self-sustaining

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$10,500 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$4,620.00.

---

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6NYCRR, Section 6.17.5©, number 26, SEQR review complete.
- Action not listed as Type I or Type II under Park 617 of the NYCRR. Short EAF required.

---

Signature of Commissioner/Department Head Sponsor:

Date:

7/19/2022

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to dance programs for our citizens; and

**WHEREAS**, Kellie's Dance Studio, located at 233 Islip Avenue, Islip, New York, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Kellie's Dance Studio to provide tap, ballet and hip hop dance instruction;

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,

seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an agreement with Kellie's Dance Studio to provide a ballet, tap and hip hop dance instruction to our citizens for an amount not to exceed \$5,880.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Kellie's Dance Studio to provide a ballet/tap program at Kellie's Dance Studio, 233 Islip Avenue, Islip, NY 11751. The program will consist of three (3) dance sessions from September 10, 2022 thru December 17, 2022. The registration fee is \$200.00 per session with a \$50.00 surcharge for each non-resident registrant. The minimum amount of participants will be four (4) per session and the maximum amount of participants will be fourteen (14). This program will be self-sustaining. The total minimum revenue will be \$200.00 and the maximum revenue including the non-resident surcharge will be \$10,500.00. Compensation for said services to Kellie's Dance Studio will be 70% of the total revenue for an amount not to exceed \$5,880.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs. A similar resolution was passed by the Town Board in 2021.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: Kellie's Dance Studio

Site or location effected by resolution: 233 Islip Avenue, Islip, New York 11751

Cost: No cost to the Town of Islip – self-sustaining

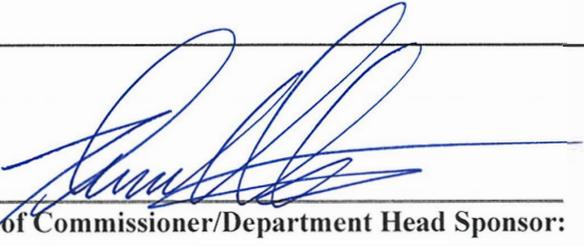
Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$10,500.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$4,620.00.

---

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6NYCRR, Section 6.17.5©, number 26. SEQR review complete.
- Action not listed as Type I or Type II under Park 617 of the NYCRR. Short EAF required.
- 

Signature of Commissioner/Department Head Sponsor: 

Date: 7/19/2022

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to dance programs for our citizens; and

**WHEREAS**, Kellie's Dance Studio, located at 233 Islip Avenue, Islip, New York, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Kellie's Dance Studio to provide ballet/tap dance program;

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,

seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an agreement with Kellie's Dance Studio to provide a ballet/tap dance program to our citizens for an amount not to exceed \$5,880.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Kellie's Dance Studio to provide both a Latin and a Hip Hop dance program at Kellie's Dance Studio, 233 Islip Avenue, Islip, NY 11751. The program will consist of two (2) sessions; one (1) Latin dance session from September 13, 2022 thru November 15, 2022 and one (1) Hip Hop dance session from September 7, 2022 thru December 21, 2022. The Latin dance registration fee is \$175.00 and the Hip Hop fee is \$200.00, each with a \$50.00 surcharge for a non-resident registrant. The minimum amount of participants for this program will be four (4) per session and the maximum amount of participants will be fourteen (14). This program will be self-sustaining. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs. A similar resolution was passed by the Town Board in 2021.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: Kellie's Dance Studio

Site or location effected by resolution: 233 Islip Avenue, Islip, New York 11751

Cost: No cost to the Town of Islip – self-sustaining

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$6,650.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$2,975.00.

---

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6NYCRR, Section 6.17.5©, number 26. SEQR review complete.
- Action not listed as Type I or Type II under Park 617 of the NYCRR. Short EAF required.

---

Signature of Commissioner/Department Head Sponsor:

Date:

7/19/2022

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to dance programs for our citizens; and

**WHEREAS**, Kellie's Dance Studio, located at 233 Islip Avenue, Islip, New York, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Kellie's Dance Studio to provide both a Latin and Hip Hop dance program;

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,

seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an agreement with Kellie's Dance Studio to provide Latin and Hip Hop dance programs to our citizens for an amount not to exceed \$3,675.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Madness Sports for Kids, LLC to offer five (5) basketball leagues. The Leagues will be held at Town Hall West. Basketball leagues will held: Wednesdays, September 14, 2022 thru December 14, 2022 (no class November 2 & 23); Mondays, September 12, 2022 thru December 19, 2022 (no class October 31, November 7); Tuesdays, September 13 thru December 20, 2022 (no class October 11, November 1, 8); Thursdays, September 15, 2022 thru December 15, 2022 (no class November 3, 24) and Fridays, September 16 thru December 16, 2022 (no class November 4, 25). Fees for the basketball leagues will be \$100.00 per registrant with a \$25.00 surcharge for non-residents. These programs will be self-sustaining. The total minimum revenue will be \$100.00 and the maximum revenue will be \$25,000.00 including the non-resident surcharge. Compensation for said services to Madness Sports for Kids, LLC will be 80% of the total revenue for an amount not to exceed \$16,000.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: Madness Sports for Kids, LLC

Site or location effected by resolution: Town Hall West, 401 Main Street, Islip, NY 11751

Cost: No cost to the Town of Islip – self-sustaining

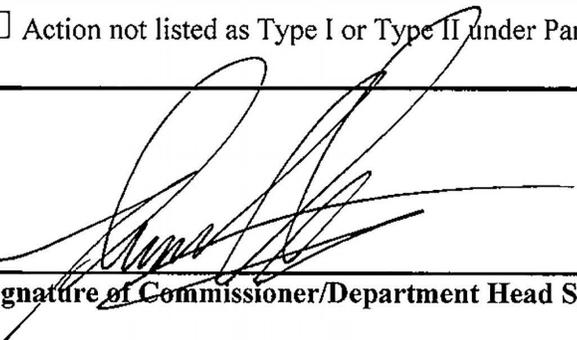
Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$25,000.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$9,000.00.

---

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
  - Type 2 action under 6 NYCRR, Section 617.5©, number 26\_\_\_\_. SEQR review complete.
  - Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor:

7/22/2022  
Date:

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to basketball leagues for our citizens; and

**WHEREAS**, Madness Sports for Kids, LLC has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an Agreement with Madness Sports for Kids, LLC, to provide instruction for basketball leagues;

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an Agreement with Madness Sports for Kids, LLC, to provide access to a basketball leagues for our citizens for an amount not to exceed \$16,000.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with the Triple Threat Basketball Club, Inc. to provide a basketball league. The league will be held at the East Islip Middle School on Mondays & Wednesdays, September 19, 2022 thru November 2, 2022. The registration fee is \$125.00 for each registrant and a \$30.00 surcharge for each non-resident registrant. This program will be self-sustaining. The total minimum revenue will be \$125.00 and the maximum revenue including the non-resident surcharge will be \$31,000.00. Compensation for said services to Triple Threat Basketball Club, Inc. will be 80% of the total revenue for an amount not to exceed \$20,000.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: Triple Threat Basketball Club, Inc.

Site or location effected by resolution: East Islip Middle School, 100 Redmen Street, Islip Terrace, NY 11752

Cost: No cost to the Town of Islip - self-sustaining.

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$31,000.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$11,000.00.

---

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.

Type 2 action under 6 NYCRR, Section 617.5©, number 26. SEQR review complete.

Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.

---

Signature of Commissioner/Department Head Sponsor: \_\_\_\_\_

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

7/19/2022

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to a basketball league for our citizens; and

**WHEREAS**, Triple Threat Basketball Club, Inc., PO Box 345, Islip Terrace, New York 11752 has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Triple Threat Basketball Club, Inc. to provide said instruction;

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,

Seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an agreement with Triple Threat Basketball Club, Inc. to provide a basketball league to our citizens for an amount not to exceed \$20,000.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Diverse Skill Training to provide a flag football league from September 19, 2022 thru November 11, 2022. The league will utilize the fields at East Islip Marina and Chicago Park. The registration fee for an individual registrant is \$155.00 and a \$45.00 surcharge for each non-resident registrant. The minimum amount of teams will be one (1) and the maximum amount of teams will be sixty (60). The minimum amount of participants will be one (1) and the maximum amount of participants will be nine hundred (900). This program will be self-sustaining. The total minimum revenue will be \$155.00 and the maximum revenue including the non-resident surcharge will be \$180,000.00. Compensation for said services to Diverse Skill Training will be 80% of the total revenue for an amount not to exceed \$111,600.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: Diverse Skill Training

Site or location effected by resolution: East Islip Marina, 333 Bayview Avenue, East Islip, NY 11730  
Chicago Park, Chicago Avenue, Bay Shore, NY 11706

Cost: No cost to the Town of Islip - self-sustaining.

Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$180,000.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$68,400.00.

---

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5©, number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

7/19/2022  
\_\_\_\_\_  
Date

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to a flag football league for our citizens; and

**WHEREAS**, Diverse Skill Training, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Diverse Skill Training to provide said instruction;

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an agreement with Diverse Skill Training to provide a flag football league to our citizens for an amount not to exceed \$111,600.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with Robert Patch to offer four (4) separate sessions of basketball training clinics for boys and girls in grades 4 thru 8 at Town Hall West Gymnasium. Sessions 1 and 2 will be held Sundays, October 2, 9, 16, 2022 from 5:00 pm - 7:00 pm. Sessions 3 and 4 will be held Sundays, November 20, 27, December 4, 2022 from 5:00 pm - 7:00 pm. The registration fee will be \$50.00 per session per registrant and a \$15.00 surcharge for each non-resident registrant. The minimum amount of participants will be one (1) per session and the maximum amount of participants will be thirty (30) per session for a maximum total of one hundred and twenty (120). This program will be self-sustaining. The total minimum revenue will be \$50.00 and the maximum revenue including the non-resident surcharge will be \$7,800.00. Compensation for said services will be 80% of total registration fees collected for an amount not to exceed \$4,800.00 excluding the non-resident surcharge. Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.

**SPECIFY WHERE APPLICABLE:**

Entity of individual benefitted by resolution: Robert Patch, 47 Wingam Drive, Islip NY 11751

Site or location effected by resolution: Town Hall West, 401 Main Street, Islip NY 11751

Cost: No cost to the Town of Islip- self-sustaining.

Budget Line: A7035.4-5006

Amount and source of outside funding: Maximum revenue is \$7,800.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$3,000.00.

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5©, number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.

\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor:

7/22/2022  
\_\_\_\_\_  
Date:

August 9, 2022

Resolution # \_\_\_\_\_

**WHEREAS**, the Town of Islip, Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to basketball activities for our citizens; and

**WHEREAS**, Robert Patch, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an Agreement with Robert Patch to provide said activities;

**NOW THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an Agreement with Robert Patch to provide access to basketball activities for our citizens for an amount not to exceed \$4,800.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the contract.

**UPON A VOTE BEING TAKEN**, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 10**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an agreement with Race is Awesome to provide services in connection with the Northwell Health Great South Bay Run on September 24, 2022.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Thomas Owens**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Race is Awesome will plan, coordinate, and conduct the Northwell Health Great South Bay Run, which was approved by Town Board on July 12, 2022, which will consist of a 5K, 10K, and ½ marathon. The Town of Islip will co-sponsor this event. The Town shall be reimbursed for any and all necessary assistance, resources, equipment, and/or support staff to ensure that the event is conducted in a safe and efficient manner. The event will be held on Saturday, September 24, 2022. Race is Awesome is required to fulfill all responsibilities set forth in the contractual agreement. This contract may be cancelled at any time, without cause at the discretion of the Commissioner of the Department of Parks, Recreation and Cultural Affairs. Cancellation, under any circumstances, shall be without recourse by the contractor against the Town of Islip.

---

**SPECIFY WHERE APPLICABLE:**

Entity of individual benefitted by resolution: Race is Awesome, 587 Haige Street  
Baldwin, New York 11510

Site or location effected by resolution: Bay Shore and Brightwaters Communities

Cost: No cost to the Town of Islip - self-sustaining

Budget Line: 7035.4-4922

Amount and source of outside funding: Reimbursement from Race is Awesome will be a maximum of \$10,000.00

---

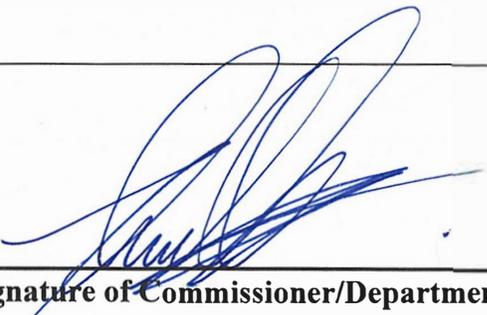
**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_ . Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5©, number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.

---

Signature of Commissioner/Department Head Sponsor:

Date:



7/19/2022

August 9, 2022

Resolution #: \_\_\_\_\_

**WHEREAS**, the Town of Islip (“the Town”) Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities and has identified a need to provide access to a 5K, 10K, and ½ Marathon for our citizens on September 24, 2022 to be held in the Bay Shore and Brightwaters communities; and

**WHEREAS**, Race is Awesome, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, on July 12, 2022, the Town Board passed a resolution granting permission to Race is Awesome to hold the “Great South Bay Run” on September 24, 2022 at the Bay Shore Marina; and

**WHEREAS**, Race is Awesome has requested that the Town co-sponsor the Northwell Health Great South Bay Run by providing use of bandstand and PA system, Town dumpsters, porta-lavs, and assistance with coordinating staff, public safety and aid in the permit process, if necessary; and

**WHEREAS**, the Town wishes to co-sponsor the Northwell Health Great South Bay Run through its Department of Parks, Recreation and Cultural Affairs and is desirous of entering into an agreement with Race is Awesome to administer the event;

**NOW, THEREFORE**, on a motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an agreement with Race is Awesome to provide services in relation to conducting the Northwell Health Great South Bay Run on September 24, 2022, and any necessary documents attendant thereto, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Town Parks and Recreation Department is hereby authorized to co-sponsor the Northwell Health Great South Bay Run; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the agreement.

**UPON A VOTE BEING TAKEN**, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 11

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an amended grant agreement with Suffolk County Office for Aging in connection with Vehicle Purchase Agreement No. 001-6779-4980-95295.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Thomas Owens**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implication, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board. By this resolution, the Town Board authorizes the Supervisor to execute the Second Amendment of Vehicle Purchase Agreement No. 001-6779-4980-95295, whereby the Term of the Agreement will be amended to January 2023 through December 2023. Suffolk County Office for the Aging will reimburse the Town of Islip approximately \$60,000.00, for the purchase of a 2023 Ford Transit High Roof Extended Length Passenger Van, to assist in the delivery of nutrition services to its senior citizen residents.

---

**SPECIFY WHERE APPLICABLE:**

1. **Entity or individual benefitted by resolution:** Senior Citizen Residents
  2. **Site or location effected by resolution:** N/A
  3. **Cost:** \$0.00
  4. **Budget Line:** TBD
  5. **Amount and source of outside funding:** \$60,000.00 SCOFA
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5©, number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Signature of Commissioner/Department Head Sponsor

Date

7/12/2022

August 9, 2022  
Resolution# \_\_\_\_\_

**WHEREAS**, the Suffolk County Office for the Aging, (herein SCOFA), has identified certain funds for the express intent of reimbursing the Town of Islip for the purchase of a vehicle to assist in the delivery of nutrition services to its elderly residents; and

**WHEREAS**, on January 12, 2021, the Town Board authorized the Supervisor to accept grant funding from SCOFA in the amount of \$54,101.00 for the purchase of a 2020/21 Ford Transit Roof Extended Length Passenger Van and to execute the grant agreement; and

**WHEREAS**, on June 15, 2021, the Town Board authorized the Supervisor to execute the First Amendment of Contract to extend the term of Agreement for the SCOFA grant; and

**WHEREAS**, Suffolk County and the Town of Islip desire to again extend the Term of Agreement, No. 001-6779-4980-95295, to allow for the delayed delivery of vehicle due to the COVID-19 Pandemic and to also allow changes/alterations to the vehicle being purchased due to supply chain issues;

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to execute the Second Amendment of Contract (Law No. 26-AG-001) of Vehicle Purchase Agreement No. 001-6779-4980-95295 in the amount of approximately \$60,000.00, whereby the Term of the Agreement will be amended to January 2023 through December 2023 and the purchased vehicle will either be a Ford Transit Roof Extended Length Passenger Van or comparable make and model; and be it a

**RESOLVED**, that the Supervisor is hereby authorized to execute an amended grant agreement, and any necessary documentation attendant thereto, with the Suffolk County Office for the Aging for funding of said vehicle, the form and content of which shall be subject to the approval of the Town Attorney; and be it also

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments in accordance with the terms of the grant agreement.

**UPON A VOTE BEING TAKEN**, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 12**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to extend the Professional Services  
Agreements with L.K. McLean Associates, P.C. and Lockwood, Kessler,  
Bartlett.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Thomas Owens**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorization for the Supervisor to extend the Professional Services Agreements with L.K. McLean Associates, P.C. and Lockwood, Kessler, Bartlett, until December 31, 2022, the form and content of which shall be subject to the approval of the Town Attorney

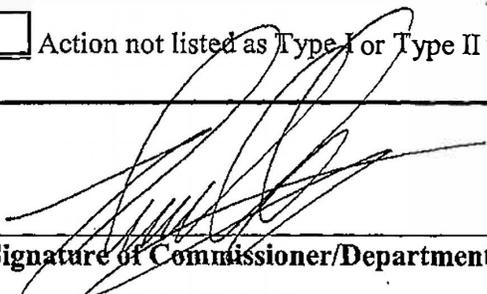
---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Parks, Recreation, and Cultural Affairs
  2. Site or location effected by resolution: Parks, Recreation, and Cultural Affairs
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

7/29/2022  
\_\_\_\_\_  
Date

**WHEREAS**, the Town of Islip (“the Town”) owns and operates several marinas, docks, and beaches, which requires constant up-keep and maintenance; and

**WHEREAS**, in order to keep proper maintenance of the marinas, docks, and beaches, various permits are required from either Federal, State and/or County agencies; and

**WHEREAS**, the Town entered into professional service agreements in 2019 with two separate firms; L.K. McLean Associates, P.C., 437 South Country Road, Brookhaven NY 11719 and Lockwood, Kessler, Bartlett, 1 Aerial Way, Syosset, NY 11791 for the professional services associated with securing various Federal, State, and County permits needed for small-scale projects at various Town marinas, docks, bulkhead and beaches; and

**WHEREAS**, both agreements had a three (3) year term, which have recently expired; and

**WHEREAS**, for governmental purposes and efficiency, the Department of Parks, Recreation, and Cultural Affairs wishes to extend each agreement until December 31, 2022, during which time a new Request for Proposals will be issued to obtain similar services; and

**WHEREAS**, L.K McLean Associates, P.C. and Lockwood, Kessler, Bartlett, have continually demonstrated that they possess the qualifications, experience, and understanding to perform the professional services associated with securing various permits; and

**WHEREAS**, the Commissioner of Parks, Recreation, and Cultural Affairs recommends the extension of both Professional Services Agreements.

**NOW, THEREFORE**, on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Supervisor is hereby authorized to extend the Professional Services Agreements with L.K. McLean Associates, P.C. and Lockwood, Kessler, Bartlett, until December 31, 2022, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is authorized to make any necessary budgetary adjustments associated with the agreement.

**UPON A VOTE BEING TAKE**, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 13**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Special Events.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Olga H. Murray**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

08/09/2022

On a motion of Councilperson \_\_\_\_\_, seconded by  
Councilperson \_\_\_\_\_ be it,

RESOLVED, that permission is hereby granted to hold the following events in the Town:

***BLOCK PARTIES:***

***Part B:***

- 1 BP- 480 Mollie Blvd., Holbrook – Saturday -09/03/2022 (RD: 09/04/2022) 11AM to 11PM; 480 Mollie Blvd. will be closed from Broadway Avenue to Dorothy Street.
- 2 BP- 255 W 4<sup>th</sup> Street, West Islip – Saturday – 08/13/2022 (RD: 08/14/2022) 11AM to 11PM; 255 W. 4<sup>th</sup> Street will be closed from Pine Avenue to Spruce Avenue.
- 3 BP- 55 Crosby Street, Sayville – Sunday – 08/21/2022 (RD: None) 11AM to 11PM; Crosby Street will be closed from Lakeland Avenue to the End.
- 4 BP- 60 Reilly Street, West Islip – Saturday – 08/20/2022 (RD: 08/27/2022) 11AM to 11PM; 60 Reilly Street will be closed from Bay Shore Road to Haynes Avenue; Cross Street: Almar Avenue.
- 5 BP-508 Devon Pl., West Islip – Saturday – 08/27/2022 (RD: 08/28/2022) 11AM to 11PM; 508 Devon Pl. will be closed from Secatogue LN W. to the End.
- 6 BP- 31 Mark Drive, Holbrook – Saturday – 08/20/2022 (RD: None) 11AM to 11PM; 31 Mark Drive will be closed from Coates Avenue to Grundy Avenue.
- 7 BP- 141 Dougherty Avenue, Holbrook- 08/20/2022 (RD: 08/27/2022) 11AM to 11: PM; 141 Dougherty Avenue will be closed from Coates Avenue to the End.
- 8 BP- 32 Gridley Street, West Islip – Saturday – 09/10/2022 (RD: 09/11/2022) 11AM to 11PM; 32 Gridley Street will be closed from Haynes Avenue to Altmar Avenue.

- 9 BP- 82 Vanderbilt Avenue, Ronkonkoma – Saturday – 08/27/2022 (RD: 08/28/2022) 11AM to 11PM; 82 Vanderbilt Avenue will be closed from Motor PKWAY to Terry Road.
- 10 BP- 15 Ingrid Court, Hauppauge – Saturday – 08/20/2022 (RD: 08/21/2022) 11AM to 11PM; 15 Ingrid Court will be closed from Terry Road to the end.
- 11 BP- 46 Satellite Drive, Islip Terrace – Saturday – 08/20/2022 (RD: 08/27/2022) 11AM to 11PM; 46 Satellite Drive will be closed from Erin Court to East to Farmingdale Street.
- 12 BP- 1327 Ackerson Blvd., Bay Shore – Saturday – 08/20/2022 (RD: 08/21/2022) 11AM to 11PM; 1327 Ackerson Blvd. will be closed from Montauk Drive to Chenango Drive.
- 13 BP- 223 Wildwood Road, Ronkonkoma – Saturday – 09/10/2022 (RD: 09/11/2022) 11AM to 11PM; 223 Wildwood Road will be closed from Breeze Avenue to Haven Avenue.
- 14 BP- 43 Indian Head Drive, Sayville – Saturday – 09/10/2022 (RD: 09/11/2022) 11AM to 11PM; 43 Indian Head Drive will be closed from Arrow Ln. to Squaw Ln.
- 15 BP- 185 Leonard Street, Holbrook – Saturday – 09/03/2022 (RD: 09/04/2022) 11AM to 11PM; Leonard Street will be closed from Coates Avenue to the End.
- 16 BP- 66 Juniper Street, Islip – Saturday – 08/27/2022 (RD: 09/03/2022) 11AM to 11PM; 66 Juniper Street will be closed from Wilson Blvd. to Islip Avenue; Cross Street: Ferndale Blvd.
- 17 BP-122 Saint Marks Lane, Islip – Sunday – 08/28/2022 (08/29/2022) 11AM to 11PM; Saint Marks Lane will be closed from Bay 3<sup>rd</sup> Street to Bay 2<sup>nd</sup> Street.
- 18 BP- 210 McCall Avenue, West Islip – Saturday – 08/13/2022 (RD: 08/14/2022) 11AM to 11PM; 210 McCall Avenue will be closed from 2<sup>nd</sup> Street to 3<sup>rd</sup> Street.
- 19 BP- 22 Ludlow Way, Oakdale – Saturday – 08/20/2022 (RD: None) 11AM to 11PM; 22 Ludlow Way will be closed from Bayview Drive to Lakeside Drive.
- 20 BP- 614 Oak Neck Road, West Islip – Saturday – 09/10/2022 (RD: 09/11/2022) 11AM to 11PM; 614 Oak Neck Road will be closed from Bardolier Ln. to 7<sup>th</sup> Street.
- 21 BP- 71 Serene Place, Hauppauge – Saturday – 09/17/2022 (RD: None) 11AM to 11PM; 71 Serene Place will be closed from Seusing Blvd. to the End (House #111). Cross Street: Wayne Street.

- 22 BP- 50 Conlu Drive East, East Islip – Saturday – 08/27/2022 (RD: None) 11AM to 11PM; 50 Conlu Drive East will be closed from E. Adam Street to. Conlu Drive West.
- 23 Block Party – 54 Munson Lane, W. Sayville – Saturday -08/27/2022 (RD: 09/03/2022) 11AM to 11PM; 54 Munson Lane will be closed from Avon Place to Anson Lane.
- 24 Block Party -976 Hampshire Road, Bay Shore – Saturday – 09/10/2022 (RD: 09/11/2022) 11AM to 11PM; 976 Hampshire Road will be closed from Flower Hill Lane to Ventura Lane.
- 25 Block Party -3 Montauk Drive, Bay Shore – Saturday – 08/20/2022 (RD: 08/27/2022) 11AM to 11PM; 3 Montauk Drive will be closed from Manatuck Blvd. to Richland Blvd.
- 26 Block Party -142 Noble Street, Brentwood – Saturday – 08/28/2022 (RD: 09/04/2022) 11AM to 11PM; Noble Street will be closed from Islip Avenue to Grand Blvd. and Grand Blvd. to Broadway Avenue. Cross Street: Ferris Avenue.

*Note: Grand Blvd. is going to remain open*

- 27 Block Party – 403 Pine Drive, Bay Shore- Saturday – 09/03/2022 (RD: 09/04/2022) 11AM to 11PM, Pine Drive will be closed from Iroquois Drive to Penataquit Drive.

the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 14**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board acceptance of a donation from RMB Development Consultants, Inc. of telecom equipment with an approximate value of \$40,000.00.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Steven Kosin**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

This resolution authorizes the Town Board to accept the donation from RMB Development Consultants, Inc., of telecom equipment with an approximate value of \$40,000.00.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: N/A
  3. Cost: No cost to the Town of Islip.
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_ . Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26 . SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

8/1/2022  
\_\_\_\_\_  
Date

**WHEREAS**, RMB Development Consultants, Inc., 308 East Meadow Avenue, East Meadow, New York, (“RMD Group”), is a corporation that provides professional services throughout Long Island by offering a complete range of drafting, development and expediting consulting services for large scale commercial projects; and

**WHEREAS**, RMB Group is desirous of donating the following telecom equipment to the Town of Islip:

- Twelve (12) DT-800 Phones;
- Forty (40) DT-400 Phones;
- Six (6) DT-400 Phones with sidecars;
- Three (3) Polycom Wireless Conference Phones; and
- Nine (9) DT-800 VoIP Power Supplies.

**WHEREAS**, the value of this telecom equipment is approximately \$40,000.00.

**NOW, THEREFORE**, on motion of Councilperson \_\_\_\_\_,  
seconded by Councilperson \_\_\_\_\_, be it

**RESOLVED**, that the Town Board hereby accepts the donation of telecom equipment with an approximate value of \$40,000.00 from RMD Group; and be it further

**RESOLVED**, that the Town Board authorizes the Supervisor to execute any and all documents necessary to effectuate this resolution; and be it further

**RESOLVED**, that the Comptroller is authorized to make any necessary budgetary adjustments that may arise from this donation.

Upon a vote being taken, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 15**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board approval to endorse the application of a grant under Title 9 of the Environmental Protection Act of 1993 for a park project known as Rinx/Pride in Athletics for Life located within the Town of Islip.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**John R. DiCioccio, Esq.**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorization for the Town Board of the Town of Islip to approve and endorse the application of Rinx/Pride in Athletics for Life for a grant under Title 9 of the Environmental Protection Act of 1993 for a park project known as Rinx/Pride in Athletics for Life located within this community.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Rinx/Pride in Athletics for Life
  2. Site or location effected by resolution: 660 Terry Road, Hauppauge, NY
  3. Cost: 0.00
  4. Budget Line: \_\_\_\_\_
  5. Amount and source of outside funding: 0.00
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 25. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Signature of Commissioner/Department Head Sponsor

*amm*

Date

**WHEREAS**, the Town of Islip (“the Town”), a municipal corporation of the State of New York, with offices located at 655 Main Street, Islip, New York 11751, owns certain real property identified as parkland located in Hauppauge, New York, known as Hidden Pond Park, having a street address of 660 Terry Road, Hauppauge, New York and identified on the Suffolk County Tax Map as SCTM#: 0500-017.00-01.00-004.001 (“Premises”); and

**WHEREAS**, pursuant to a Ground Lease and License Agreements, the Town leases the Premises, to HPP Rinx, Inc. and HPP Summer Camp Inc. (collectively, “the Rinx”), for the purpose of managing and operating an ice skating, sports and recreation facility, for the health, benefit and welfare of Town residents; and

**WHEREAS**, Pride in Athletics for Life (“P.A.L. Ice Hockey”), a not for profit who utilizes the premises for their operation, is applying to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for a grant under Title 9 of the Environmental Protection Act of 1993 for a park project to be located at 660 Terry Road, Hauppauge, New York, identified on the Suffolk County Tax Map as SCTM#: 0500-017.00-01.00-004.001, a site located within the territorial jurisdiction of the Town Board of the Town of Islip; and

**WHEREAS**, as a requirement under the rules of this program, said not-for-profit corporation must obtain “approval/endorsement of the governing body of the municipality in which the project will be located”.

**NOW, THEREFORE**, on a motion of Councilperson \_\_\_\_\_;  
seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED** that the Town Board of the Town of Islip does hereby endorse the application of Pride in Athletics for Life for a grant under Title 9 of the Environmental Protection Act of 1993 to offset a portion of the costs associated with the replacement of the refrigeration system necessary to operate the ice rinks located at the Town of Islip’s Hidden Pond Park; and be

Dated: August 9, 2022  
Resolution #

it

**FURTHER RESOLVED**, that the Supervisor is hereby authorized to execute any and all documentation necessary to complete said grant application; and be it

**FURTHER RESOLVED**, that the Comptroller is hereby authorized to make any and all necessary budgetary adjustments to effectuate this resolution.

**UPON A VOTE BEING TAKEN**, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 16**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board designation of JLL as Master Developer of the Midway Crossing project.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**John R. DiCioccio, Esq.**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**WHEREAS**, in April 2020, the Town of Islip advertised a Request for Proposals (“RFP”) entitled “Development of Parcels of Land at Long Island MacArthur Airport” to encourage the development and Lease of certain parcels of property located at Long Island MacArthur Airport (“Town Project”); and

**WHEREAS**, after a comprehensive review of the proposals, the Town determined that the proposal by Jones Lang LaSalle Americas, Inc. (“JLL”) for a mixed-use, transit-oriented development was in the best interest of the Town; and

**WHEREAS**, on June 15, 2021, the Town Board designated JLL as the preferred responder with respect to its proposed mixed-use, transit-oriented development known as “Midway Crossing”, subject to the approval of the Islip Town Board of a final development plan together with terms and conditions of an agreement to effectuate such plan; and

**WHEREAS**, in addition to the properties which are the subject of the Town Project, Suffolk County (the “County”) owns approximately 40 acres of property located immediately south of the Ronkonkoma Long Island Railroad Station and immediately north of the Town Project; and

**WHEREAS**, in October of 2017, Suffolk County issued a Request for Qualifications for a Master Developer of the 40-acre County owned property and the six-acre Town owned property (“County Project”); and

**WHEREAS**, by resolution 438-2018, the County Legislature adopted a resolution designating JLL as the Master Developer for the County Project; and

**WHEREAS**, as the Town Project and County Project are adjacent to one another and JLL was awarded both projects, the Town of Islip and County of Suffolk have previously entered into an Inter-Municipal Agreement wherein both municipal corporations will work in partnership to foster the “Midway Crossing” project; and

**WHEREAS**, it is anticipated that the “Midway Crossing” project will include a life sciences complex, office, commercial and retail development, a convention center, a hotel, and a sports/entertainment complex; and

**WHEREAS**, independently of the Midway Crossing project, the Town is engaging in a planning effort to determine whether to relocate the terminal for Long Island MacArthur Airport to a site on the north side of the Airport, a concept that has been discussed for decades, adjacent to the Midway Crossing project; and

**WHEREAS**, if the terminal is relocated to the north side of Long Island MacArthur Airport, its location would enable the development of an intermodal connection between the airport terminal and the Long Island Rail Road at the Ronkonkoma Train Station; and

**WHEREAS**, it is further anticipated that the “Midway Crossing” project will be developed in a manner that would complement a proposed new Long Island MacArthur Airport North Terminal, and would include an intermodal connection between a proposed new re-located Terminal and Ronkonkoma Train Station; and

**WHEREAS**, the County and the Town wish to designate JLL as the Master Developer of the “Midway Crossing” project; and

**WHEREAS**, the designation of JLL as Master Developer shall authorize JLL to perform all of the project related site and infrastructure planning, land use and entitlement activities; and

**WHEREAS**, the Town, County, and JLL have completed negotiations for a non-binding term sheet, which is attached to this resolution as Exhibit A (“Term Sheet”); and

**WHEREAS**, the purpose of the Term Sheet is to memorialize the preliminary terms that have been negotiated among the parties and to inform the public regarding the project concept that will be reviewed during the environmental and land use processes.

**NOW, THEREFORE**, on a motion of Councilperson \_\_\_\_\_; seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Town Board hereby determines that the environmental review of the current proposed action regarding the Term Sheet and designation of JLL as Master Developer may be properly segmented from the environmental review of any potential zoning code amendments, rezoning or redevelopment which may occur in the future in connection with the Midway Crossing proposal inasmuch as the proposed action contemplated by the Board does not commit the Town Board to any rezoning or redevelopment and any such rezoning or redevelopment will undergo an environmental review process; and be it further

**RESOLVED**, that JLL is designated as Master Developer of the Midway Crossing project subject to the terms of a Master Development Agreement; and be it further

**RESOLVED**, the designation of JLL as Master Developer shall authorize JLL to perform all of the project related site and infrastructure planning, land use and entitlement activities and the Supervisor is hereby authorized to execute any and all documents necessary to effectuate same; and

**RESOLVED**, that the provisions of the attached Term Sheet, although non-binding, are hereby accepted by the Town Board and the Supervisor is authorized to executed as such; and be it further

**RESOLVED**, that the Town Attorney is hereby directed to negotiate a Master Development Agreement and Master Lease based upon the provisions contained within the Term Sheet; and be it further

**RESOLVED**, that the Master Development Agreement and Master Lease based upon the provisions contained within the Term Sheet will be negotiated independently of the ongoing planning effort for a re-located north terminal at Long Island MacArthur Airport; and be it further

**RESOLVED**, that no legal obligations will exist or arise unless and until the County, Town and JLL have negotiated, approved, executed, and delivered a mutually acceptable Master Developer Agreement and Master Lease related to the project.

Upon a vote being taken, the result was:

## Midway Crossing Term Sheet – Execution Version

<b>The Project</b>	<p>The Project is defined as a multiuse, multimodal development known as “Midway Crossing.” The Project Plan (“Plan”) will provide for a private commercial development, an intermodal connection between the Long Island Railroad (“LIRR”) Ronkonkoma Rail Station (“Station”), and a new Long Island MacArthur Airport North Terminal (“North Terminal”), as well as a life sciences complex, convention center, hotel, and sports/entertainment complex. The Project is being developed as a public-private partnership which includes the Town of Islip (“Town”), Suffolk County (“County”), both municipal corporations of the State of New York, the Master Developer, and a new Local Development Corporation (“LDC”).</p>																																																																		
<b>Master Developer</b>	<p>Jones Lang LaSalle Americas, Inc. (“JLL”) and/or permitted development entity where JLL retains majority ownership or control. If JLL relinquishes fifty-one percent (51%) or more ownership or control, approval must be sought from the County and the Town.</p>																																																																		
<b>Lessee</b>	<p>The LDC is to be created by the Town and County for the Project, for the purpose of promoting the Project, leasing property to the Master Developer, or any permitted development entity in furtherance of the Plan, and providing a financing entity for public/private funding.</p>																																																																		
<b>Project Parcels</b>	<p>The following parcels of property are part of the Project. Certain Town parcels will not be leased to the LDC, as they will be used for the Terminal Component.</p> <p>(Confirm Town Parcel-Airport/Non-Airport)</p> <table border="1" data-bbox="467 1066 1546 1862"> <thead> <tr> <th data-bbox="467 1066 748 1100"><b>Present Owner</b></th> <th data-bbox="748 1066 1029 1100"><b>Parcel Identifier</b></th> <th data-bbox="1029 1066 1546 1100"><b>Area (Acres)</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="467 1100 748 1134">County of Suffolk</td> <td data-bbox="748 1100 1029 1134">500.6400.100.10001</td> <td data-bbox="1029 1100 1546 1134">21.72</td> </tr> <tr> <td data-bbox="467 1134 748 1167">County of Suffolk</td> <td data-bbox="748 1134 1029 1167">500.6400.100.12001</td> <td data-bbox="1029 1134 1546 1167">0.19</td> </tr> <tr> <td data-bbox="467 1167 748 1201">County of Suffolk</td> <td data-bbox="748 1167 1029 1201">500.6400.100.13001</td> <td data-bbox="1029 1167 1546 1201">0.17</td> </tr> <tr> <td data-bbox="467 1201 748 1234">County of Suffolk</td> <td data-bbox="748 1201 1029 1234">500.6400.100.14001</td> <td data-bbox="1029 1201 1546 1234">0.43</td> </tr> <tr> <td data-bbox="467 1234 748 1268">County of Suffolk</td> <td data-bbox="748 1234 1029 1268">500.6400.100.15000</td> <td data-bbox="1029 1234 1546 1268">0.26</td> </tr> <tr> <td data-bbox="467 1268 748 1302">County of Suffolk</td> <td data-bbox="748 1268 1029 1302">500.6400.100.16000</td> <td data-bbox="1029 1268 1546 1302">0.53</td> </tr> <tr> <td data-bbox="467 1302 748 1335">County of Suffolk</td> <td data-bbox="748 1302 1029 1335">500.6400.100.17000</td> <td data-bbox="1029 1302 1546 1335">0.26</td> </tr> <tr> <td data-bbox="467 1335 748 1369">County of Suffolk</td> <td data-bbox="748 1335 1029 1369">500.6400.100.18000</td> <td data-bbox="1029 1335 1546 1369">0.58</td> </tr> <tr> <td data-bbox="467 1369 748 1402">County of Suffolk</td> <td data-bbox="748 1369 1029 1402">500.6400.100.19000</td> <td data-bbox="1029 1369 1546 1402">0.58</td> </tr> <tr> <td data-bbox="467 1402 748 1436">County of Suffolk</td> <td data-bbox="748 1402 1029 1436">500.064.00-01.00-023.000</td> <td data-bbox="1029 1402 1546 1436">10.75 (Reverter parcel)</td> </tr> <tr> <td data-bbox="467 1436 748 1470">County of Suffolk</td> <td data-bbox="748 1436 1029 1470">500.6400.100.9000</td> <td data-bbox="1029 1436 1546 1470">0.58</td> </tr> <tr> <td data-bbox="467 1470 748 1503">County of Suffolk</td> <td data-bbox="748 1470 1029 1503">500.6500.100.10000</td> <td data-bbox="1029 1470 1546 1503">0.11</td> </tr> <tr> <td data-bbox="467 1503 748 1537">County of Suffolk</td> <td data-bbox="748 1503 1029 1537">500.6500.100.11000</td> <td data-bbox="1029 1503 1546 1537">0.10</td> </tr> <tr> <td data-bbox="467 1537 748 1570">County of Suffolk</td> <td data-bbox="748 1537 1029 1570">500.6500.100.12000</td> <td data-bbox="1029 1537 1546 1570">5.22</td> </tr> <tr> <td data-bbox="467 1570 748 1604">County of Suffolk</td> <td data-bbox="748 1570 1029 1604">500.6500.100.16000</td> <td data-bbox="1029 1570 1546 1604">0.53</td> </tr> <tr> <td data-bbox="467 1604 748 1638">County of Suffolk</td> <td data-bbox="748 1604 1029 1638">500.6500.100.17000</td> <td data-bbox="1029 1604 1546 1638">0.26</td> </tr> <tr> <td data-bbox="467 1638 748 1671">County of Suffolk</td> <td data-bbox="748 1638 1029 1671">500.6500.100.18000</td> <td data-bbox="1029 1638 1546 1671">0.58</td> </tr> <tr> <td data-bbox="467 1671 748 1705">County of Suffolk</td> <td data-bbox="748 1671 1029 1705">500.6500.100.19000</td> <td data-bbox="1029 1671 1546 1705">0.58</td> </tr> <tr> <td data-bbox="467 1705 748 1738">County of Suffolk</td> <td data-bbox="748 1705 1029 1738">500.6500.100.2000</td> <td data-bbox="1029 1705 1546 1738">0.17</td> </tr> <tr> <td data-bbox="467 1738 748 1772">County of Suffolk</td> <td data-bbox="748 1738 1029 1772">500.6500.100.3000</td> <td data-bbox="1029 1738 1546 1772">0.26</td> </tr> <tr> <td data-bbox="467 1772 748 1806">County of Suffolk</td> <td data-bbox="748 1772 1029 1806">500.6500.100.4000</td> <td data-bbox="1029 1772 1546 1806">0.23</td> </tr> </tbody> </table>	<b>Present Owner</b>	<b>Parcel Identifier</b>	<b>Area (Acres)</b>	County of Suffolk	500.6400.100.10001	21.72	County of Suffolk	500.6400.100.12001	0.19	County of Suffolk	500.6400.100.13001	0.17	County of Suffolk	500.6400.100.14001	0.43	County of Suffolk	500.6400.100.15000	0.26	County of Suffolk	500.6400.100.16000	0.53	County of Suffolk	500.6400.100.17000	0.26	County of Suffolk	500.6400.100.18000	0.58	County of Suffolk	500.6400.100.19000	0.58	County of Suffolk	500.064.00-01.00-023.000	10.75 (Reverter parcel)	County of Suffolk	500.6400.100.9000	0.58	County of Suffolk	500.6500.100.10000	0.11	County of Suffolk	500.6500.100.11000	0.10	County of Suffolk	500.6500.100.12000	5.22	County of Suffolk	500.6500.100.16000	0.53	County of Suffolk	500.6500.100.17000	0.26	County of Suffolk	500.6500.100.18000	0.58	County of Suffolk	500.6500.100.19000	0.58	County of Suffolk	500.6500.100.2000	0.17	County of Suffolk	500.6500.100.3000	0.26	County of Suffolk	500.6500.100.4000	0.23
<b>Present Owner</b>	<b>Parcel Identifier</b>	<b>Area (Acres)</b>																																																																	
County of Suffolk	500.6400.100.10001	21.72																																																																	
County of Suffolk	500.6400.100.12001	0.19																																																																	
County of Suffolk	500.6400.100.13001	0.17																																																																	
County of Suffolk	500.6400.100.14001	0.43																																																																	
County of Suffolk	500.6400.100.15000	0.26																																																																	
County of Suffolk	500.6400.100.16000	0.53																																																																	
County of Suffolk	500.6400.100.17000	0.26																																																																	
County of Suffolk	500.6400.100.18000	0.58																																																																	
County of Suffolk	500.6400.100.19000	0.58																																																																	
County of Suffolk	500.064.00-01.00-023.000	10.75 (Reverter parcel)																																																																	
County of Suffolk	500.6400.100.9000	0.58																																																																	
County of Suffolk	500.6500.100.10000	0.11																																																																	
County of Suffolk	500.6500.100.11000	0.10																																																																	
County of Suffolk	500.6500.100.12000	5.22																																																																	
County of Suffolk	500.6500.100.16000	0.53																																																																	
County of Suffolk	500.6500.100.17000	0.26																																																																	
County of Suffolk	500.6500.100.18000	0.58																																																																	
County of Suffolk	500.6500.100.19000	0.58																																																																	
County of Suffolk	500.6500.100.2000	0.17																																																																	
County of Suffolk	500.6500.100.3000	0.26																																																																	
County of Suffolk	500.6500.100.4000	0.23																																																																	

Midway Crossing Term Sheet – Execution Version

	<p>County of Suffolk 500.6500.100.6000 0.41                  County of Suffolk 500.6500.100.7000 0.99                  County of Suffolk 500.6500.100.8000 0.48                  County of Suffolk 500.6500.100.9000 0.14                  Town of Islip 500.106.00.01.00-06.013 7.69                  Town of Islip 500.106.00.01.00-06.012 6.00                  Town of Islip 500.106.00.01-00 164.67 (part of this lot 6.009)</p>
<p><b>MTA and DOT, and Private Parcels</b></p>	<p>State of New York (MTA and DOT) _____ 1.33                  The Master Developer shall be responsible for securing the necessary rights to include the MTA, DOT and any private parcels in the Project. Where appropriate the County and the Town will use commercially reasonable efforts to assist with acquisition but will not fund any acquisition.</p>
<p><b>Lease Structure</b></p>	<p>The Master Developer will have adequate standing by the County and Town via corresponding resolutions to perform all of the site and infrastructure planning, and project funding and capital raising activities necessary to manage and deliver the project as set forth in the Plan and coordinate and perform all environmental studies, predevelopment activities and environmental due diligence pursuant to a license or other access agreement required by the Project and the Plan, all at the expense of the Master Developer. The Master Developer may pursue zoning and permitting activities under the Town’s and County’s owner authorization. Any such zoning will be contingent upon the Master Developer executing the Master Lease for the property involved.</p> <p>Upon approval of this Term Sheet and appropriate resolutions by the Town and the County, it is contemplated that the Town, County and Master Developer will then enter into a Master Developer Designation Agreement (MDDA) that will delineate the conditions precedent for the LDC to enter into a Ground Lease with the County and Town and a Master Lease with the Master Developer. The Town and County will enter into a ground lease (the “Ground Lease”) with the LDC for certain Project Parcels. There will be a master lease from the LDC, as lessor, to the Master Developer, as lessee (“Master Lease”) on mutually agreeable terms and conditions.</p> <p>One or more newly formed private entities of the Master Developer will enter into subleases with the Master Developer as permitted under the Master Lease (each a “Sublease” and collectively the “Subleases”). It is expected that after Substantial Completion (as defined below) of the subleased component of the Project, the Sublease converts to a direct ground lease (a “Direct Lease” and collectively the “Direct Leases”) between the sublessee as the ground lessee (“Developer Affiliate”) and the LDC as the ground lessor on terms and conditions satisfactory to the LDC, and that leasehold premises will be severed from the Master Lease leasehold premises.</p> <p>After the first Direct Lease, subsequent Project Parcels will be released pursuant to the Master Lease only upon completion of certain milestones for construction and development have been achieved, and only if the Master Developer is not in default under the Master Lease or any related agreement. If the Master Developer has not</p>

Midway Crossing Term Sheet – Execution Version

	met any requisite milestone for construction or development under the Direct Lease and has been provided a reasonable cure period, the LDC may terminate both the Direct Lease and the Master Lease.
<b>Direct Leases:</b>	Each Direct Lease will relate to each Project Component as defined below, or other logical division. The form and substance of the Direct Lease is expected to be on terms substantially similar to the terms, form and substance of the Master Lease, except for the economic terms and matters specific to the uses and operation of each Component (as defined herein) any and all agreed upon changes from the Master Lease exhibit (including, without limitation those that may be required by any leasehold or sub-leasehold mortgagee).
<b>Severance Process:</b>	The Master Lease shall provide specific details on the process, conditions precedent, and responsibilities for the County and the Town, if applicable, and Master Developer obligations as they relate to the ongoing development and operation under any Direct Lease.
<b>Term</b>	While the parties understand that under the state law the term of the lease is limited to forty (40) years and there are constraints under FAA regulations, they will consider obtaining state and federal permission to create a lease of at least seventy-five (75) years. It is contemplated that the Direct Lease (and/or the Master Lease) may be entered into in categories or segments over time, to be negotiated among the parties, such that the LDC and the Master Developer may take down parcels as needed to allow for a phased development of the Project.
<b>Ground Rent and Additional Consideration</b>	<p>The consideration shall consist of Ground Rent and Additional Consideration.</p> <p><u>Ground Rent</u></p> <p>Ground rent (structure and commencement date to be determined) will be at fair market value as determined by an appraisal in accordance with the Federal Aviation Administration (FAA), Town, and County requirements, or as appropriate, an appraisal based upon the current value from an agreed-upon qualified appraiser in compliance with the County’s or Town’s requirements for Non-Airport Property or County-owned property, respectively, assuming:</p> <ol style="list-style-type: none"> <li>1) highest and best use, excluding residential;</li> <li>2) all public infrastructure in place;</li> <li>3) all local entitlements have been received; and</li> <li>4) its current existing Town, MTA, and FAA encumbrances.</li> </ol> <p>Initial Land Value and Rent Value will be negotiated among the Parties before commencement of environmental reviews and entitlements. The Parties understand and will negotiate in good faith an appropriate rent escalator (such as a CPI and/or a fixed rent escalator) and reappraisal, frequency of the same, and possible additional consideration.</p> <p><u>Additional Consideration.</u></p>

Midway Crossing Term Sheet – Execution Version

	<p>Additional lease consideration shall include a payment in lieu-of-taxes (“PILOT”), capital event fees from equity sales and debt re-financings, and will negotiate shares on return of investment/revenue sharing of commercial components, subject to land that will have commercial use, and other mutually agreeable additional rent payments to the LDC.</p> <p>The Project Parcels are currently contemplated to be approximately fifty (50) acres, which does not include the Terminal Component, parking associated with Terminal Component, Terminal Component access road, and the Intermodal Connector (as defined herein). At Master Lease commencement date, a good-faith deposit, to be negotiated by the LDC, shall be made into escrow. The Master Developer shall also be required to pay the actual reasonable expenses incurred by the LDC related to the Project Parcels, its creation and initial operation, with future costs to be covered by tenants’ common charges. Consideration for Project Parcels (including, but not limited to Ground Rent and Additional Consideration) shall not be paid by the Town or County, but shall be obligations of the Master Developer or Developer Affiliate. The parties agree to dedicate all Consideration towards the Project and shall decide upon a formula on how to apply such Consideration towards Project needs in an equitable manner (factoring all sources of Consideration), understanding that “Airport Revenue” shall be directed to legally permitted uses in support of the Airport components.</p>
<p><b>Project Components</b></p>	<p>The Project will consist of the following Components (referred to as “Project Components” or just “Component(s)”):</p> <ol style="list-style-type: none"> <li>1. <b>Terminal Component.</b> A new north Terminal Component and Terminal Component support functions (parking, rental car, GSE facilities, airline support offices, and concessions), will be developed by the Town. Parking facilities may be shared in part with other Project Components that pay a proportionate share of the capital costs (including design and construction), and of operation and maintenance. The Town will be responsible for planning, securing approval, funding, and construction of the Terminal Component. For the avoidance of doubt, the Terminal Component is independent from and will not be among the Project Parcels leased to, or controlled by, the LDC.</li> <li>2. <b>Intermodal Connector.</b> A people mover or other acceptable mode of transport, the technology of which is to be determined, or connection will provide the intermodal link between the Train Station to the Terminal Component. The people mover will principally serve the Terminal Component but will be accessible for use by other Project Components. It is anticipated that the LDC will own the Intermodal Connector. The Master Developer will be responsible for funding, constructing, delivering, operating and maintaining the Intermodal Connector with proportionate shares of “Airport Revenue” and other public and private funding to be determined. The LDC will consult regularly with the Town/Airport and County throughout all stages of the Intermodal Connector’s development and operations, and the Town/Airport and County must approve in advance</li> </ol>

## Midway Crossing Term Sheet – Execution Version

all plans for the design and construction of the Intermodal Connector. The Airport desires and anticipates the Intermodal Connector to be elevated and enclosed, and the parties agree to evaluate all options. Some vertical development may be needed to accommodate the Intermodal Connector for the most efficient connection to the Station and will be subject to approval of the MTA/LIRR and the LDC.

3. **Convention Center and Hotel.** A Suffolk County Convention Center is envisioned to contain approximately 100,000 square feet of ground floor exhibit hall space, 40,000 square feet of pre-function and meeting spaces, and 50,000 square feet of support spaces. As currently planned, the Convention Center is adjacent to the Terminal Component. The County will be solely responsible for funding the construction of the improvements of the Convention Center and may provide financial assistance for developing the companion Hotel component based upon a to-be-negotiated agreement with the Master Developer. The Master Developer, in conjunction with the County will identify and retain a management team with at least ten (10) years experience operating a convention center and a hotel who will construct, deliver, maintain, and operate both the Convention Center and Hotel. For the avoidance of any doubt, the Master Developer will be responsible for any ground rent or additional consideration owed on the Convention Center and Hotel parcels. The Convention Center hotel will focus on supporting the air travel and convention activity on the site and shall be a full-service, high-end hotel. The planning, design, sources of construction funding, and operation will be addressed in consultation with the LDC and the County. The economic development tools of the County, Town and LDC will be available to help, but it is not the responsibility of the Town to fund the construction or operation and maintenance of the Convention Center and Hotel. It is anticipated that rent and other consideration for the land for the Convention Center and Hotel will be paid for by the Master Developer. The location of the Convention Center and Hotel, as presently contemplated may be changed to the location of the Sports and Entertainment Complex, as presently contemplated, or some other mutually agreeable location as the project develops.
4. **Sports and Entertainment Complex.** A 5,000-seat outdoor venue and 4,000-to-6,500-seat indoor sports and entertainment center. Funding of this Complex is to be discussed but neither the LDC nor the County nor the Town will be responsible, directly or indirectly, for funding, developing or operating the Sports and Entertainment Complex, however their economic development tools will be available to help. The Master Developer will be fully responsible for this Component.
5. **Commercial Office Component.** A Life Sciences Center, commercial and medical office buildings with medical research and health-care facilities and a STEM educational institute. Funding of the Commercial Office Component is to be discussed, but neither the LDC nor the County nor the Town will be responsible for funding, developing or operating the

## Midway Crossing Term Sheet – Execution Version

	<p>Commercial Office Component, however its economic development tools will be available to help. The Master Developer will be fully responsible for this Component.</p> <p>6. <b>Retail Component</b> will be integrated amongst the other Project Components. Funding of this Retail Component is to be discussed, but neither the LDC nor the County nor the Town will be responsible to fund, develop or operate the Complex, but its economic development tools will be available to help. The Master Developer will be fully responsible for this Component</p> <p>7. <b>Ronkonkoma Station Connection.</b> An integrated Station connecting the other Project Components, to include parking, station access, County BRT ridership connectivity, and any other Station-related matters. The Master Developer will lead planning, design, identification of sources of construction funding, and operation in consultation with the LDC. Once sufficient funding is secured, the Master Developer will be fully responsible for delivering this Component. Notwithstanding the foregoing, all 3,574 existing parking spaces at the Ronkonkoma Station must be suitably replaced prior to the commencement of construction of the Commercial Office Component.</p> <p>8. <b>Decommissioning of, and Possible Relocation of, the Compost Facility.</b> Master Developer and Town are jointly responsible for developing a program, design, and financial plan, including grants to cover all costs related to the (i) relocation of, (ii) acquisition of a replacement site for, and (iii) development of, a replacement facility for the Compost Facility, which will be sited within the Town boundaries in accordance with the Town’s design specifications, once sufficient funding is secured. This deliverable is a condition precedent to any and all of the Project Components. The Town will be solely responsible for the closure, relocation, actual construction of the replacement Compost Facility, and its operation once completed. The County shall provide technical (advisory) assistance to the Town from time to time as requested. Such technical assistance shall not include financial or monetary commitments or obligations.</p> <p>9. <b>Public Infrastructure (Project-Wide).</b> Currently, Project-wide Infrastructure Improvement (but excluding the infrastructure on the Terminal Component and the Town-controlled portion of the Intermodal Connector) includes water, sewer, electric under Railroad Avenue South, replacement and new parking, and road improvements identified for improvement by the Midway Crossing SEQRA process, including, but not limited, to the following (as examples only): sanitary sewer collection systems, roads, sidewalks, curbs, parking structures, parking lots, public hardscape and landscape, water mains, storm water runoff, collection system, street and walkway lighting (the “Public Infrastructure”). Any revenue generated by the Public Infrastructure shall be dedicated to public or private debt service, maintenance, or operations.</p>
--	---

Midway Crossing Term Sheet – Execution Version

	<p>The financial plan for the Public Infrastructure will include public and private sources where appropriate. Neither the County nor the Town shall be responsible to pay for any common infrastructure, except for their respective proportional shares of infrastructure related to the Terminal Component and the Convention Center and Hotel Component.</p> <hr/> <p>It is contemplated that the first Component(s) to be delivered will be the Convention Center and a Hotel; a to-be-defined portion of the Commercial Office Component which includes life sciences and some of the Retail Component. The parties will create a Master Developer Summary Schedule that will be incorporated into the Master Lease to ensure coordination and timely delivery of the development components. Notwithstanding the foregoing, development components that are fully funded and entitled can proceed in accordance with the Plan.</p> <p>The scope of each Component will be defined and will allow for some small deviations in location, size, massing and function so long as no such changes violate Part 77 (e.g., Runway Protection Zone, Object Free Zone, etc.) or other protected aeronautical surfaces and Airport security functionality. The Terminal Component will be determined by an Airport Layout Plan submitted for FAA review and approval as required by law.</p> <p>If the Master Developer requests a change to the Project scope that is deemed significant by the LDC, or of any Component for which it is responsible, the LDC shall engage the Town and County in discussions if necessary, and any such change will require the prior written consent of the Town and County, which shall not be unreasonably delayed.</p>
<p><b>FAA and MTA Approvals</b></p>	<p>The Master Developer and the County will cooperate with the Town to seek necessary or appropriate FAA approvals, formal or informal, to allow the Project, including, without limitation, amendments to the Airport Layout Plan, the siting of the Terminal Component, and the lease of “Airport Property” (as such term is defined by federal law) to the LDC. Notwithstanding the previous clause, if siting of the Terminal Component or the Convention Center and Hotel Component changes or lease terms materially change the Master Developer, Town, and County may opt out of the Project. The Town and the County will cooperate with the Master Developer and LDC to seek necessary approvals, participation, and cooperation from the MTA.</p>
<p><b>Property Condition</b></p>	<p>Both LDC and Master Developer will accept the Property in its “as-is, where-is” and “with all faults” condition. The LDC, County and Town will make no representations or warranties, express or implied, of any kind, character or nature whatsoever, including without limitation, as to the condition of the Property (including, without limitation, the environmental condition of, at, in, on, under, above and/or about the Property), its habitability, merchantability, fitness, or suitability for any particular use or purpose or its ability to be redeveloped. Both the LDC and Master Developer, in consultation with the Town and County, will have the right after completion of environmental review to determine not to accept certain</p>

## Midway Crossing Term Sheet – Execution Version

	parcels if a reasonable funding source for remediation cannot be absorbed by the Master Developer or obtained from the state or federal government.
--	---

Midway Crossing Term Sheet – Execution Version

<p><b>Party</b></p> <p><b>Responsibilities</b></p>	<p><b><u>TOWN</u></b></p> <p>Compost Facility (closure or relocation).</p> <p>The Town is responsible for all aspects of the Terminal Component, including but not limited to:</p> <ul style="list-style-type: none"> <li>- Financing Plan</li> <li>- Schedule</li> <li>- Budget</li> <li>- Coordination with LDC and Master Developer</li> </ul> <p>Environmental Review (National Environmental Performance Act [“NEPA”] and New York State Environmental Quality Review Act [“SEQRA”]) – Lead Agency for SEQRA and project proponent for NEPA for the Terminal Component.</p> <p>Entitlements (Zoning) – Lead Agency.</p> <p>State and federal funding– Active leadership in requesting state and federal infrastructure funding.</p> <p>Dedicated Lead Personnel for Project Development.</p> <p>Agreement to the formation of LDC and its Board.</p> <p>Agreement to a PILOT.</p> <p>Commitment to build the Terminal Component in a timely manner that complies with the Master Developer Summary Schedule, subject to all necessary and required government approvals, and funding.</p> <p>Commitment to place relevant Town-owned Project Parcels into the LDC for development as delineated in the Plan, subject to FAA approval and compliance with all relevant FAA requirements.</p> <p><b><u>COUNTY</u></b></p> <p>Agreement to formation of LDC and its Board.</p> <p>Dedicated Lead Personnel for Project Development.</p> <p>Commitment to place relevant County-owned Project Parcels into the LDC for development as delineated in the Plan, subject to the right to opt out of the Project in the event there are changes to the Convention Center and Hotel Component.</p> <p>Lead funding efforts with the state and federal government to show the regional effect of the project on Long Island.</p> <p>Agreement to a PILOT.</p> <p>Technical support for environmental review and funding efforts, such as through the Planning Department and their economic development entities.</p> <p>Commit to a financing plan and funding sources for the Convention Center and Hotel Component in a timely manner that complies with the Master Developer</p>
--	---

Midway Crossing Term Sheet – Execution Version

	<p>Summary Schedule.</p> <p><b><u>MASTER DEVELOPER</u></b></p> <p>With respect to the Project Components for which it is responsible, Master Developer,</p> <ol style="list-style-type: none"> <li>1) At its sole cost and expense, will finalize the development plans, secure all necessary approvals, prepare, and secure all environmental approvals required, consents, and financing</li> <li>2) Complete all necessary Project-wide Infrastructure Improvements as state and federal funds become available to cover those costs.</li> <li>3) Conduct all necessary construction and equipping of buildings, and all building renovations, remove and remediate all environmental hazardous materials and operate and manage the Project Parcels. As discussed herein, this includes all common element Infrastructure Improvements to which the Master Developer and Town can connect to from the Terminal Component and Convention Center Component.</li> <li>4) Paying all consideration (including ground rent and additional consideration) real estate taxes, through a PILOT or other mutually agreed upon structure that includes ad valorem taxes, special assessments, special district taxes, and all other taxes associated with the Project Parcels and/or any redevelopment of the Project Parcels.</li> <li>5) Required at its sole cost and expense to comply with all applicable laws, rules, regulations, including, environmental laws, labor laws and construction laws, and be responsible for obtaining all required building permits, certificates of occupancy, and approvals.</li> <li>6) Required to coordinate its plans, through the LDC, with the Town and County. Responsible for facilitating and integrating all infrastructure associated with roads and utilities for the entire Project. Master Developer is responsible for the connection to the utilities for each Component. In no event may the Master Developer develop any of the Project Components in a manner that conflicts with the Terminal Component and/or FAA regulations. The Master Lease will contain explicit operational performance standards and handback provisions with which the Master Developer will be required to comply.</li> </ol>
<p><b>Financial Partners:</b></p>	<p>The Master Developer may at any time during the Term of the Master Lease identify a financial partner(s) and/or co-venturer(s), subject to LDC’s prior written approval, which will not be unreasonably denied, conditioned, or delayed. And JLL shall notify the Town and County of any and all changes in equity ownership and/or control.</p>
<p><b>Environmental Site Conditions</b></p>	<p>Master Developer, at its cost and expense, will be required to remediate any hazardous materials on the Property, as well as any materials deemed a health risk by the DEC, in accordance with all applicable laws and indemnify, defend and hold</p>

Midway Crossing Term Sheet – Execution Version

	<p>LDC, County, and Town harmless from the same. Master Developer will be responsible for due diligence regarding existing site conditions. Master Developer, in consultation with the Town and County, will have the right after completion of environmental review to determine whether or not to accept certain parcels if a reasonable funding source for remediation cannot be absorbed by the development or secured from state and federal funding. The County and Town have a right to opt out, in the event the Developer is not able to offer a suitable alternative as determined in the County’s and Town’s sole but reasonable discretion. The Master Developer’s right to opt out shall expire and terminate upon execution of the Master Lease.</p>
<b>Substantial Completion</b>	<p>“Substantial Completion” means that the development of the subleased Project Component has been completed substantially in accordance with the approved plans and specifications, free and clear of any material liens and/or claims for unpaid labor, material and/or supplies and the Town’s Building Department has issued a certificate of occupancy.</p>
<b>PILOT</b>	<p>If approved, it is envisioned that the County and Town (as affected tax jurisdictions) and Master Developer will negotiate in good faith on the terms of a PILOT Agreement that provides terms that are mutually acceptable to the County, Town and the Master Developer. The PILOT Agreement will take effect upon Master Developer’s Substantial Completion of each Project Component. The PILOT shall represent “full taxes,” meaning a payment made by the Master Developer for each non-exempt Project Component.</p>
<b>Construction Schedule</b>	<p>A Construction Schedule for project development acceptable to the LDC, will be attached to the Master Lease (and each sublease) identifying the timing of commencement and completion of the different stages and improvements constituting the Project and/or any Project Component, as the case may be. Any modifications to the Construction Schedule shall be approved by the LDC, which will not be unreasonably withheld, conditioned, or delayed. The Master Lease will contain consequences for delays and provision for unanticipated delays.</p> <p>The parties recognize that the sequence of Project Components is critical, and Master Developer will be required to develop the Project Components in an agreed-upon sequence. As an illustration, the Terminal Component and to-be-defined portion of the Commercial Office Component, Retail Component, and Convention Center and Hotel Component will need to be developed in tandem while other Components may have a more flexible sequencing schedule.</p> <p>The Construction Schedule will ensure no disruption in access to parking for the Train Station and (once the Terminal Component has been completed), no disruption in access to adequate parking for the Terminal Component.</p>
<b>Environmental Reviews</b>	<p>Upon commencement of environmental review, all costs associated with environmental review of the Project in accordance with NEPA and SEQRA will be the responsibility of Master Developer, except that the Town will be responsible for</p>

Midway Crossing Term Sheet – Execution Version

	<p>costs for environmental review associated with the Terminal Component. For the avoidance of doubt, environmental review includes the necessary due diligence and investigation to determine the existence of environmental conditions but does not include any costs associated with the remediation or other mitigation work that may be necessary, which is a separate Master Developer obligation.</p> <p>Master Developer will provide assistance, as requested, by the Town, the County, and the FAA, on the environmental reviews. Supervision of work on the environmental reviews will be in accordance with applicable federal and state law. All Project Components are subject to all appropriate environmental review processes. For purposes of defining an “Action,” the decommissioning and relocation of the Compost Facility shall be deemed a separate Action for environmental review purposes.</p>
<p><b>Approvals, Entitlements and Contingencies</b></p>	<p>The parties recognize that there are many local, state and federal approvals and entitlements that must be secured for the Project. The parties agree to cooperate in seeking such entitlements and approvals, but the Master Developer shall be principally responsible for all such entitlements and approvals for all Project Components except the Terminal Component, for which the Town will be responsible.</p> <p>The parties agree that the following actions are conditions precedent to execution of the Master Lease:</p> <ul style="list-style-type: none"> <li>(i) Creation of the LDC;</li> <li>(ii) FAA approval of relocation of the Terminal Component to north side subject to stakeholder approval;</li> <li>(iii) To the extent required, FAA approval of the use of “Airport Property” for the Project (to the extent required by federal law) which, for clarity is not the same as FAA approval of the Terminal Component. subject to SEQRA and NEPA;</li> <li>(iv) The environmental review for the closure or relocation of the Compost Facility under SEQRA and the filing of a negative declaration under SEQRA for the closure of the Compost Facility;</li> <li>(v) Legislative approvals and County’s third-party review; and</li> <li>(vi) A financing plan for the Convention Center and Hotel Component, the Terminal Component, and Public Infrastructure mutually agreeable among the County, Town, the Master Developer and the LDC.</li> </ul> <p>It is anticipated that there will be additional conditions precedent in the MDDA.</p>
<p><b>Community Benefits</b></p>	<p>The package of community benefits is to be negotiated between the Town and County and the Master Developer. The design, implementation and funding of the community benefits package will be negotiated to avoid adverse effects on Project timing and to accord with federal law concerning use of Airport revenue and “Airport Property”, and requisite procurement laws and requirements. It is</p>

Midway Crossing Term Sheet – Execution Version

	<p>contemplated that the Community Benefits package will include, but not necessarily limited to the following:</p> <p><u>Local Labor and Employment:</u> Master Developer recognizes greater local economic impact of the Project through support of local businesses and employment of local workers and its multiplier effect on the Long Island region (“Region”). The Project’s direct local expenditures for employee salaries, supplies, services, raw materials and operating expenses create an economic benefit to the Region. This direct spending increases new economic activity by the businesses and employees that initially received the direct spending and then in turn increase spending at other local businesses in the supply chain. Therefore, Master Developer agrees to use good faith efforts to rely on regionally-based businesses and workforce throughout construction and operation of the development. This provision will not apply to the Terminal Component unless permitted by federal contracting requirements.</p> <p><u>Utilization of Disadvantaged and Small Businesses:</u> Master Developer recognizes that the County and Town business community has a significant number of disadvantaged small businesses that, if permitted to participate in the Project, would benefit both the businesses themselves and the County and Town community at large. Therefore, Master Developer agrees to use good faith efforts to utilize disadvantaged small businesses throughout construction and operation of the development. This provision will not apply to the Terminal Component unless permitted by federal contracting requirements.</p> <p><u>Project Labor Agreement:</u> Master Developer will enter into a pre-hire agreement with the Building and Trades Council of Nassau and Suffolk Counties which will establish the terms and conditions of employment for all craft workers during construction of the Project.</p> <p><u>Community/Public Amenities:</u> The parties will develop a comprehensive Community Benefits Agreement that will ensure that the new development helps to address the needs of the surrounding area, with a particular focus on underserved communities, populations/communities disproportionately affected by COVID-19 and that are traditionally underrepresented in the workforce.</p>
<p><b>Timing of Execution and Development</b></p>	<p>Subject to the preconditions listed herein, the Master Lease may be executed within 90 days of final determination of no jurisdiction to approve (or final FAA approval of) the terms and conditions of the lease of “Airport Property” for the Project. For clarity, FAA approval of the Terminal Component is not a condition precedent to execution of the Master Lease. The Master Lease will contain development benchmarks and milestones that must be met by the Master Developer.</p>
<p><b>Construction Performance Standards</b></p>	<p>The Master Developer will make best efforts to meet construction performance standards to comply with local and regional climate leadership, environmental stewardship and similar requirements. The Parties shall agree on sustainable</p>

## Midway Crossing Term Sheet – Execution Version

	standards for Project construction and development.
--	---

## Midway Crossing Term Sheet – Execution Version

<b>Funding and Tax Credits</b>	<p>The LDC, County and Town will actively work with the Master Developer to identify industry-accepted financing mechanisms to fund the cost of infrastructure for the Project to be undertaken by the Master Developer under the Master Lease including, but not limited, to the Public Infrastructure.</p> <p>The parties will explore creation of shared infrastructure or special taxing districts to the extent permitted by applicable law. The LDC, County, Town, and the Master Developer shall each use commercially reasonable efforts to reach agreement on the source of funds and allocation of Public Infrastructure costs required for the Project, including, but not limited to, the identification of grants available from Suffolk County, the State of New York or the federal government for the planning, design and/or construction of infrastructure required for the Project, as well as other sources of private funding. The parties will cooperate to identify and seek available federal, state and other grants and/or subsidies, including, but not limited to, government grants (i.e. federal grants, and state grant programs and AIP funding), and New York State Environmental Facilities Corporation, community development block grants, funds available through the newly formed Long Island Regional Economic Development Council, New York State Brownfields Clean Up Program Grants, Sustainable Communities Grants, National Endowment for the Arts Design Grants, Historic Rehabilitation Tax Credits, New Markets Tax Credits, Renewable Energy Tax Credits and Grants, Transportation Enhancement Grants, New York Main Street Program Grants, Tax Increment Financing, Foundations, Business Improvement Districts, as well as any other programs that are or may become available. The Master Lease and other Project documents will be structured to optimize the eligibility of the Project for grant and other government funds and to optimize tax treatment of the Project to the benefit of the Master Developer.</p> <p>The Parties acknowledge that grants, loans and other funding opportunities are essential for the ability to construct infrastructure that is necessary for the Project. To that end, the Parties shall work diligently to secure any public or other funding opportunities or grants for Public Infrastructure and other Project Components that may ultimately be identified as necessary or appropriate for the development of the Project. The Town, County and Master Developer shall mutually consult and confer from time to time with respect to any such potential funding opportunities or grants. The Master Developer shall identify creative financing mechanisms to fund the cost of infrastructure and other Project Components for the Project for which public funding is contemplated, including, but not limited to Public Infrastructure, including pursuing government grants and other financing programs to write down interest costs. In addition, the Parties will work together to identify and utilize any, and all available federal, state and other grants and/or subsidies to the extent permitted by applicable law, as well as any other programs that are or may become available in order to ensure the feasibility of the Project while maximizing the benefits of the project to the Town, County and Master Developer.</p> <p>Notwithstanding the foregoing and any other term or conditions contained herein, nothing contained in the foregoing shall be deemed to obligate either LDC, the County and/or the Town to incur any indebtedness and any action requiring the</p>
--------------------------------	---

Midway Crossing Term Sheet – Execution Version

	<p>incurrence of any indebtedness and/or the expenditure of funds by or of the LDC and/or the County and/or the Town, which requires specific approval of the LDC and/or the County Legislature and/or the Town Board, as the case may be, separate and distinct from approval of the Master Lease and of any Direct Lease and no term or condition contained herein or therein shall require any particular action either by the LDC or by the County Legislature or the Town Board in their respective legislative capacities.</p>
<p><b>Project Infrastructure</b></p>	<p>The Master Developer will be responsible for undertaking the design, engineering, and installation of all site utilities necessary to service the Project, including, without limitation, the Public Infrastructure (the “Infrastructure Improvements”), with the exception of the internal infrastructure on the Terminal Component which will be the responsibility of the Town. For example, the Master Developer shall be solely responsible to create sewer infrastructure that will accept capacity from the Terminal Component and Convention Center and Hotel Component. Where appropriate, Master Developer will lead all efforts to obtain private financing for any shortfalls to complete the Infrastructure Improvements. It is contemplated that offsite improvements as required by the Midway Crossing environmental review and entitlements may be necessary to mitigate the impacts of the Project, and the Master Developer will be responsible for same, and remediate those conditions which will be rationally related to the project.</p>
<p><b>Payment and Performance Bonds and Insurance</b></p>	<p>Prior to the commencement of construction of each Project Component for which the Master Developer (or its sublessee, as the case may be) is responsible, Master Developer (or its sublessee, as the case may be) will be required to submit (a) labor and material bonds, and (b) payment and performance bonds equal to the greater of (i) the hard costs of development of the Component, and (ii) the payment and performance security requirements of Master Developer’s (or sublessee’s) leasehold mortgagee, if any. Appropriate industry standard insurance would also be required for construction and performance. With regard to the Terminal Component, bonding and insurance requirements of the Federal, state and local governments will be applicable.</p>
<p><b>Access and Interface with Existing Facilities</b></p>	<p>The Master Developer and its affiliates, representatives, lenders, agents, contractors and consultants, shall have the right, pursuant to a license or access agreement, at its sole cost and expense, upon five (5) days’ notice to the County and Town, during normal business hours, and subject to the availability of County and Town staff to provide access, to conduct those investigations, samplings, surveys, borings and tests (collectively the “Investigation”) specified by the Master Developer and expressly approved by the County and Town, pursuant to written approval, which shall not unreasonably be withheld, conditioned or delayed. All access will be subject to Airport and TSA security requirements and will generally require escort.</p> <p>In order to obtain approval, the Master Developer shall submit to the County and Town, at least five (5) business days before the proposed Investigation is to commence, an approval request, together with a scope of work, list of contractors</p>

Midway Crossing Term Sheet – Execution Version

	<p>and appropriate insurance certificates for such Investigation, for any Investigation that the Master Developer proposes to perform or have performed, and a plan for remediation, if necessary. The Master Developer shall have no right of access to perform a particular Investigation until the County and Town has indicated its approval by countersigning the submitted approval request.</p> <p>Master Developer acknowledges that the Project site contains existing transportation and compost facilities and that its access will be subject to security and related operational requirements that may limit access due to timing, personnel and related matters.</p>
<b>Reimbursable Expenses</b>	<p>Master Developer shall be responsible for all reasonable Reimbursable Expenses, upon presentation of an accounting. Reimbursable Expenses shall include County and Town legal and consulting expenses pertaining to developments of Midway Crossing and Local Development Corporation start-up fees and seed money. Reimbursable Expenses shall not include any and all costs associated with the design, relocation, engineering, financing, and construction of the Terminal Component. Such fees shall be paid or reimbursed by the Master Developer within ninety (90) days of execution of the MDDA. Post-MDDA reimbursable expenses will be negotiated and detailed in subsequent agreements.</p>
<b>Brokers</b>	<p>None.</p>
<b>Customary Clauses</b>	<p>The Master Lease will contain customary representations and warranties, indemnification clauses, definitions of adverse actions which could affect the schedule for the Project, events of default, consequences for breach, step-in rights for any lenders, termination, title insurance requirements, dispute resolution and compensation to the Town and County in the event of certain financial transactions involving the Master Developer.</p>
<b>Term Sheet Not Binding</b>	<p>This term sheet is for discussion purposes only. It is not binding on the County, Town, LDC, or Master Developer. It sets forth some but not all of the terms and conditions on which the LDC would consider entering into a Master Lease and/or any Direct Lease and undertaking the transactions contemplated respectively thereby and thereunder. It does not constitute and should not be construed as an offer, proposal, agreement or commitment by the LDC to approve, consent to or enter into any such leases or any other agreements nor undertake any of the transactions summarized herein or contemplated therein or thereunder. Any agreement or commitment to enter into any such leases or any other agreements and to undertake any of the transactions summarized herein or contemplated therein or thereunder would require completion of and satisfaction with the LDC's contingencies and due diligence and, if approved, execution and delivery of complete and definitive documentation satisfactory in form and substance to the LDC and its legal counsel.</p>

[Signatures on Next Page]

Midway Crossing Term Sheet – Execution Version

**FOR JONES LANG LASALLE  
AMERICAS, INC.**

By:  
Derek Trulson, Vice Chairman

**COUNTY OF SUFFOLK**

By:  
Sarah Landsdale  
Commissioner Suffolk County Economic  
Development and Planning

**TOWN OF ISLIP**

By:  
Angie M. Carpenter, Supervisor  
Town of Islip  
655 Main Street  
Islip NY 11751

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 17

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board approval to form a Local Development Corporation with Suffolk County to promote and conduct economic development activities in the Town of Islip.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**John R. DiCioccio, Esq.**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**RESOLUTION AUTHORIZING THE TOWN OF ISLIP TOWN BOARD TO FORM A LOCAL DEVELOPMENT CORPORATION AND A REGIONAL DEVELOPMENT JOINT VENTURE WITH SUFFOLK COUNTY, NEW YORK TO PROMOTE AND CONDUCT ECONOMIC DEVELOPMENT ACTIVITIES IN THE TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK**

**WHEREAS**, the Town of Islip Town Board, New York (the “Town”) has determined that it is in the best interests of the Town for the Town to form a local development corporation and a regional development joint venture with Suffolk County, New York (the “County”) to promote and conduct economic development activities in the County; and

**WHEREAS**, the Midway Crossing Local Development Corporation (the “Corporation”) will be formed jointly by the Town and the County as a local development corporation under Section 1411 of the New York Not-for-Profit Corporation Law (the “N-PCL”); and

**WHEREAS**, the powers and purposes of the Corporation will serve to compliment the powers of the Town and the County, including, but not limited to, the power to finance facilities for a commercial development and a life science complex, a hotel convention destination, and a local community retail, entertainment and recreational space to be known as “Midway Crossing”, to acquire, improve, maintain, equip and furnish projects, to lease such projects and collect rent; to sell and convey any and all of its property whenever the board of directors shall find such action to be in furtherance of the purposes for which it was organized; and

**WHEREAS**, under Internal Revenue Service (“IRS”) guidance, the Corporation must meet certain requirements in order for it to qualify as an entity eligible to issue tax-exempt bonds on behalf of the Town and the County which include: (1) the Corporation is formed only after the governing body of each of the Town and the County have given their respective formal approval to the creation of the Corporation and to the form of Certificate of Incorporation; (2) the Board of Directors of the Corporation shall be approved by each of the Town and the County in accordance with the By-Laws of the Corporation and shall serve without compensation; (3) the Corporation's corporate powers include the power to acquire, improve, maintain, equip and furnish projects, to lease such projects and collect rent; to sell and convey any and all of its property whenever the Board of Directors shall find such action to be in furtherance of the purposes for which it was organized; and to issue bonds for the purpose of carrying out any of its powers; (4) all bonds are payable solely out of revenues and receipts derived from the leasing or sale by the Corporation of its projects, or from loans made by the Corporation; (5) neither the Town nor the County is liable for the payment of principal or

interest on any of the bonds of the Corporation; (6) the Corporation is exempt from all state taxation, and interest on bonds issued by the Corporation is exempt from state taxes; (7) the Corporation is a nonprofit corporation and no part of its net earnings may inure to the benefit of any private person; and (8) upon dissolution of the Corporation, the title to all property owned by it shall equitably vest in and become the property of the Town and the County and title to all land and improvements leased by the Town of the County to Corporation shall revert back to the Town of the County as the case may be; and

**WHEREAS**, Section 1411(c) of the N-PCL provides local development corporations with authority to issue bonds to carry out their purposes and Section 1411(f) of the N-PCL provides that the income and operations of such corporations are exempt from state taxation; and

**WHEREAS**, the Corporation shall be formed under the N-PCL and shall be subject to all the provisions of the N-PCL as modified by Section 1411 and the Corporation shall be formed with the specific purposes as follows: “The Corporation is formed and shall be operated exclusively for the charitable and public purposes of benefiting and furthering the activities of the Town and the County, more specifically, the Corporation shall act as a local development corporation and a regional development joint venture between the Town and the County by conducting activities that will relieve and reduce unemployment; promote and provide for additional and maximum employment; better and maintain job opportunities; instruct or train individuals to improve or develop their capabilities for such jobs; carry on scientific research for the purpose of aiding the Town and the County by attracting new industry to the Town and the County; or by encouraging the development of, or retention of, an industry in the Town and the County; and lessening the burdens of government and acting in the public interest”; and

**NOW, THEREFORE**, on motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, be it

**1<sup>st</sup> RESOLVED**, that the Town approves the formation of the Corporation under N-PCL as a local development corporation and as a regional development between the Town and the County, and the Town and the County will each be the members of the Corporation; and be it further

**2<sup>nd</sup> RESOLVED**, that the Corporation shall be the Midway Crossing Local Development Corporation; and be it further

**3<sup>rd</sup> RESOLVED**, that the Corporation shall have seven (7) Directors; and be it further

**4<sup>th</sup> RESOLVED**, that three (3) Directors of the Corporation shall be appointed by the Town as follows: (i) Donald A. Rettaliata Jr.; (ii) Thomas B. Hemingway; and

(iii) Frank Boulton, and such persons are duly nominated and elected as members of the initial Board of Directors appointed by the Town to serve three year terms until their successors are elected and have been qualified; and be it further

**5<sup>th</sup> RESOLVED**, that three (3) Directors of the Corporation shall be appointed by the County; and be it further

**6<sup>th</sup> RESOLVED**, that One Director shall be appointed jointly by the County Executive and the Town of Islip Town Supervisor and such Director shall serve as the Chairperson of the Corporation, and be it further

**7<sup>th</sup> RESOLVED**, that the Board of Directors are hereby empowered, authorized and directed to take all actions as may be required in furtherance of the designation of the Corporation; and be it further

**8<sup>th</sup> RESOLVED**, that the Certificate of Incorporation and By-Laws, in substantially the form attached to these resolutions, are hereby approved and adopted; and be it further

**9<sup>th</sup> RESOLVED**, that this Town Board, hereby finds and determines that the Town of Islip Town Supervisor, is authorized to take such actions and execute such documents as he/she deems necessary or appropriate to carry out these resolutions.

Upon a vote being taken, the result was:

**BY-LAWS  
OF  
MIDWAY CROSSING LOCAL DEVELOPMENT CORPORATION**

**ARTICLE I - THE CORPORATION**

Section 1. Name. The name of the Corporation shall be as provided in its Certificate of Incorporation and is currently the Midway Crossing Local Development Corporation.

Section 2. Seal. The Corporation's seal shall be in the form of a circle and shall bear the name of the Corporation and the year of its organization

Section 3. Office. The office of the Corporation shall be located at [Hauppauge] [Islip], New York, or such other address as the Corporation may designate, from time to time, by resolution.

**ARTICLE II - MEMBERS**

There shall be two (2) members of the Corporation: (i) Suffolk County, New York (the "County"), acting by and through the County Executive (the "County Member") and (ii) Town of Islip, New York (the "Town") acting by and through the Town Board (the "Town Member", and, together with the County Member, the "Members"). Additional members may be added only with the consent of all Members. Any action taken by the members shall be done so in accordance with its applicable laws.

**ARTICLE III - BOARD**

Section 1. Power of the Board and Qualification of Directors. The Corporation shall be overseen and governed by its Board who shall exercise oversight and control over the officers and staff of the Corporation. Each Director shall be at least eighteen years of age. The Board shall have all powers conferred on Boards of public benefit corporations and local public authorities pursuant to New York State law, including, without limitation, the New York Not-for-Profit Corporation Law ("N-PCL"), the Public Authorities Accountability Act of 2005, as amended (the "PAAA"), and any other New York State Law that is applicable to the Corporation.

Section 2. Number of Directors and Term of Office.

(a) The Board of Directors shall consist of seven (7) Directors appointed as follows: (i) three (3) Directors shall be appointed by the County Executive, and in particular one Director shall be the Suffolk County Commissioner of Economic Development and Planning; provided, however, if that Director shall no longer occupy the position of Commissioner of Economic Development and Planning then such person shall cease to serve as a Director and their successor shall serve as a Director (the "County Directors"); (ii) three directors shall be nominated by the Town Supervisor and appointed by the Town Board (the "Town Directors"); and (iii) one director shall be appointed jointly by the County Executive and the Town Supervisor, which person shall serve as the Chairperson. Each Director shall serve as a Director

for a three (3) year term and continue to hold office until his or her successor is appointed and has been elected and qualified; provided, that any person appointed or elected as a Director pursuant to holding a specific public office, such directorship shall terminate at such time as such Director shall vacate such public office and their successor shall serve as a Director; provided further, that no decrease in the number of Directors shall shorten the term of any incumbent Director.

(b) As used in these By-laws, “entire Board of Directors” means the actual number of Directors set by the Board pursuant to subsection (a) above.

(c) No Director, including the Chair, shall serve as the Corporation’s Chief Executive Officer, Chief Operating Officer, Chief Financial Officer, Comptroller, or hold any other equivalent executive position or office while also serving as a Director.

(d) As soon as practicable and in compliance with Section 2825 of the New York Public Authorities Law, the majority of the Directors of the Board shall be Independent Directors, as such term is defined in paragraph (e) below.

(e) Independence. For the purposes of these By-Laws, an Independent Director is one who:

(i) is not, and in the past two (2) years has not been, employed by the Corporation or another corporate body having the same ownership and control of the Corporation in an executive capacity;

(ii) is not, and in the past two (2) years has not been, employed by an entity that received remuneration valued at more than fifteen thousand dollars (\$15,000.00) for goods and services provided to the Corporation or received any other form of financial assistance valued at more than fifteen thousand dollars (\$15,000.00) from the Corporation;

(iii) is not a relative of an executive officer or employee in an executive position of the Corporation or another corporate body having the same ownership and control of the Corporation; and

(iv) is not, and in the past two (2) years has not been, a lobbyist registered under a state or local law and paid by a client to influence the management decisions, contract awards, rate determinations or any other similar actions of the Corporation or another corporate body having the same ownership and control of the Corporation.

(f) Each Director shall have one vote. Directors shall not vote by proxy.

Section 3. Organization. At each meeting of the Board, the Chair, or, in the absence of the Chair, a Vice Chair shall preside, or in the absence of either of such officers, a chair chosen by a majority of the Directors present shall preside. The Secretary shall act as secretary of the Board. In the event the Secretary shall be absent from any meeting of the Board, an Assistant Secretary shall act as the secretary for such meeting.

Section 4. Resignations and Removal of Directors.

(a) Any Director of the Corporation may resign at any time by giving written notice to the Chair or to the Secretary. Such resignation shall take effect at the time specified therein or, if no time be specified, then on delivery. The Board of Directors is not required to accept the resignation for the resignation to take effect.

(b) Any or all of the Directors may be removed for cause by vote of the Member that appointed such Director (or if the Chairperson, then by the vote of both Members). Any or all of the Directors may be removed without cause by vote of the Member that appointed such Director (or if the Chairperson, then by the vote of both Members).

Section 5. Newly Created Directorships and Vacancies. Newly created Directorships resulting from an increase in the number of Directors and vacancies occurring in the Board of Directors for any reason shall be filled by vote of such Member entitled to appoint such Directors as described in Section 2. Notwithstanding the foregoing, all Members must unanimously agree to the creation of any newly created directorships. Directors elected to fill newly created Directorships shall hold office until their successors have been elected or appointed and qualified. Directors elected to fill vacancies shall serve for the remaining term of the Director for whom they are replacing, and until their successors are elected and have qualified.

Section 6. Action by the Board.

(a) Except as otherwise provided by law or in these By-Laws, the act of the Board means action taken at a meeting of the Board by vote of a majority of the Directors present at the time of the vote, if a quorum is present at such time.

(b) The following actions require approval by two-thirds vote of the entire Board of Directors (unless there are twenty-one or more directors, then the vote of a majority of the entire Board of Directors is required): the purchase of real property that will constitute all or substantially all of the assets of the Corporation once purchased; and the sale, lease, exchange or other disposition of real property that constitutes all or substantially all of the Corporation's assets; and any distribution of Corporation income or revenue to the County and/or Town; provided, however, income from Airport properties shall only be used for Airport purposes or other legally permitted Airport uses. Any purchase, sale, mortgage, lease, exchange or other transfer of real property that does not constitute all or substantially all of the Corporation's assets may be approved by a majority of the Board.

(c) Each committee shall promptly report any actions it takes to the Board no later than the next regular meeting of the Board.

Section 7. Place of Meeting. The Board may hold its meetings at its principal place of business, or at such place or places within the State of New York as the Board may from time to time by resolution determine.

Section 8. Annual Meetings. The annual meeting of the Corporation shall be held on the \_\_\_\_\_ of January in each calendar year at \_\_\_\_ m. at the regular meeting place of the Corporation as described in Section 7 of this Article III.

Section 9. Regular Meetings. Regular meetings of the Board may be held at such times as may be fixed from time to time by resolution of the Board.

Section 10. Special Meetings. Special meetings of the Board shall be held whenever called by the Chair or in the absence of the Chair by both Vice Chairs, or by any four (4) of the Directors. Notice shall be given orally, by fax, by e-mail, or by mail and shall state the purposes, time and place of the meeting. If notice is given orally, in person or by telephone, it shall be given not less than two (2) days before the meeting; if it is given by fax, by e-mail or by mail, it shall be given not less than three (3) days before the meeting. At such special meeting no business shall be considered other than that designated in the notice. Notice shall not be deemed delivered if: (a) the Corporation is unable to deliver two (2) consecutive notices to the individual by e-mail or fax; or (b) the Corporation otherwise becomes aware that notice cannot be delivered to the individual by e-mail or fax.

Section 11. Public Notice.

(a) Notice of all meetings of the Board or any committee of the Corporation shall be given in accordance with the New York Open Meetings Law.

(b) In accordance with this Section 11, the Secretary or Assistant Secretary shall cause notice of the time and place of the meeting to be (i) conspicuously posted at the Corporation's offices in plain view of the public; (ii) sent to local news media; and (iii) posted on the Corporation's website.

(c) Whenever possible, meetings shall be scheduled one week or more in advance, and the Secretary or Assistant Secretary shall post public notice in accordance with this Section 11 not less than 72 hours prior to the time the meeting is scheduled to start.

(d) In the event that an emergency meeting or special meeting is scheduled less than one week in advance, the Secretary or Assistant Secretary shall post public notice in accordance with this Section 11 at a reasonable time prior to such meeting.

Section 12. Waivers of Notice. Notice of a meeting need not be given to any Director: (a) who submits a signed waiver of notice whether before or after the meeting; or (b) who attends the meeting without protesting the lack of notice to him prior to or at the start of the meeting. Waivers may be provided electronically provided that the transmission of the waiver must be sent by e-mail and must include information from which the recipient can reasonably determine that the transmission was authorized by the individual submitting the waiver.

Section 13. Quorum and Manner of Acting.

(a) A majority of the entire Board of Directors shall constitute a quorum for the transaction of business and a vote of the majority of the entire Board of Directors shall be required for the act or approval of the Board of Directors.

(b) A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place without notice to any Director.

Section 14. Compensation. Directors shall receive no compensation for their services but may be reimbursed for the expenses reasonably incurred by them in the performance of their duties.

Section 15. Annual Independent Audit Report. The Board of Directors shall present to the Members the annual independent audit report performed in accordance with the requirements of the PAAA and generally accepted government auditing standards certified by a firm of independent public accountants selected by the Board. The certified independent public accounting firm that performs the annual independent audit shall report the following:

- (i) the assets and liabilities, including the status of reserve, depreciation, special or other funds including the receipts and payments of such funds, of the Corporation as of the end of the fiscal year;
- (ii) the principal changes in assets and liabilities, including trust funds, during said fiscal period;
- (iii) the revenue or receipts of the Corporation, both unrestricted and restricted to particular purposes during said fiscal period;
- (iv) the expenses or disbursements of the Corporation for both general and restricted purposes, during said fiscal period; and
- (v) a schedule of the bonds and notes of the Corporation outstanding during said fiscal period, including all refinancings, calls, refundings, defeasances, and interest rate exchange or other such agreements, and for any debt issued during the fiscal period, together with a statement of the amounts redeemed and incurred during such fiscal period as a part of a schedule of debt issuance that include the date of issuance, term, amount, interest rate, means of repayment and cost of issuance.

Furthermore, the certified independent public accounting firm that performs the annual independent audit shall report to the Audit Committee and the Board the following:

- (i) all critical accounting policies and practices to be used;
- (ii) all alternative treatments of financial information within generally accepted accounting principals that have been discussed with the management of the Corporation, ramifications of the use of such alternative disclosures and

treatments, and the treatment preferred by the certified independent public accounting firm;

- (iii) other material written communications between the certified independent public accounting firm and the management of the Corporation, such as the management letter along with management's response or plan of corrective action, material corrections identified or schedule of unadjusted differences, where applicable.

Section 16. Annual Budget. The Board of Directors shall present to the Member the annual budget prepared in accordance with the requirements of the PAAA.

#### **ARTICLE IV - COMMITTEES**

Section 1. Committees of the Board. The Board of Directors by resolution adopted by a majority of the entire Board, may designate committees of the Board consisting of three (3) or more Directors consisting of the Chair and an equal number of County Directors and Town Directors. These committees shall have such authority as the Board by resolution shall provide.

Section 2. Committees of the Corporation. The Board of Directors by resolution adopted by a majority of the entire Board, may designate committees of the Corporation. The resolution authorizing any such committee shall set forth its duties, its term and who may be eligible to serve; provided, however, such committee shall have an equal number of County Directors and Town Directors. Such committees shall not be a committee of the Board and shall not exercise any of the powers of the Board or have the authority to bind the Board.

Section 3. Governance Committee. There shall be a Governance Committee consisting of three (3) Independent Directors (one of which shall be the Chair and one shall be a County Director and one shall be a Town Director), who shall be elected by the Directors at each Annual Meeting and shall serve until the next Annual Meeting. The Governance Committee shall keep the Board informed of current best governance practices, review corporate governance trends, update the Corporation's governance principles, and advise the Board on the skills and experience required of potential Directors. The Governance Committee shall exercise all authority and carry out all responsibilities as required by the PAAA and the N-PCL.

Section 4. Finance Committee. There shall be a Finance Committee consisting of three (3) Independent Directors (one of which shall be the Chair and one shall be a County Director and one shall be a Town Director), who shall be elected by the Directors at each Annual Meeting and shall serve until the next Annual Meeting. The Finance Committee shall keep the Board informed of current best financial practices, review corporate governance trends, update the Corporation's financial principles, and advise the Board on the skills and experience required of potential Directors. The Finance Committee shall exercise all authority and carry out all responsibilities as required by the PAAA and the N-PCL.

Section 5. Reserved.

Section 6. Audit Committee. There shall be an Audit Committee consisting of three (3) Independent Directors (one of which shall be the Chair and one shall be a County

Director and one shall be a Town Director), who shall be elected by the Directors at each Annual Meeting and shall serve until the next Annual Meeting. To the extent practicable, members of the Audit Committee should be familiar with corporate financial and accounting practices. The Audit Committee shall recommend to the Board the hiring of a certified independent accounting firm in compliance with the Public Authorities Law of New York State to conduct the annual independent audit, establish the compensation to be paid to the accounting firm and provide direct oversight of the performance of the annual independent audit. The Audit Committee shall exercise all authority and carry out all responsibilities as required by the PAAA and the N-PCL.

Section 7. Meetings. Meetings of committees, of which no notice shall be necessary, except as provided in the New York Public Officers Law shall be held at such time and place as shall be fixed by the Chair of the Board or the chair of such committee or by vote of a majority of all the members of the committee.

Section 8. Quorum and Manner of Acting. Unless otherwise provided by resolution of the Board, a majority of all of the members of a committee shall constitute a quorum for the transaction of business and the vote of a majority of all of the members of the committee shall be the act of the committee.

The procedures and manner of acting of the committees of the Board shall be subject at all times to the direction of the Board.

Section 9. Tenure of Members of Committees of the Board. Each committee of the Board and every member thereof shall serve at the pleasure of the Board.

Section 10. Alternate Members. The Board may designate one (1) or more members as alternate members of any standing committee of the Board, who may replace any absent member or members at any meeting of such committee; provided however, if the member being replaced on a committee was a County Director, then such replacement member shall be a County Director and if the member being replaced on a committee was a Town Director, then such replacement member shall be a Town Director.

## **ARTICLE V - BOARD OFFICERS**

Section 1. Officers. The Officers of the Corporation's Board shall be a Chair, two (2) Vice Chairs, a Treasurer, a Secretary and/or such other officers as the Board may in its discretion determine. Any two (2) or more offices may be held by the same person, except the offices of Chair and Secretary.

Section 2. Term of Office and Qualifications. Except for the Chairperson who shall be appointed by the Members, those officers whose titles are specifically mentioned in Section 1 of this Article V shall be elected by the Board at its Annual Meeting. Unless a shorter term is provided in the resolution of the Board electing such officer, the term of office of each officer shall extend to the next Annual Meeting and until the officer's successor is elected and qualified.

Section 3. Additional Officers. Additional officers may be elected for such period, have such authority and perform such duties, either in an administrative or subordinate capacity,

as the Board may from time to time determine. The Board shall specify the term of office and authority for such individuals in the resolutions electing such officers.

Section 4. Removal of Officers. Any officer may be removed by the Board with or without cause at any time.

Section 5. Resignation. Any officer may resign his or her position as an officer at any time by giving written notice to the Board, to the Chair or to the Secretary. Any such resignation shall take effect at the time specified therein, or, if no time be specified, then upon delivery. The Board of Directors is not required to accept the resignation for the resignation to take effect.

Section 6. Vacancies. A vacancy in any office, other than Chairperson shall be filled by the Board.

Section 7. Chair. The Chair shall preside at all meetings of the Board at which the Chair is present. In the absence or incapacity of the Chief Executive Officer of the Corporation or the Chief Financial Officer, and except as otherwise authorized by resolution of the Board, the Chair shall execute all agreements, contracts, deeds, and any other instruments of the Corporation. At each meeting, the Chair shall submit recommendations and information as the Chair may consider proper concerning the business, affairs, the bonds, the notes, the loans, the projects and facilities of the Corporation, the economic benefits to be conferred on project applicants and occupants, and the policies of the Corporation. Nothing in this provision shall be construed as granting the Chair the exclusive right to bring matters before the Corporation for consideration.

Section 8. Vice Chairs. In the absence or incapacity to act of the Chair, or if the office of Chair be vacant, the Vice Chair or, if there be more than one Vice Chair, the Vice Chairs in order of seniority as determined by the Board, shall preside at all meetings of the Board, and shall perform the duties and exercise the powers of the Chair, subject to the right of the Board from time to time to extend or confine such powers and duties or to assign them to others. Each Vice Chair shall have such powers and shall perform such other duties as may be assigned by the Board or the Chair. Notwithstanding the foregoing, there shall be two Vice Chairs of the Corporation, one selected from among the County Directors and one selected from among the Town Directors.

Section 9. Treasurer. The Treasurer shall, if required by the Board, obtain a bond for the faithful discharge of duties of the Treasurer, in such sum and with such sureties as the Board shall require. The Treasurer shall oversee the Chief Financial Officer of the Corporation and shall review all the books and accounts of the Corporation and shall advise the Chief Financial Officer of the Corporation with respect to the charge, custody and investment of all funds and securities of the Corporation, and the Treasurer shall ensure the proper deposit by the Chief Financial Officer of the Corporation all such funds in the name of and to the credit of the Corporation in such banks, trust companies, or other depositories as shall be selected by the Board. The Treasurer shall also perform all other duties customarily incident to the office of Treasurer and such other duties as from time to time may be assigned by the Board. In the event

that the Treasurer is elected from among the County Directors, an Assistant Treasurer shall be appointed from among the Town Directors. In the event that the Treasurer is elected from among the Town Directors, an Assistant Treasurer shall be appointed from among the County Directors.

Section 10. Assistant Treasurer. The Assistant Treasurer shall carry out the duties of the Treasurer in the absence of the Treasurer.

Section 11. Secretary. It shall be the duty of the Secretary to act as secretary of all meetings of the Board, and to keep the minutes of all such meetings in a proper book or books to be provided for that purpose; the Secretary shall see that all notices required to be given by the Corporation are duly given and served; the Secretary shall keep a current list of the Directors and officers of the Corporation's Board and their residence addresses; the Secretary shall be custodian of the seal of the Corporation and shall affix the seal, or cause it to be affixed, to all agreements, documents and other papers requiring the same. The Secretary shall have custody of the minute book containing the minutes of all meetings of Directors, the Audit Committee, the Governance Committee, the Finance Committee and any other committees which may keep minutes, and of all other contracts and documents which are not in the custody of the Treasurer of the Corporation, or in the custody of some other person authorized by the Board to have such custody. In the event that the Secretary is elected from among the County Directors, an Assistant Secretary shall be appointed from among the Town Directors. In the event that the Secretary is elected from among the Town Directors, as Assistant Secretary shall be appointed from among the County Directors.

Section 12. Assistant Secretary. The Assistant Secretary shall carry out the duties of the Secretary in the absence of the Secretary.

Section 13. Appointed Officers. The Board may delegate to any officer the power to appoint and to remove any subordinate officer, agent or employee.

## **ARTICLE VI - EXECUTIVE OFFICERS AND OTHER PERSONNEL**

Section 1. Chief Executive Officer. The Corporation shall appoint a Chief Executive Officer by resolution, which resolution shall set the Chief Executive Officer's annual compensation.

Section 2. Duties and Responsibilities of Chief Executive Officer. The Chief Executive Officer shall report to the Chair of the Board of the Corporation and the Chief Executive Officer shall have general supervision and management of the Corporation and all Corporation staff and employees shall report directly to the Chief Executive Officer. Except as may otherwise be authorized by a resolution adopted by the Board, the Chief Executive Officer shall:

- (a) execute all agreements, bonds, notes, contracts, agreements, deeds, leases and any other instruments of the Corporation;
- (b) sign all financial instruments and checks;

(c) cosign all purchase orders and instruments and checks over certain dollar thresholds as may be established from time to time by the Board (said instruments may be countersigned by the Chief Financial Officer, or other officer or Director as shall be designated by the Board);

(d) prepare the annual budget of the Corporation with the consultation and cooperation of the Finance Committee, the Treasurer, the Assistant Treasurer, the Chief Financial Officer and Deputy Financial Officer, if any, for submission to the Board for approval; and

(e) sign all purchase orders, under the direction of the board by resolution and the Chief Financial Officer.

Furthermore, the Chief Executive Officer shall assist the Chair with such matters as the Chair or the Board may request in furtherance of the Corporation's public purposes. The Chief Executive Officer shall be charged with leading the Corporation in carrying out its Mission Statement and fulfilling its public purposes. The Chief Executive Officer shall also perform all other duties customarily incident to the office of a Chief Executive Officer of a local development corporation and local public authority of the State of New York and such other duties as from time to time may be assigned by the Board.

Section 3. Chief Financial Officer. The Corporation shall appoint a Chief Financial Officer by resolution, which resolution shall set the Chief Financial Officer's annual compensation.

Section 4. Duties and Responsibilities of Chief Financial Officer. In the absence or incapacity of the Chief Executive Officer, the Chief Financial Officer shall exercise the duties and responsibilities of the Chief Executive Officer. Except as may otherwise be authorized by a resolution of the Board, if the office of the Chief Executive shall be vacant the Chief Financial Officer of the Corporation shall be the Acting Chief Executive Officer of the Corporation until such time as the Board has appointed a replacement Chief Executive Officer. The Chief Financial Officer of the Corporation shall assist the Chief Executive Officer in the carrying out of the Corporation's purposes and in fulfillment of the Corporation's public purposes. The Chief Financial Officer shall oversee the maintenance of the books and accounts of the Corporation. The Chief Financial Officer shall also perform all other duties customarily incident to the office of a Chief Financial Officer of a public benefit corporation and public authority of the State of New York and such other duties as from time to time may be assigned by the Board. The Chief Financial Officer shall be the Chief Compliance Officer of the Corporation for purposes of ensuring that the Corporation is in full compliance with all provisions of the PAAA applicable to the Corporation. The Chief Financial Officer shall prepare and distribute all annual reports required by the PAAA and N-PCL and as may otherwise be required by the Office of the Comptroller of the State of New York. The Chief Financial Officer of the Corporation, shall assist the Chief Executive Officer, the Chair and the Treasurer and Assistant Treasurer in preparing the annual budget of the Corporation for submission to the Board for approval and he or she shall distribute all copies of the annual budget of the Corporation to all persons required by the PAAA. The Chief Financial Officer shall assist the Audit Committee of the Board in

carrying out their functions. The Chief Financial Officer of the Corporation shall be the Contracting Officer of the Corporation for the disposition of real and personal property in accordance with the provisions of the PAAA. The Chief Financial Officer shall be the Freedom of Information Officer of the Corporation in accordance with the provisions of the New York State Freedom of Information Law, Article 6 of the New York Public Officers Law.

Section 5. Deputy Financial Officer. The Corporation may appoint a Deputy Financial Officer by Resolution, which resolution shall set the Deputy Financial Officer's Annual compensation.

Section 6. Duties and Responsibilities of Deputy Financial Officer. The Deputy Financial Officer shall be the assistant to the Chief Financial Officer of the Corporation. The Deputy Financial Officer of the Corporation shall assist the Chief Executive Officer and Chief Financial Officer in carrying out the Corporation's purposes to fulfill the Corporation's public purposes under the PAA. The Deputy Financial Officer shall keep and maintain the books and accounts of the Corporation and shall have charge and custody of, and be responsible for, all funds and securities of the Corporation, and shall deposit all such funds in the name of and to the credit of the Corporation in such banks, trust companies, or other depositories as shall be selected by the Board. The Deputy Financial Officer shall pay out and disburse such moneys under the direction of the Chief Executive Officer and the Chief Financial Officer. All such purchase orders and instruments and checks over certain dollar threshold as may be established from time to time by the Board shall be signed by the Chief Executive Officer or the Chief Financial Officer of the Board, or other officer or Director as shall be designed by the Board. The Deputy Financial Officer of the Corporation shall assist the Chief Executive Officer and Chief Financial Officer of the Corporation in the preparation of the annual budget of the Corporation for submission to the Board for approval.

Section 7. Compliance Officer. The Corporation shall appoint a Compliance Officer by resolution, who may be the Chief Financial Officer, or any other employee of the Corporation. The Compliance Officer shall be responsible for insuring that the Corporation complies with all financial and other reporting requirements imposed by law, including those requirements in the General Municipal Law and the Public Authorities Law of New York State. The Compliance Officer shall be the "Contracting Officer" (as such term is defined in Section 2895 of New York's Public Authorities Law).

Section 8. Additional Personnel. The Corporation may from time to time employ such personnel as the Corporation, upon the recommendation of the Chief Executive Officer, it deems necessary to exercise the Corporation's powers, duties and functions as prescribed by the PAAA and all other laws of the State of New York applicable thereto. The selection and compensation of all personnel shall be determined by the Corporation subject to the laws of the State of New York.

Section 9. Municipal Personnel. The Corporation may, with the consent of the County and/or the Town, use the agents, employees and facilities of either the County and/or the Town or both. In such event, the Corporation will, by resolution, enter into a contract with the County or the Town, as applicable, providing the terms upon which the County and/or the Town

will provide the use of their respective agents, employees and facilities to the Corporation and the compensation, if any, that the Corporation shall pay to the County and/or the Town, as applicable, for the use by the Corporation of the County's and/or the Town's respective agents, employees and facilities.

## **ARTICLE VII - CONTRACTS, CHECKS, DRAFTS AND BANK ACCOUNTS**

Section 1. Execution of Contracts. The Board, except as in these By-Laws otherwise provided, may authorize any officer or officers, agent or agents, in the name of and on behalf of the Corporation to enter into any contract or execute and deliver any instrument, and such authority may be general or confined to specific instances; but, unless so authorized by the Board, or expressly authorized by these By-Laws, no officers, agent or employee shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable pecuniarily in any amount for any purpose.

Section 2. Loans. No loans shall be contracted on behalf of the Corporation unless specifically authorized by the Board. The Corporation shall not grant or make a loan to otherwise lend or gift money or property to any Director, Officer or employee of the Corporation or any relative of any Director, Officer or employee of the Corporation.

Section 3. Checks, Drafts, etc. All checks, drafts and other orders for the payment of money out of the funds of the Corporation, and all notes or other evidences of indebtedness of the Corporation, shall be signed on behalf of the Corporation in such manner as shall from time to time be determined by these By-Laws or by resolution of the Board.

Section 4. Deposits. All funds of the Corporation not otherwise employed shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board may select or in the absence of such selection by the Board, as selected by the Chief Executive Officer in consultation with the Chief Financial Officer and Deputy Financial Officer.

## **ARTICLE VIII - INDEMNIFICATION AND INSURANCE**

Section 1. Authorized Indemnification. Unless clearly prohibited by law or Section 2 of this Article VIII, the Corporation shall indemnify any person ("Indemnified Person") made, or threatened to be made, a party in any action or proceeding, whether civil, criminal, administrative, investigative or otherwise, including any action by or in the right of the Corporation, by reason of the fact that he or she (or his or her testator or intestate), whether before or after adoption of this Section, (a) is or was a Director or officer of the Corporation, or (b) in addition is serving or served, in any capacity, at the request of the Corporation, as a Director or officer of any other corporation, or any partnership, joint venture, trust, employee benefit plan or other enterprise. The indemnification shall be against all judgments, fines, penalties, amounts paid in settlement (provided the Corporation shall have consented to such settlement) and reasonable expenses, including attorneys' fees and costs of investigation, incurred by an Indemnified Person with respect to any such threatened or actual action or proceeding, and any appeal thereof.

Section 2. Prohibited Indemnification. The Corporation shall not indemnify any person if a judgment or other final adjudication adverse to the Indemnified Person (or to the person whose actions are the basis for the action or proceeding) establishes, or the Board in good faith determines, that such person's acts were committed in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated or that he or she personally gained in fact a financial profit or other advantage to which he or she was not legally entitled.

Section 3. Advancement of Expenses. The Corporation shall, on request of any Indemnified Person who is or may be entitled to be indemnified by the Corporation, pay or promptly reimburse the Indemnified Person's reasonably incurred expenses in connection with a threatened or actual action or proceeding prior to its final disposition. However, no such advancement of expenses shall be made unless the Indemnified Person makes a binding, written commitment to repay the Corporation, with interest, for any amount advanced for which it is ultimately determined that he or she is not entitled to be indemnified under the law or Section 2 of this Article VIII. An Indemnified Person shall cooperate in good faith with any request by the Corporation that common legal counsel be used by the parties to such action or proceeding who are similarly situated unless it would be inappropriate to do so because of actual or potential conflicts between the interests of the parties.

Section 4. Indemnification of Others. Unless clearly prohibited by law or Section 2 of this Article VIII, the Board may approve Corporation indemnification as set forth in Section 1 of this Article VIII or advancement of expenses as set forth in Section 3 of this Article VIII, to a person (or the testator or intestate of a person) who is or was employed by the Corporation or who is or was a volunteer for the Corporation, and who is made, or threatened to be made, a party in any action or proceeding, by reason of the fact of such employment or volunteer activity, including actions undertaken in connection with service at the request of the Corporation in any capacity for any other corporation, partnership, joint venture, trust, employee benefit plan or other enterprise.

Section 5. Determination of Indemnification. Indemnification mandated by a final order of a court of competent jurisdiction will be paid. After termination or disposition of any actual or threatened action or proceeding against an Indemnified Person, if indemnification has not been ordered by a court the Board shall, upon written request by the Indemnified Person, determine whether and to what extent indemnification is permitted pursuant to these By-Laws. Before indemnification can occur the Board must explicitly find that such indemnification will not violate the provisions of Section 2 of this Article VIII. No Director with a personal interest in the outcome, or who is a party to such actual or threatened action or proceeding concerning which indemnification is sought, shall participate in this determination. If a quorum of disinterested Directors is not obtainable, the Board shall act only after receiving the opinion in writing of independent legal counsel that indemnification is proper in the circumstances under then applicable law and these By-Laws.

Section 6. Binding Effect. Any person entitled to indemnification under these By-Laws has a legally enforceable right to indemnification, which cannot be abridged by

amendment of these By-Laws with respect to any event, action or omission occurring prior to the date of such amendment.

Section 7. Insurance. The Corporation is not required to purchase Directors' and officers' liability insurance, but the Corporation may purchase such insurance if authorized and approved by the Board. To the extent permitted by law, such insurance may insure the Corporation for any obligation it incurs as a result of this Article VIII or operation of law and it may insure directly the Directors, officers, employees or volunteers of the Corporation for liabilities against which they are not entitled to indemnification under this Article VIII as well as for liabilities against which they are entitled or permitted to be indemnified by the Corporation.

Section 8. Nonexclusive Rights. The provisions of this Article VIII shall not limit or exclude any other rights to which any person may be entitled under law or contract. The Board is authorized to enter into agreements on behalf of the Corporation with any Director, officer, employee or volunteer providing them rights to indemnification or advancement of expenses in connection with potential indemnification in addition to the provisions therefore in this Article VIII, subject in all cases to the limitations of Section 2 of this Article VIII.

## **ARTICLE IX – COMPENSATION**

Section 1. Reasonable Compensation. It is the policy of the Corporation to pay no more than reasonable compensation for personal services rendered to the Corporation by officers and employees. The Directors shall not receive compensation for fulfilling their duties as Directors, although Directors may be reimbursed for actual out-of-pocket expenses, which they incur in order to fulfill their duties as Directors. Expenses of spouses will not be reimbursed by the Corporation unless the expenses are necessary to achieve a Corporation purpose.

Section 2. Approval of Compensation. The Board must approve in advance the amount of all compensation for officers of the Corporation.

Before approving the compensation of an officer, the Board shall determine that the total compensation to be provided by the Corporation to the officer is reasonable in amount in light of the position, responsibility and qualification of the officer for the position held, including the result of an evaluation of the officer's prior performance for the Corporation, if applicable. In making the determination, the Board shall consider total compensation to include the salary and the value of all benefits provided by the Corporation to the individual in payment for services. At the time of the discussion and decision concerning an officer's compensation, the officer should not be present in the meeting. The Board shall obtain and consider appropriate data concerning comparable compensation paid to similar officers in like circumstances.

The Board shall set forth the basis for its decisions with respect to compensation in the minutes of the meeting at which the decisions are made, including the conclusions of the evaluation and the basis for determining that the individual's compensation was reasonable in light of the evaluation and the comparability data.

## ARTICLE X – GENERAL

Section 1. Office. The office of the Corporation shall be at such place in the County of Suffolk, State of New York, as the Board of Directors may determine.

Section 2. Adoption of Policies and Procedures. The Board of Directors, by resolution, may adopt such rules, regulations, policies and procedures as it may deem necessary and appropriate to the operation of the Corporation, including, but not limited to, a Conflicts of Interest Policy; provided, however, that no rule, regulations, policy or procedure may be adopted by the Corporation that is contrary to these By-laws and applicable law as may be amended from time to time.

Section 3. Books and Records. These shall be kept at the office of the Corporation: (1) correct and complete books and records of accounts; (2) minutes of the proceedings of the Board and the standing Committees of the Corporation; (3) a current list of the Directors and the officers of the Corporation and their residence addresses; (4) a copy of these By-Laws; (5) a copy of the Corporation's application for recognition of exemption with the Internal Revenue Service (if applicable); and (6) copies of the past three (3) years' information returns to the Internal Revenue Service (if applicable).

Section 4. Loans to Directors and Officers. No loans or gift of money or property shall be made by the Corporation to its Directors, Officers or employees, or any relatives of its Directors, Officers or employees to any other company, corporation, firm, association or other entity in which one or more of the Directors, Officers or employees of the Corporation are members, director or officers or hold a substantial financial interest except as allowed by law.

Section 5. Fiscal Year. The fiscal year of the Corporation shall commence on January 1 in each calendar year and shall end on December 31 of each calendar year. Provided, however, the initial fiscal year of the Corporation shall commence on the date that the Corporation shall be created and shall end on December 31<sup>st</sup> of the year in which the Corporation shall have been created.

Section 6. Training. All Directors shall participate in training approved by the State of New York regarding their legal, fiduciary, financial and ethical responsibilities as Directors within one (1) year of appointment to the Board. All Directors of the Board shall participate in such continuing training as may be required to remain informed of best practices, regulatory and statutory changes relating to the effective oversight of the management and financial activities of the Corporation and the adhere to the highest standards of responsible governance.

## ARTICLE XI - AMENDMENTS

Section 7. Amendments to By-Laws. The By-Laws and the Certificate of Incorporation of the Corporation may be amended or repealed by (i) a majority of the Board of Directors, and (ii) all of the Members. At least seven (7) days written notice thereof of the proposed amendments must be provided to each Member.

**CERTIFICATE OF INCORPORATION  
OF  
MIDWAY CROSSING LOCAL DEVELOPMENT CORPORATION**

**UNDER SECTION 402 OF THE NOT-FOR-PROFIT CORPORATION LAW**

The undersigned, for the purpose of forming a local development corporation, hereby certifies that:

1. The name of the Corporation is Midway Crossing Local Development Corporation.

2. The Corporation is a corporation as defined in subparagraph (a)(5) of Section 102 of the Not-for-Profit Corporation Law (“N-PCL”) and is a local development corporation pursuant to Section 201 of the N-PCL. The Corporation is a Type C Corporation under Section 201 of the Not-for-Profit Corporation Law.

3. The Corporation is formed and shall be operated exclusively for the charitable and public purposes of benefiting and furthering the activities of Suffolk County, New York (the “County”) and of the Town of Islip, New York (the “Town”). More specifically, the Corporation shall act as a local development corporation and a regional development joint venture between the County and the Town by conducting activities that will relieve and reduce unemployment; promote and provide for additional and maximum employment; better and maintain job opportunities; instruct or train individuals to improve or develop their capabilities for such jobs; carry on scientific research for the purpose of aiding the County and the Town by attracting new industry to the County and the Town; or by encouraging the development of, or retention of, an industry in the County and the Town; and lessening the burdens of government and acting in the public interest. The Corporation’s corporate powers shall include, but are not limited to, the power to finance facilities for not-for-profit or for-profit corporations, acquire, improve, maintain, equip and furnish projects, to lease such projects and collect rent; to sell and convey any and all of its property whenever the Board of Directors shall find such action to be in furtherance of the purposes for which it was organized; and to issue bonds for the purpose of carrying out any of its powers; all bonds are payable solely out of revenues and receipts derived from the leasing or sale by the Corporation of its projects, or from loans made by the Corporation. Neither the County nor the Town are liable for the payment of principal or interest on any of the bonds of the Corporation.

In furtherance of the foregoing purposes, the Corporation shall have all the powers conferred by Section 1411(c) of the N-PCL.

The lawful public or quasi-public objectives which each business purpose will achieve are the following: the training of community residents in the development of their business skills; the reduction of unemployment; the promotion of maximum employment by bettering and maintaining job opportunities; the stimulation of the economic growth of the County and the Town.

Nothing herein shall authorize the Corporation, directly or indirectly, to engage in or include among its purposes, any of the activities mentioned in Section 404(a)-(v) of the Not-For-Profit Corporation Law.

Nothing herein shall authorize the Corporation to operate or maintain an institution of higher learning or to grant degrees. Nothing herein shall authorize the Corporation to engage in the practice of the profession of medicine or any other profession required to be licensed by Title VIII of the Education Law. Nothing herein shall authorize the Corporation to provide professional training in the profession of medicine or any other profession required to be licensed by Title VIII of the Education Law.

4. (a) All income and earnings of such corporation shall be used exclusively for its corporate purposes or accrue and be equitably paid to the Town or County or to the New York Job Development Authority. No part of the net earnings of the Corporation shall inure to the benefit of any director, or officer of the Corporation or any private individual, except that reasonable compensation may be paid, other than to a director, for services rendered to or for the Corporation. No director or officer of the Corporation or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.

(b) No substantial part of the activities of the Corporation shall be carrying on propaganda, or otherwise attempting to influence legislation, except as otherwise provided by Section 501(h) of the Code. The Corporation shall not participate or intervene (including the publication or distribution of statements) in any political campaign on behalf of, or in opposition to, any candidate for public office.

(c) If the Corporation accepts a mortgage loan or loans from the New York Job Development Authority, it shall be dissolved in accordance with the provisions provided below upon the repayment or other discharge in full by the Corporation of all such loans.

(d) Notwithstanding any other provision of this Certificate, the Corporation is organized exclusively for charitable and public purposes and is intended to qualify as an entity the income of which is excludable under Code Section 115.

(e) In the event of the liquidation, dissolution, or winding up of the Corporation, whether voluntary or involuntary or by operation of law, all of the remaining assets and property of the Corporation shall after necessary expenses thereof be distributed to the County and the Town equitably for furtherance of the purposes set forth above and title to all land and improvements leased by the County or the Town to the Corporation shall revert back to the County or the Town as the case may be.

5. The office of the Corporation in the State of New York shall be located in Suffolk County.

6. The name and address of the initial directors of the Corporation are

NAME

ADDRESS

\_\_\_\_\_

Suffolk County Commissioner of Economic  
Development and Planning  
H. Lee Dennison Building, 11th Floor  
100 Veterans Memorial Highway  
Hauppauge, New York 11788

[NAME]

[ADDRESS]

[NAME]

[ADDRESS]

[NAME]

[ADDRESS]

[NAME]

[ADDRESS]

[NAME]

[ADDRESS]

[NAME]

[jointly appointed by County Executive and Islip  
Town Supervisor]

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

7. The Secretary of State of the State of New York is hereby designated as the agent of the Corporation upon whom process in any action or proceeding against the Corporation may be served. The post office address to which the Secretary of State shall mail a copy of any such process so served is:

IN WITNESS WHEREOF, the undersigned incorporator, being at least eighteen years of age, has signed this certificate this \_\_\_ day of \_\_\_\_\_, 2022, and hereby affirms the truth of the statements contained herein under penalty of perjury.

/s/

\_\_\_\_\_, Incorporator

William F. Weir, Esq.

Nixon Peabody LLP

275 Broadhollow Road, Suite 300

Melville, New York 11747-4808

**CERTIFICATE OF INCORPORATION  
OF  
MIDWAY CROSSING LOCAL DEVELOPMENT CORPORATION**

**UNDER SECTION 402 OF THE NEW YORK NOT-FOR-PROFIT CORPORATION LAW**

Filed by:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 18**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to declare surplus and enter into a contract of sale with Brentwood Legion Ambulance Services, Inc. for real property located at 29 Third Avenue, Brentwood.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**John R. DiCioccio, Esq.**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorization for Supervisor to declare surplus and enter into a contract of sale with Brentwood Legion Ambulance Services, Inc., for that certain real property known by the street address 25 Third Avenue, Brentwood, New York, identified by tax map number 500-136.00-03.00-017.000, in exchange for \$65,000.00 and enter into any other agreements or execute any other documents that would effectuate the intent of this resolution subject to review and approval by the Town Attorney.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Brentwood Legion Ambulance Services, Inc.
  2. Site or location effected by resolution: 25 Third Avenue, Brentwood, New York, SCTM#: 500-136.00-03.00-017.000
  3. Cost: 0.00
  4. Budget Line: \_\_\_\_\_
  5. Amount and source of outside funding: 0.00
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number \_\_\_\_\_. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

*am*

\_\_\_\_\_  
Date

Date: August 9, 2022  
Resolution#:

**WHEREAS**, the Town of Islip is the fee owner of that certain parcel of real property known by the street address 25 Third Avenue, Brentwood, New York and identified on the Suffolk County Tax Map as SCTM#: 500-136.00-03.00-017.000 ("Town Parcel");

**WHEREAS**, the Brentwood Legion Ambulance Services, Inc. ("Legion Ambulance"), the fee owner of the adjacent real property on the west side of the Town Parcel, known by the street address 23 Third Avenue, Brentwood and identified on the Suffolk County Tax Map as 500-136.00-03.00-018.000, is desirous of acquiring the Town Parcel and merging it, at its sole cost and expense, with the Legion Ambulance parcel for use in its ambulance operations; and

**WHEREAS**, there has been a determination that the Town Parcel is no longer needed for municipal purposes; and

**WHEREAS**, an appraisal was performed and the Town Parcel was valued at \$65,000.00; and

**WHEREAS**, Brentwood Legion Ambulance Services, Inc. agreed to purchase the Town Parcel in exchange for \$65,000.00; and

**NOW**, therefore, on a motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, be it

**RESOLVED**, that the Supervisor is hereby authorized to declare surplus and enter into a contract of sale with Brentwood Legion Ambulance Services, Inc. for that certain real property known by the street address 25 Third Avenue, Brentwood, New York, identified as tax map number 500-136.00-03.00-017.000 on the Suffolk County Tax Map in exchange for a purchase price of \$65,000.00 and enter into any other agreements or execute any other documents that would effectuate the intent of this resolution subject to review and approval by the Town Attorney.

**FURTHER RESOLVED**, that the Town of Islip Comptroller is hereby authorized to make any and all budgetary adjustments necessary to effectuate said agreement.

Upon a vote being taken, the result was:

**SUBJECT TO PERMISSIVE REFERENDUM**

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 19

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to declare surplus and enter into a contract of sale with Brentwood Legion Ambulance Services, Inc. for property located at 25 Third Avenue, Brentwood.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**John R. DiCioccio, Esq.**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorization for Supervisor, on behalf of the Brentwood Volunteer Ambulance District, to declare surplus and enter into a contract of sale with Brentwood Legion Ambulance Services, Inc. for that certain real property known by the street address 29 Third Avenue, Brentwood, New York, identified on the Suffolk County Tax Map as 500-136.00-03.00-016.001 in exchange for \$1,800,000.00 and enter into any other agreements or execute any other documents that would effectuate the intent of this resolution subject to review and approval by the Town Attorney.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Brentwood Legion Ambulance Services, Inc.
  2. Site or location effected by resolution: 29 Third Avenue, Brentwood, New York, (SCTM#:500-136.00-03.00-016.001)
  3. Cost: 0.00
  4. Budget Line: \_\_\_\_\_
  5. Amount and source of outside funding: 0.00
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number \_\_\_\_\_. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

*amm*

\_\_\_\_\_  
Date

Date: August 9, 2022  
Resolution#:

**WHEREAS**, the Brentwood Volunteer Ambulance District, ("Volunteer District") is the fee owner of that certain parcel of real property known by the street address 29 Third Avenue, Brentwood, New York, identified in the Suffolk County Tax Map as 500-136.00-03.00-016.001 and is situated adjacent to the Town Parcel on the east side ("Volunteer District Parcel"); and

**WHEREAS**, the Brentwood Legion Ambulance Services, Inc. ("Legion Ambulance"), the fee owner of real property west of the Volunteer District Parcel, known by the street address 23 Third Avenue, Brentwood and identified on the Suffolk County Tax Map as 500-136.00-03.00-018.000, is desirous of acquiring the Volunteer District parcel and using it in conjunction with its ambulance operations; and

**WHEREAS**, there has been a determination that the Volunteer District Parcel is no longer needed for municipal purposes; and

**WHEREAS**, an appraisal was performed and the Volunteer District Parcel valued at 1,800,000.00; and

**WHEREAS**, Brentwood Legion Ambulance Services, Inc. agreed to purchase the Volunteer District Parcel in exchange for \$1,800,000.00.

**NOW**, therefore, on a motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, be it

**RESOLVED**, that the Supervisor is hereby authorized, on behalf of the Brentwood Volunteer Ambulance District to declare surplus and enter into a contract of sale with Brentwood Legion Ambulance Services, Inc. for that certain real property known by the street address 29 Third Avenue, Brentwood, New York, identified in the Suffolk County Tax Map as 500-136.00-03.00-016.001 in exchange for \$1,800,000.00 and enter into any other agreements or execute any other documents that would effectuate the intent of this resolution, subject to review and approval by the Town Attorney.

**FURTHER RESOLVED**, that the Town of Islip Comptroller is hereby authorized to make any and all budgetary adjustments necessary to effectuate said agreement.

Upon a vote being taken, the result was:

**SUBJECT TO PERMISSIVE REFERENDUM**

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 20

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Acceptance of a Deed from Rose L. Galioto Living Trust for a corner radius dedication for highway purposes in connection with a portion of the property located at the Southeast corner of Joshua's Path and Ralph Avenue, Central Islip.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Christopher Poelker**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To consider the adoption of a resolution accepting a deed from Rose L. Galioto Living Trust, in favor of the Town of Islip, for a piece of property at the Southeast corner of Joshua's Path (S.R. 111) and Ralph Avenue, Central Islip, NY (SCTMN 0500-097.00-01.00-p/o 033.001) for a corner radius dedication for highway purposes.

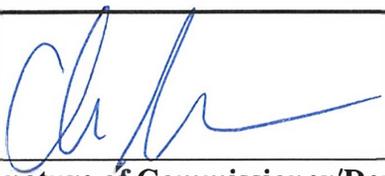
---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Pedestrians/TOI
  2. Site or location effected by resolution: 1923 Joshua's Path, Central Islip
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 23. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
**Signature of Commissioner/Department Head Sponsor**

7-26-22  
\_\_\_\_\_  
**Date**

August 9, 2022

WHEREAS, the Town of Islip is requesting a corner radius dedication at the Southeast corner of Joshua's Path (S.R. 111) and Ralph Avenue, Central Islip, for highway purposes as a condition of Minor Subdivision MN2021-016 approval; and

WHEREAS, the owner of the subject premises, Rose L. Galioto Living Trust, have submitted a Bargain and Sale Deed dated July 14, 2022, to the Town of Islip conveying the said corner radius (SCTM No. 0500-097.00-01.00-p/o 033.001) as described in the attached Schedule "A"; and

WHEREAS, the Office of the Town Attorney has found the deed to be in acceptable form;

NOW, THEREFORE, on motion of Councilperson \_\_\_\_\_, seconded by  
Councilperson \_\_\_\_\_, be it

RESOLVED, that the aforementioned deed is hereby accepted and the Town Attorney is hereby directed to take the necessary steps to record the deed in the Office of the Suffolk County Clerk.

Upon a vote being taken, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 21

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an agreement with  
Luminescence Production Services, LLC to provide services for the  
Summer Drive-In Movie Series.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL  
INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Thomas Owens**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** By this resolution the Town Board authorizes the Supervisor to execute an agreement with Luminescence Production Services, LLC to provide services for our Summer Drive-In Movie Series, and any necessary documentation attendant thereto, for an amount not to exceed \$23,800, the form and content of which shall be subject to the approval of the Town Attorney.

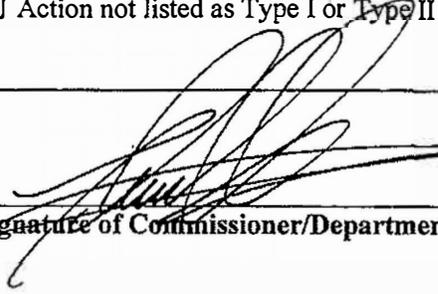
---

**SPECIFY WHERE APPLICABLE:**

- |   |  |
|---|--|
| 1. Entity or individual benefitted by resolution: | Islip Residents, Luminescence Production Services, LLC         |
| 2. Site or location effected by resolution:       | N/A  |
| 3. Cost:  | \$23,800   |
| 4. Budget Line:                                   | A.7034.44450   |
| 5. Amount and source of outside funding:          | \$66,700 donation from Catholic Health Services of Long Island |
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

7/26/2022  
\_\_\_\_\_  
Date

**WHEREAS**, the Town of Islip (the "Town") Department of Parks, Recreation and Cultural Affairs provides a variety of recreational opportunities for Town residents and has identified a need to present a drive-in movie series; and

**WHEREAS**, Luminescence Production Services LLC, having offices at 47 Barwick Street, Floral Park, NY 11001, has the required knowledge, ability, and equipment to provide the services necessary to produce the drive-in movie series in a satisfactory manner; and

**WHEREAS**, the Town Board finds that the services necessary to produce the drive-in movie series require specialized skill or expertise, and it is not in the best interest of the Town of Islip to base the award of such contracts on strictly monetary criteria; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with Luminescence Production Services LLC to produce the drive-in movie series;

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to execute an agreement with Luminescence Production Services LLC to produce the drive-in movie series, in an amount not to exceed \$23,800.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries or budgetary amendments necessary in accordance with the terms of the resolution.

**UPON A VOTE BEING TAKEN**, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 22

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to award an agreement for HVAC services to Premier Mechanical Services, Inc. in connection with Main Terminal Building MEP Upgrades at Long Island MacArthur Airport.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Shelley LaRose**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to award an agreement for HVAC services to Premier Mechanical Services Inc. as the HVAC contractor in connection with Main Terminal Building MEP Upgrades at Long Island MacArthur Airport (ISP), for a total contract amount of \$4,547,000.00.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: Long Island MacArthur Airport
  3. Cost: Not to exceed \$4,457,000.00.
  4. Budget Line: TBD
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 2. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 



\_\_\_\_\_  
**Signature of Commissioner/Department Head Sponsor**

07/25/2022

\_\_\_\_\_  
**Date**

August 9, 2022  
Resolution No.

**RESOLUTION AUTHORIZING** the Supervisor to award an agreement for HVAC services to Premier Mechanical Services Inc., as the HVAC contractor in connection with Main Terminal Building MEP Upgrades at Long Island MacArthur Airport.

**WHEREAS**, the Town of Islip (“Town”) owns and operates Long Island MacArthur Airport (“the Airport”); and

**WHEREAS**, in embarking on a transformative stage of growth and to remedy ongoing operational and maintenance concerns in the main terminal building for future growth, the work to be completed includes, but is not limited to, power for all mechanical equipment, power for all proposed plumbing equipment, replacement of existing Lobby air handling unit, installation of new 800 kVA generator and distribution for service to the Main Terminal Building and Maintenance Building generator work. (the “Project”); and

**WHEREAS**, the Department of Aviation and Transportation will submit an application to the Federal Aviation Administration (“FAA”) for funding of the costs through Airport Improvement Program (“AIP”) grants at the Airport based on the following allocation: 90% FAA; 5% New York State Department of Transportation (“NYSDOT”); and 5% Passenger Facility Charge (“PFC”); and

**WHEREAS**, compliance with Wick’s Law is required as the project cost will exceed Seven Million Dollars, and therefore, there will be a total of four contractors for this project consisting of Electrical, General Contracting, Plumbing and HVAC; and

**WHEREAS**, the Department of Aviation and Transportation prepared and advertised a bid for Contract DAT 2022-002-HVAC, for HVAC in connection with Main Terminal Building MEP Upgrades; and

**WHEREAS**, sealed bids were opened on June 30, 2022; and

**WHEREAS**, upon review of the bids, Premier Mechanical Services Inc., located at 1493 Church Street, Holbrook, NY 11741, was the apparent low dollar bidder with a bid of \$4,547,000.00; and

**WHEREAS**, Premier Mechanical Services Inc., has been determined to be responsible; and

**NOW, THEREFORE**, on a motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Supervisor of the Town of Islip is hereby authorized to execute all documents necessary, subject to the approval of the Town Attorney, for the awarding of the HVAC contract in connection with Main Terminal Building MEP Upgrades at Long Island MacArthur Airport to Premier Mechanical Services Inc., in the amount of \$4,547,000.00.

**FURTHER RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the contract.

Upon a vote being taken, the result was:

**Long Island MacArthur Airport (ISP)**  
**Rehab Main Terminal Building - MEP Upgrades**  
**Bid Summary**  
**Bids Opened: June 30, 2022 at 11:00 AM**  
**AIP 3-36-0046-XXX-2022**

**MECHANICAL CONTRACTOR**

CONTRACTOR	BASE BID	ALLOWANCE	TOTAL BID PRICE
ACS SYSTEMS	\$7,527,000.00	\$150,000.00	\$7,677,000.00
JNS HEATING	\$15,418,000.00	\$150,000.00	\$15,568,000.00
<b>PREMIER MECHANICAL</b>	<b>\$4,397,000.00</b>	<b>\$150,000.00</b>	<b>\$4,547,000.00</b>
PYRAMID AC	\$4,587,000.00	\$150,000.00	\$4,737,000.00
WELKINMECHANICAL	\$7,227,000.00	\$150,000.00	\$7,377,000.00
ENGINEER'S ESTIMATE	\$1,973,152.00	\$150,000.00	\$2,123,152.00

APPARENT LOW BID

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 23

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute any and all documents to award an agreement for General Contracting Services to J. Anthony Enterprises, Inc. for General Contracting in connection with Phase II of the Rehabilitation of the Main Terminal Building at Long Island MacArthur Airport.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Shelley LaRose**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to award an agreement for General Contracting services to J. Anthony Enterprises, Inc., for General Contracting in connection with Phase II of the Rehabilitation of the Main Terminal Building at Long Island MacArthur Airport (ISP), for a total contract amount of \$7,225,500.00.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: Long Island MacArthur Airport
  3. Cost: Not to exceed \$7,225,500.00.
  4. Budget Line: TBD
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_ . Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 2 . SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 



\_\_\_\_\_  
**Signature of Commissioner/Department Head Sponsor**

07/25/2022

\_\_\_\_\_  
**Date**

August 9, 2022  
Resolution No.

**RESOLUTION AUTHORIZING** the Supervisor to execute an agreement for General Contracting services with J. Anthony Enterprises, Inc., as the contractor for General Contracting in connection with Phase II of the Rehabilitation of the Main Terminal Building at Long Island MacArthur Airport.

**WHEREAS**, the Town of Islip (“Town”) owns and operates Long Island Macarthur Airport (“the Airport”); and

**WHEREAS**, in embarking on a transformative stage of growth and to remedy ongoing operational and maintenance concerns in the main terminal building for future growth, replacement of baggage carousels and replacement of the existing vestibule doors is necessary to complete Phase II of the Rehabilitation of the Main Terminal Building (the “Project”); and

**WHEREAS**, the Department of Aviation and Transportation will submit an application to the Federal Aviation Administration (“FAA”) for funding of the costs through Airport Improvement Program (“AIP”) grants at the Airport based on the following allocation: 90% FAA; 5% New York State Department of Transportation (“NYSDOT”); and 5% Passenger Facility Charge (“PFC”); and

**WHEREAS**, compliance with Wick’s Law is required as the project cost will exceed Seven Million Dollars, and therefore, there will be a total of three contractors for this project consisting of Electrical, General Contracting, and HVAC; and

**WHEREAS**, the Department of Aviation and Transportation prepared and advertised a bid for Contract DAT 2022-001-GC, for General Contracting in connection with to Phase II of the Rehabilitation of the Main Terminal Building; and

**WHEREAS**, sealed bids were opened on April 21, 2022; and

**WHEREAS**, upon review of the bids, LoDuca Associates Inc., of 113 Division Ave, Blue Point, NY 11715, was the apparent low dollar bidder with a bid of \$7,209,452.00; and

**WHEREAS**, on June 14, 2022 the Town Board by Resolution No. 39 authorized the Supervisor to execute a contract with LoDuca Associates Inc to award the General Contracting contract in connection with Phase II of the Rehabilitation of the Main Term Building;

**WHEREAS**, LoDuca Associates Inc., has subsequently withdrawn its bid; and

**WHEREAS**, J. Anthony Enterprises, Inc. of 175 Engineers Road, Hauppauge, NY 11788 was the next apparent low bidder with a bid of \$7,225,500; and

**WHEREAS**, J. Anthony Enterprises, Inc. has been determined to be responsible; and

**NOW, THEREFORE**, on a motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Supervisor of the Town of Islip is hereby authorized to execute all documents necessary, subject to the approval of the Town Attorney, for the awarding of the General Contracting contract in connection with Phase II of the Rehabilitation of the Main Terminal Building at Long Island MacArthur Airport to J. Anthony Enterprises, Inc., in the amount of \$7,225,500.00.

**FURTHER RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the contract.

Upon a vote being taken, the result was:



General Contractors and Builders

TEL: # (631) 567-3144  
FAX # (631) 567-3371  
www.loducaassociates.com

113 Division Avenue, Blue Point, NY 11715

July 21, 2022

Robert Schneider, Deputy Airport Commissioner  
100 Arrival Avenue, Suite 100  
Ronkonkoma, NY 11779

Regarding: ISP Main Terminal Rehabilitation

Dear Mr. Commissioner

I am very sorry to have to, but I am withdrawing the bid of LoDuca Associates Inc for the above project. The time has expired for holding our bid and circumstances are forcing us to no longer be able to honor our proposal.

I am available to discuss this further if you think it would be helpful but the economic conditions, we are all facing has caused us to make this decision however painful it is. We know the team that the Airport has on the project would have made this one of the better ones we have been involved in but the financial aspect is one we can not, unfortunately, work within.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read "Richard LoDuca", is written over a horizontal line.

Richard LoDuca President

**Long Island MacArthur Airport (ISP)  
REHABILITATE MAIN TERMINAL BUILDING - BAGGAGE CLAIM & VESTIBULE DOORS**

**Bid Summary**

**Bids Opened: April 21, 2022 at 11:00 AM**

**AIP 3-36-0046-XXX-2022**

**GENERAL CONSTRUCTION**

CONTRACTOR	BASE BID	ADD ALT #1	ADD ALT #2	ADD ALT #3	TOTAL BID PRICE	
LODUCA	\$4,379,438.00	\$863,114.00	\$1,927,307.00	\$39,593.00	\$7,209,452.00	Withdrawn
<b>J. ANTHONY ENT</b>	<b>\$4,838,000.00</b>	<b>\$789,000.00</b>	<b>\$1,473,500.00</b>	<b>\$125,000.00</b>	<b>\$7,225,500.00</b>	<b>APPARENT LOW BID</b>
STALCO	\$5,462,000.00	\$970,000.00	\$2,080,000.00	\$21,000.00	\$8,533,000.00	
SJ HOERNING	\$5,380,000.00	\$1,030,000.00	\$2,300,000.00	\$50,000.00	\$8,760,000.00	
ENGINEER'S ESTIMATE					\$7,123,875.00	

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 24

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute all documents necessary to amend the concession agreement with ELRAC, LLC d/b/a Enterprise Rent-A-Car & National Car Rental.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Shelley LaRose**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to execute a First Amendment to the On Airport Rental Car Concession Agreement at Long Island MacArthur Airport between Town of Islip and ELRAC, LLC d/b/a Enterprise Rent-A-Car & National Car Rental to reflect the new square footage occupied by Enterprise, the new parking locations and related fees.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: Long Island MacArthur Airport
  3. Cost: N/A
  4. Budget Line: CT.0000.01772.02; CT.0000.01788.02
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 



\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

07/25/2022

\_\_\_\_\_  
Date

August 9, 2022  
Resolution No.

**WHEREAS**, the Town of Islip (the “Town”) owns and operates Long Island MacArthur Airport (the “Airport”); and;

**WHEREAS**, ELRAC, LLC d/b/a Enterprise Rent-A-Car & National Car Rental (“Enterprise”) is engaged in the business of renting vehicles and operates a rental car concession at the Airport; and

**WHEREAS**, the Town and Enterprise entered into an On Airport Rental Car Concession on September 1, 2019 (the “Concession Agreement”); and

**WHEREAS**, the Town on April 6, 2022 opened the new Transportation Facility at the Airport and all rental car concessionaires were relocated to the new facility; and

**WHEREAS**, the Town and Enterprise are now desirous of amending the Concession Agreement to reflect the new square footage occupied by Enterprise, the new parking locations and related fees; and

**NOW, THEREFORE** on motion of \_\_\_\_\_, seconded by be it hereby  
\_\_\_\_\_

**RESOLVED**, that the Supervisor is hereby authorized and directed to execute a First Amendment to the On Airport Rental Car Concession Agreement at Long Island MacArthur Airport between Town of Islip and ELRAC, LLC d/b/a Enterprise Rent-A-Car & National Car Rental to reflect the new square footage occupied by Enterprise, the new parking locations and related fees, in a form to be approved by the Town Attorney, on behalf of the Town of Islip.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 25

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute any and all documents necessary to award an agreement for electrical services to Haugland Energy LLC, as the electrical contractor in connection with Main Terminal Building MEP Upgrades at Long Island MacArthur Airport.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Shelley LaRose**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to award an agreement for electrical services to Haugland Energy LLC as the electrical contractor in connection with Main Terminal Building MEP Upgrades at Long Island MacArthur Airport (ISP), for a total contract amount of \$1,641,000.00.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: Long Island MacArthur Airport
  3. Cost: Not to exceed \$1,641,000.00.
  4. Budget Line: TBD
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 2 \_\_\_\_\_. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 



\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

07/25/2022

\_\_\_\_\_  
Date

August 9, 2022  
Resolution No.

**RESOLUTION AUTHORIZING** the Supervisor to award an agreement for electrical services to Haugland Energy LLC as the electrical contractor in connection with Main Terminal Building MEP Upgrades at Long Island MacArthur Airport.

**WHEREAS**, the Town of Islip (“Town”) owns and operates Long Island MacArthur Airport (“the Airport”); and

**WHEREAS**, in embarking on a transformative stage of growth and to remedy ongoing operational and maintenance concerns in the main terminal building for future growth, the work to be completed includes, but is not limited to, power for all mechanical equipment, power for all proposed plumbing equipment, replacement of existing Lobby air handling unit, installation of new 800 kVA generator and distribution for service to the Main Terminal Building and Maintenance Building generator work. (the “Project”); and

**WHEREAS**, the Department of Aviation and Transportation will submit an application to the Federal Aviation Administration (“FAA”) for funding of the costs through Airport Improvement Program (“AIP”) grants at the Airport based on the following allocation: 90% FAA; 5% New York State Department of Transportation (“NYSDOT”); and 5% Passenger Facility Charge (“PFC”); and

**WHEREAS**, compliance with Wick’s Law is required as the project cost will exceed Seven Million Dollars, and therefore, there will be a total of four contractors for this project consisting of Electrical, General Contracting, Plumbing and HVAC; and

**WHEREAS**, the Department of Aviation and Transportation prepared and advertised a bid for Contract DAT 2022-002-Elect, for Electrical in connection with Main Terminal Building MEP Upgrades; and

**WHEREAS**, sealed bids were opened on June 30, 2022; and

**WHEREAS**, upon review of the bids, Haugland Energy LLC located 336 S. Service Road, Melville, NY 11747, was the apparent low dollar bidder with a bid of \$1,641,000.00; and

**WHEREAS**, Haugland Energy LLC has been determined to be responsible; and

**NOW, THEREFORE**, on a motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_; be it

**RESOLVED**, that the Supervisor of the Town of Islip is hereby authorized to execute all documents necessary, subject to the approval of the Town Attorney, for the awarding of the electrical contract in connection with Main Terminal Building MEP Upgrades at Long Island MacArthur Airport to Haugland Energy LLC in the amount of \$1,641,000.00.

**FURTHER RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the contract.

Upon a vote being taken, the result was:

**Long Island MacArthur Airport (ISP)**  
**Rehab Main Terminal Building - MEP Upgrades**  
**Bid Summary**  
**Bids Opened: June 30, 2022 at 11:00 AM**  
**AIP 3-36-0046-XXX-2022**

**ELECTRICAL CONTRACTOR**

CONTRACTOR	ASE BID	ALLOWANCE	GENERATOR	TOTAL BID PRICE
COMMANDER ELECTRIC	\$1,075,000.00	\$175,000.00	\$635,000.00	\$1,885,000.00
ELDOR CONTRACTING	\$2,064,000.00	\$175,000.00	\$280,000.00	\$2,519,000.00
<b>HAUGLAND ENERGY</b>	<b>\$1,018,000.00</b>	<b>\$175,000.00</b>	<b>\$448,000.00</b>	<b>\$1,641,000.00</b>
LEB ELECTRIC	\$516,970.00	\$175,000.00	\$1,175,000.00	\$1,866,970.00
PALACE ELECTRIC	\$914,000.00	\$175,000.00	\$575,000.00	\$1,664,000.00
ENGINEER'S ESTIMATE	\$2,984,216.00	\$175,000.00	\$1,409,435.50	\$4,568,651.50

APPARENT LOW BID

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 26**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute any and all documents to execute an amendment to the On Airport Rental Car Concession Agreement at Long Island MacArthur Airport with Avis Budget Car Rental, LLC.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Shelley LaRose**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to execute a First Amendment to the On Airport Rental Car Concession Agreement at Long Island MacArthur Airport between Town of Islip and Avis Budget Car Rental, LLC to reflect the new square footage occupied by Avis, the new parking locations and related fees.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: Long Island MacArthur Airport
  3. Cost: N/A
  4. Budget Line: CT.0000.01772.02; CT.0000.01788.02
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_ . Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26 . SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 



\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

07/25/2022

\_\_\_\_\_  
Date

August 9, 2022  
Resolution No.

**WHEREAS**, the Town of Islip (the “Town”) owns and operates Long Island MacArthur Airport (the “Airport”); and;

**WHEREAS**, Avis Budget Car Rental, LLC (“Avis”) is engaged in the business of renting vehicles and operates a rental car concession at the Airport; and

**WHEREAS**, the Town and Avis entered into an On Airport Rental Car Concession on September 1, 2019 (the “Concession Agreement”); and

**WHEREAS**, the Town on April 6, 2022 opened the new Transportation Facility at the Airport and all rental car concessionaires were relocated to the new facility; and

**WHEREAS**, the Town and Avis are now desirous of amending the Concession Agreement to reflect the new square footage occupied by Avis, the new parking locations and related fees; and

**NOW, THEREFORE** on motion of \_\_\_\_\_, seconded by be it hereby

**RESOLVED**, that the Supervisor is hereby authorized and directed to execute a First Amendment to the On Airport Rental Car Concession Agreement at Long Island MacArthur Airport between Town of Islip and Avis Budget Car Rental, LLC to reflect the new square footage occupied by Avis, the new parking locations and related fees, in a form to be approved by the Town Attorney, on behalf of the Town of Islip.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 27

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into an Inter-municipal Agreement with the Village of Brightwaters wherein the Town will be reimbursed \$100 per hour in exchange for services provided by a Town of Islip Fire Marshal to the Village.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Anthony Prudenti**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Authorizing the Supervisor to enter into an Inter-municipal Agreement with the Village of Brightwaters, wherein the Village agrees to reimburse the Town of Islip for the cost of Fire Marshal services for a term of six (6) months with the option to renew for an additional six (6) months.

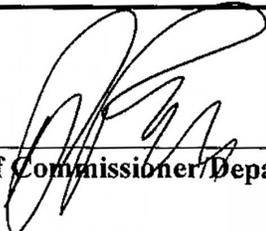
---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town Residents
  2. Site or location effected by resolution: Village of Brightwaters
  3. Cost: N/A
  4. Budget Line: N/A
  5. Amount and source of outside funding: N/A
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_ . Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26 . SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Signature of  Commissioner/Department Head Sponsor

Date 7/29/2022

**WHEREAS**, the Village of Brightwaters (“Village”) is in need of Fire Marshal services in order to perform on-site inspections at fires which occur within the Village and perform administrative functions including review of certain building permit applications and site plans; and

**WHEREAS**, the Town of Islip (“Town”) Fire Marshal’s office is capable of handling the aforementioned services for the Village; and

**WHEREAS**, the Town of Islip (“Town”) and the Village of Brightwaters (“Village”) are desirous to enter into an Inter-municipal Agreement in accordance with Section 119-o of the New York General Municipal Law to allow the Town Fire Marshal to perform services within the Village; and

**WHEREAS**, the Town, in exchange for reimbursement by the Village of \$100.00 per hour, will provide the services of a Town of Islip Fire Marshal to the Village for a maximum of five (5) hours per week unless exigent circumstances arise.

**NOW, THEREFORE**, on a motion by Councilperson \_\_\_\_\_, seconded by \_\_\_\_\_ Councilperson, be it

**RESOLVED**, that the Supervisor is hereby authorized to enter into an Inter-municipal Agreement, in a form subject to the approval of the Town Attorney, with the Village of Brightwaters, wherein the Town, in exchange for reimbursement by the Village of \$100.00 per hour, will provide the services of a Town of Islip Fire Marshal to the Village for a maximum of five (5) hours per week unless exigent circumstances arise for a term of six (6) months with the option to renew for an additional six (6) months.

UPON a vote being taken, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

No. 28

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute any documents necessary to apply for and accept Community Project Funding from the United States Department of Housing and Urban Development for the Town of Islip Sewer Extension Project in Central Islip.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Ela Dokonal**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

The resolution authorizes the Supervisor to execute any documents necessary to apply for and accept Community Project Funding from the United States Department of Housing and Urban Development for the "Town of Islip Sewer Extension Project" (a.k.a., the "Carleton Avenue Infrastructure Project") in Downtown Central Islip, the form and content of which shall be subject to the approval of the Town Attorney.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Residents and merchants of Central Islip
  2. Site or location effected by resolution: Downtown Central Islip
  3. Cost: \_\_\_\_\_
  4. Budget Line: To be determined by the Comptroller
  5. Amount and source of outside funding: U.S. Department of Housing and Urban Development
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 13 and 27. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

Ela Dokonal

Digitally signed by Ela Dokonal  
Date: 2022.07.27 13:23:27 -04'00'

7/27/2022

**Signature of Commissioner/Department Head Sponsor**

**Date**

**WHEREAS**, in the Consolidated Appropriations Act of 2022, P.L. 117-103 (the “Act”), the United States Congress made available “grants for the Economic Development Initiative for the purposes of Community Project Funding/Congressionally Directed Spending”; and

**WHEREAS**, Community Project Funding grant awards are administered by the Department of Housing and Urban Development (“HUD”); and

**WHEREAS**, on July 18, 2022, HUD informed the Town of Islip (the “Town”) that it would be eligible to receive Three Million Dollars (\$3,000,000.00) in Community Project Funding for the “Town of Islip Sewer Extension Project” (a.k.a., the “Carleton Avenue Infrastructure Project”), which will include the installation of three-quarters ( $\frac{3}{4}$ ) of a mile of sewer pipeline on the west side of Carleton Avenue, running from the existing Suffolk County Sewer District 3 connection at Walnut Street and proceeding north to Railroad Avenue; and

**WHEREAS**, by improving the capability, capacity, and sustainability of sewer systems in the downtown area of Central Islip, the Carleton Avenue Infrastructure project will attract businesses to the area that are reliant on sewer connectivity, thereby creating jobs and increasing financial investment in this historically underserved community; and

**WHEREAS**, the design, construction, and administration of sewer facilities in Suffolk County have traditionally been County functions, and on July 5, 2022, Suffolk County (the “County”) and the Town entered into an intermunicipal agreement (“IMA”) setting forth the parties’ respective responsibilities for completing the Carleton Avenue Infrastructure Project; and

**WHEREAS**, Section 3 of the IMA provides, “It is the intention of the Parties to apply for, receive and utilize all appropriate financial and other aid which can be effectively used for the completion of the Project”; and

**WHEREAS**, the Town Board wishes to apply for a Community Project Funding grant award from HUD for the Carleton Avenue Infrastructure project, which funding will be passed through to the County, and which will be used to expand sewer service in the downtown area of Central Islip in an effort to provide this historically underserved community with the means to grow, develop and prosper; and

**WHEREAS**, the Town of Islip’s Planning Division has prepared a Short Environmental Assessment Form for the Carleton Avenue Infrastructure project and has found that the action being authorized by this resolution is consistent with a Type II Action under the New York State Quality Review Act (“SEQRA”);

**NOW, THEREFORE**, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board of the Town of Islip hereby authorizes the Supervisor to execute any documents necessary to apply for and accept CPF grant funding from HUD for the Town of Islip Sewer Extension Project (a.k.a., the Carleton Avenue Infrastructure Project), the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries necessary to modify the budget in accordance with the terms of this resolution and any ensuing grant agreement; and be it further

**RESOLVED**, that the Town Board of the Town of Islip hereby determines that the action being authorized by this resolution is a Type II Action under 6 NYCRR Part 617.5(c) (13) and (27), since it involves preliminary planning and budgetary processes necessary to the formulation of a proposal for action, namely the extension of utility distribution facilities (i.e., sewer connections).

Upon a vote being taken, the result was:

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 29**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into a Professional Services Agreement with L.K. McLean Associates for On-Call Traffic Study Services for the Town of Islip.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Ela Dokonal**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

This resolution authorizes a Professional Services Agreement (PSA) for Traffic Services between the Town and LK McLean Associates for On-Call Traffic Study Services. Traffic study review by competent professionals is essential for adequate review of traffic impact studies in conjunction with the State Environmental Quality Review Act. LK McLean was determined to be the a responsible proposer and received the highest score in response to a Request for Proposal.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: \_\_\_\_\_
  2. Site or location effected by resolution: Townwide
  3. Cost: 2,250 per application review or \$185 per hour for non-application reviews.
  4. Budget Line: NA
  5. Amount and source of outside funding: Planning Department Application fees
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 27. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

8/03/2022  
\_\_\_\_\_  
Date

**WHEREAS**, the Town of Islip (“the Town”) advertised a Request for Proposals (“RFP”) for On-Call Traffic Study Services; and

**WHEREAS**, seven (7) traffic engineering firms submitted a response to the RFP (see Schedule A attached hereto); and

**WHEREAS**, a review committee was formed to review all proposals received in response to the RFP; and

**WHEREAS**, the review committee conducted a thorough review of all proposals received and recommends that the Town enter into a professional service agreement with L.K. McLean Associates, PC, 437 South Country Road, Brookhaven, NY 11719, which received the highest score pursuant to the rating system outlined in the Town’s RFP; and

**WHEREAS**, L.K. McLean Associates has been determined to be a responsible proposer who has the necessary qualifications and experience to conduct the services required by the RFP; and

**NOW, THEREFORE**, on motion of Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, be it

**RESOLVED**, that the Supervisor is hereby authorized to execute a professional service agreement with L.K. McLean Associates for On-Call Traffic Study Services for the Town of Islip, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries and budgetary amendments necessary in accordance with the terms of the agreement.

Upon a vote being taken, the result was \_\_\_\_\_.

## Schedule A

Firm	Total Points
LK McLean	97.00
Nelson & Pope	89.63
GPI	84.58
Dunne	80.23
NV5	72.98
LiRo	67.92
M & J	60.92

**MEMORANDUM FROM:  
OFFICE OF THE TOWN ATTORNEY**

**No. 30**

TO: SUPERVISOR ANGIE M. CARPENTER  
COUNCILMAN JOHN C. COCHRANE, JR.  
COUNCILWOMAN MARY KATE MULLEN  
COUNCILMAN JAMES P. O'CONNOR  
COUNCILMAN JORGE C. GUADRÓN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board approval to amend the previously approved ARPA projects that will be funded using the "Lost Revenue" portion of the SLRFF funding.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

**Joseph Ludwig**

IF YOU HAVE ANY COMMENTS, PLEASE ADVISE AS SOON AS POSSIBLE.

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK  
JOSEPH LUDWIG, COMPTROLLER  
TRACEY KRUT, CHIEF OF STAFF

**TOWN OF ISLIP  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

---

**INSTRUCTIONS:** All submissions for placement on the Town Board Meeting agenda must be accompanied by a sponsor's memorandum, which shall be the covering document. All agenda submissions shall be reported to the Town Attorney no later than 14 days prior to the scheduled Town Board meeting.

---

**PURPOSE:** Describe the essence of the attached resolution and give a brief background. Explain any policy implications, whether this item has previously been before the Board, and if any similar resolutions have previously been passed or denied by the Board.

Resolution will amend the approved ARPA projects that will be funded using the "Lost Revenue" portion of the SLRFF funding.

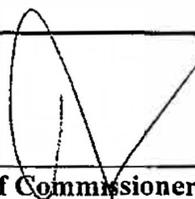
---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Townwide
  2. Site or location effected by resolution: Various
  3. Cost: \$-0-
  4. Budget Line: To be determined by Comptroller
  5. Amount and source of outside funding: ARPA funding
- 

**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- Type 1 action under 6 NYCRR, Section 617.4(b), number \_\_\_\_\_. Full EAF required.
- Type 2 action under 6 NYCRR, Section 617.5(c), number 26. SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 

  
\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

8/3/22

\_\_\_\_\_  
Date

WHEREAS, the American Rescue Plan Act (ARPA) of 2021 was signed into law by President Biden on March 11, 2021, establishing the Coronavirus State and Local Fiscal Recovery Fund (SLFRF funds) program, which is intended to provide support to local governments in responding to the impact of COVID-19 and in their efforts to contain COVID-19 within their communities, residents and businesses; and

WHEREAS, the U.S. Treasury has published a detailed set of rules describing eligible uses of SLFRF funds, which provides substantial flexibility for each jurisdiction to meet local needs within the following four separate eligible use categories: (1) to replace lost revenue due to the COVID-19 public health emergency; (2) to respond to the public health and economic impacts of COVID-19; (3) to provide premium pay to eligible workers; or (4) to invest in water, sewer, or broadband infrastructure; and

WHEREAS, on July 20, 2021, the Town Board of the Town of Islip accepted the SLFRF funds, as provided by ARPA, to be used in a manner consistent with the Department of Treasury's guidance; and

WHEREAS, on April 5, 2022, the Town Board approved various amendments to the projects to be funded via SLFRF funds; and

WHEREAS, based on bid opening prices, the previously approved listing needs to be amended; and

WHEREAS, the Parks and Recreation Commissioner recommends the following adjustments to that plan:

<u>Project Description</u>	<u>Original Authorization</u>	<u>Adjustment</u>	<u>Revised Authorization</u>
Turf Fields;			
Brookwood Hall Fields	\$ 1,325,000	\$ (175,000)	\$ 1,150,000
401 Main St. Fields	1,325,000	175,000	1,500,000

NOW, THEREFORE, on a motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Town Board hereby authorizes the following amendments to the previously approved use of Town's SLFRF funds:

<u>Project Description</u>	<u>Original Authorization</u>	<u>Adjustment</u>	<u>Revised Authorization</u>
Turf Fields;			
Brookwood Hall Fields	\$ 1,325,000	\$ (175,000)	\$ 1,150,000
401 Main St. Fields	1,325,000	175,000	1,500,000

FURTHER RESOLVED, that the comptroller is hereby authorized to make any and all budgeting adjustments necessary to effectuate this resolution.