

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

**No. 1**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**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

September 14, 2021

Agenda

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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 **August 10, 2021**.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Whitney Court Plaza, LLC**. Consenting to the sale of Court Plaza Senior Residences. (0500-20700-0100-051019). Located at 1 Hoppen Drive, Central Islip.
4. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Venture One Development Services, LLC**. (0500-14600-0100-001000). Located at 2950 Veterans Memorial Highway, Bohemia.
5. To consider the adoption of a Resolution between the Town of Islip Industrial Development Agency **Ruby Has, LLC 2015 Facility**. Consenting to sale of 5 Inez Drive, Bay Shore. (0500-20000-0200-062001). Located at 5 Inez Drive, Bay Shore.
6. To consider the adoption of a Resolution between the Town of Islip Industrial Development Agency and **46 Windsor, LLC 2019 Facility**. Consenting to an increase in mortgage exemption and financing. (0500-100000-0200-081009). Located at 46-48 Windsor Place, Central Islip.
7. To consider the adoption of a Resolution between the Town of Islip Industrial Development Agency and **CIVF-V-NY1WO2, LLC/Wesco, LLC 2021 Facility** to allow for a restructuring of ownership. (0500-03800-0200-02000 & 022000). Located at 500 Prime Place, Hauppauge.
8. To consider the adoption of a Resolution between the Town of Islip Industrial Development Agency and **CIVF-V-NY1WO3, LLC/PODS Enterprises, LLC 2021 Facility** to authorize, refinance and consent to restructuring of ownership. (0500-03800-0200-02000 & 022000). Located at 555 Prime Place, Hauppauge.
9. To consider the adoption of a Resolution between the Town of Islip Industrial Development Agency and **Gull Haven Commons, LLC 2018 Facility** to authorize consent to an increase of mortgage financing. (0500-165001300-02004). Located at Carleton Avenue and Sunburst Blvd, Central Islip.
10. To consider the adoption of a Resolution between the Town of Islip Industrial Development Agency and **Bay Shore Senior Residence, LLC 2019 Facility**. To authorize the release of an 8,000 SF portion of the building for a not-for-profit community center. (0500-39300-0200-072000), (0500-393000200-071000), (0500-39300-0200-072005). Located at 28, 32, 34 Park Avenue, Bay Shore.
11. To consider **any other business** to come before the Agency.



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY

August 10, 2021

Meeting Minutes

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1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by Chairwoman Angie M. Carpenter and seconded by Councilman James P. O'Connor, said motion was approved 5-0.

Members Angie M. Carpenter, Councilman John C. Cochrane Jr., Councilwoman Mary Kate Mullen, Councilwoman Trish Bergin Weichbrodt and Councilman James P. O'Connor 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 **July 20, 2021**. On a motion by Councilman John C. Cochrane Jr., and seconded by Councilwoman Trish Bergin Weichbrodt, said motion approved 5-0.
3. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **Qosina Corp., 2021**. (0500-10600-0100-007005). Located at 2002-Q Orville Drive North, Ronkonkoma. On a motion by Councilman James P. O'Connor and seconded by Councilwoman Trish Bergin Weichbrodt, said motion approved 5-0.
4. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **5150 Vets Highway, LLC**. (0500-21700-0200-005006). Located at 5150 Vets Highway, Holbrook. On a motion by Councilman John C. Cochrane Jr., and Councilwoman Mary Kate Mullen, said motion approved 5-0.
5. To consider the adoption of a Resolution between the Town of Islip Industrial Development Agency and **Brothers Duo 3, LLC/SUSA Soccer Training, LLC 2018 Facility**. A resolution asking the Agency, subject to consent by Company, Brothers Duo 3, LLC, to consent to the placement of certain covenants and restrictions on a portion of the Company's 24-acre parcel of land located on the West Side of Carleton Avenue and the North and South Side of DPW Drive in Central Islip. On a motion by Councilman James P. O'Connor and Councilwoman Mary Kate Mullen, said motion approved 5-0.
6. To consider **any other business** to come before the Agency. There being none, the meeting adjourned by a motion from Councilwoman Trish Bergin Weichbrodt and seconded by Councilwoman Mary Kate Mullen.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

**AGENDA ITEM #3**

**TYPE OF RESOLUTION: INDUCEMENT RESOLUTION**

**COMPANY: WHITNEY COURT PLAZA, LLC**

**PROJECT LOCATION: 1 HOPPEN DRIVE, CENTRAL  
ISLIP**

**JOBS (RETAINED/CREATED): RETAINED - 02 -  
CREATE - 01 -**

**INVESTMENT: \$29,200,000.00**

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPROVING THE ASSIGNMENT AND ASSUMPTION OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY TO WHITNEY COURT PLAZA, LLC, A NEW YORK LIMITED LIABILITY COMPANY OR ANOTHER ENTITY FORMED OR TO BE FORMED BY WHITNEY COURT PLAZA, LLC, OR THE PRINCIPALS THEREOF AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING THE FACILITY AND APPROVING THE FORM, SUBSTANCE AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

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 has previously provided its assistance Court Plaza Senior Apartments, L.P., a limited partnership duly organized and validly existing under the laws of the State of New York (the “**Original Company**”), in connection with the (a) the acquisition of an approximately 9 acre parcel of land located at One Hoppen Drive, Central Islip, Town of Islip, Suffolk County, New York (the “**Land**”), the construction, renovation and equipping of an approximately 180,000 square foot building located thereon (the “**Improvements**”), and used as an approximately one hundred forty-eight (148) unit affordable senior citizen housing community (the “**Facility**”); and

WHEREAS, in order to finance the costs of the acquisition, construction and equipping of the Facility, the Agency issued its Industrial Development Revenue Bonds, Series 2001 (Court Plaza Senior Apartments, L.P. Facility) (the “**Bonds**”) in the aggregate amount of \$15,000,000, on December 31, 2001; and

WHEREAS, in order to secure the Bonds, the Agency took title to the Facility pursuant to a certain Bargain and Sale Deed, from Courthouse Corporate Center, LLC, a New York limited liability company, to the Agency (the “**Deed**”), dated February 28, 2001; and

WHEREAS, the Agency sold the Facility to the Company, pursuant to the terms of an Installment Sale Agreement, dated as of December 1, 2001, as amended and restated as of April 26, 2002, and further amended and restated as of February 10, 2014 (collectively, the “**Installment Sale Agreement**”), between the Agency and the Company; and

WHEREAS, the Agency and the Company entered into a Payment-in-Lieu-of-Tax Agreement, dated as of August 1, 2003, amended and restated as of February 1, 2006, and

further amended and restated as of February 1, 2014 (collectively, the “**PILOT Agreement**”), whereby the Agency set forth terms and conditions regarding the Company’s payments of amounts in lieu of real property taxes; and

WHEREAS, in connection with the acquisition, construction and equipping of the Facility, the Issuer, the Bond Purchaser and Custodian and the Company have previously entered into an Environmental Compliance and Indemnification Agreement, dated as of December 1, 2001, as amended and restated as of April 26, 2002, and as further amended and restated as of February 1, 2014 (collectively, the “**Environmental Compliance and Indemnification Agreement**”), wherein the Company agreed to comply with and indemnify the Issuer for liability in connection with certain environmental matters; and

WHEREAS, in connection with the Second Amended and Restated PILOT Agreement, the Agency and the Company entered into a certain Recapture Agreement, dated as of February 1, 2014 (the “**Recapture Agreement**”), between the Agency and the Company; and

WHEREAS, Whitney Court Plaza, LLC a limited liability company or another entity formed or to be formed by Whitney Court Plaza, LLC, or the principals thereof (collectively, the “**Assignee**”) has requested the Agency’s consent to the assignment by the Original Company of all of its rights, title, interest and obligations under the PILOT Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement, and certain other agreements in connection with the Facility to, and the assumption by, the Assignee of all of such rights, title, interest and obligations of the Original Company, and the release of the Original Company from any further liability with respect to the Facility subject to certain requirements of the Agency; and

WHEREAS, the Assignee entered into a Purchase and Sale Agreement (the “**PSA**”) on June 18, 2021 with the Original Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Assignee in connection with the Facility, in the form of exemptions from mortgage recording taxes, exemptions from sales and use taxes, and abatement of real property taxes, consistent with the policies of the Agency, 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 made a determination for financial assistance in the form of exemptions from mortgage recording taxes, exemptions from sales and use taxes, and continued and extended abatement

of real property taxes which financial assistance will not be approved until after the Hearing; 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 could be heard; and

WHEREAS, notice of the Hearing will be given and such notice (together with proof of publication) is in substantially in the form annexed hereto as Exhibit A; and

WHEREAS, the minutes of the Hearing are or will be substantially in the form annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Assignee and to representations by the Assignee that the proposed transaction is necessary to maintain the competitive position of the Assignee in its industry; 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 Assignee 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 Assignee and the Original Company have agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transaction contemplated by the assignment of the Facility from the Original Company to the Assignee and the continued leasing of the Facility by the Agency to the Assignee; and

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 New Company and reviewed by the Agency and other representations and information furnished by the New Company regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, equipping and operation of the Facility is a Type II action under SEQR and therefore, does not require further environmental review.

Section 2. The assignment and assumption of the Facility by the Assignee, the subleasing of the Facility to the Assignee 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 subject to the provisions of this resolution, the same is, therefore, approved.

Section 3. Final authorization of the Assignment and Assumption and the provision of financial assistance in the form of exemptions from mortgage recording taxes, exemptions from sales and use taxes, and continued abatement of real property taxes shall not occur until after the Hearing.

Section 4. The Assignee is hereby notified that it will be required to comply with Section 875 of the Act. The Assignee 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 Assignee and the Agency. The Assignee is further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Assignee as agent 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.

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 Assignee, 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 Assignee. The Assignee shall 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.



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 September 14, 2021.

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Assistant Secretary

EXHIBIT A

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NOTICE OF PUBLIC HEARING

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**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 (the "Agency") on the \_\_\_ day of \_\_\_\_\_, 2021, 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:

The Agency has previously provided its assistance Court Plaza Senior Apartments, L.P., a limited partnership duly organized and validly existing under the laws of the State of New York (the "**Original Company**"), in connection with the (a) the acquisition of an approximately 9 acre parcel of land located at One Hoppen Drive, Central Islip, Town of Islip, Suffolk County, New York (the "**Land**"), the construction, renovation and equipping of an approximately 180,000 square foot building located thereon (the "**Improvements**"), and used as an approximately one hundred forty-eight (148) unit affordable senior citizen housing community (the "**Facility**").

The Agency, on December 31, 2001, issued the Bonds in an aggregate amount of \$15,000,000 in order to finance the costs of the acquisition, construction and equipping of the Facility.

In order to secure the Bonds, the Agency took title to the Facility pursuant to a certain Bargain and Sale Deed, from Courthouse Corporate Center, LLC, a New York limited liability company, to the Agency ("the Deed"), dated February 28, 2001; and

The Agency sold the Facility to the Company, pursuant to the terms of an Installment Sale Agreement, dated as of December 1, 2001, as amended and restated as of April 26, 2002, and further amended and restated as of February 1, 2014 (collectively, the "**Installment Sale Agreement**"), between the Agency and the Company.

The Agency and the Company have entered into a Payment-in-Lieu-of-Tax Agreement, dated as of August 1, 2003, amended and restated as of February 1, 2006, and further amended and restated as of February 1, 2014 (collectively, the "**PILOT Agreement**"), whereby the Agency set forth terms and conditions regarding the Company's payments of amounts in lieu of real property taxes.

Whitney Court Plaza, LLC a limited liability company or another entity formed or to be formed by Whitney Court Plaza, LLC, or the principals thereof (collectively, the "**Assignee**") has requested the Agency's consent to the assignment by the Original Company of all of its rights, title, interest and obligations under the PILOT Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement, and certain other agreements in connection with the Facility to, and the assumption by, the

Assignee of all of such rights, title, interest and obligations of the Original Company, and the release of the Original Company from any further liability with respect to the Facility subject to certain requirements of the Agency.

The Agency contemplates that it will provide financial assistance to the Assignee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes, and continued and extended abatement of real property taxes pursuant to terms of a certain Lease and Project Agreement, dated a date to be determined, between the Agency and the Assignee, all consistent with the uniform tax exemption policies (“**UTEP**”) 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 Assignee 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: September \_\_\_, 2021

TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY

By: John G. Walser

Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON  
SEPTEMBER 14, 2021 at \_\_:\_\_ A.M.

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY  
(WHITNEY COURT PLAZA, LLC 2021 FACILITY)

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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:

The Agency has previously provided its assistance Court Plaza Senior Apartments, L.P., a limited partnership duly organized and validly existing under the laws of the State of New York (the “**Original Company**”), in connection with the (a) the acquisition of an approximately 9 acre parcel of land located at One Hoppen Drive, Central Islip, Town of Islip, Suffolk County, New York (the “**Land**”), the construction, renovation and equipping of an approximately 180,000 square foot building located thereon (the “**Improvements**”), and used as an approximately one hundred forty-eight (148) unit affordable senior citizen housing community (the “**Facility**”).

The Agency, on December 31, 2001, issued the Bonds in an aggregate amount of \$15,000,000 in order to finance the costs of the acquisition, construction and equipping of the Facility.

In order to secure the Bonds, the Agency took title to the Facility pursuant to a certain Bargain and Sale Deed, from Courthouse Corporate Center, LLC, a New York limited liability company, to the Agency (“the Deed”), dated February 28, 2001; and

The Agency sold the Facility to the Company, pursuant to the terms of an Installment Sale Agreement, dated as of December 1, 2001, as amended and restated as of April 26, 2002, and further amended and restated as of February 1, 2014 (collectively, the “**Installment Sale Agreement**”), between the Agency and the Company.

The Agency and the Company have entered into a Payment-in-Lieu-of-Tax Agreement, dated as of August 1, 2003, amended and restated as of February 1, 2006, and further amended and restated as of February 1, 2014 (collectively, the “**PILOT**”).

**Agreement**”), whereby the Agency set forth terms and conditions regarding the Company’s payments of amounts in lieu of real property taxes.

Whitney Court Plaza, LLC a limited liability company or another entity formed or to be formed by Whitney Court Plaza, LLC, or the principals thereof (collectively, the “**Assignee**”) has requested the Agency’s consent to the assignment by the Original Company of all of its rights, title, interest and obligations under the PILOT Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement, and certain other agreements in connection with the Facility to, and the assumption by, the Assignee of all of such rights, title, interest and obligations of the Original Company, and the release of the Original Company from any further liability with respect to the Facility subject to certain requirements of the Agency.

The Agency contemplates that it will provide financial assistance to the Assignee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes, and continued and extended abatement of real property taxes pursuant to terms of a certain Lease and Project Agreement, dated a date to be determined, between the Agency and the Assignee, all consistent with the uniform tax exemption policies (“**UTEP**”) 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 the \_\_ day of September 2021, at [\_\_\_\_\_] a.m., local time, 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 September \_\_, 2021.

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Assistant Secretary

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

**AGENDA ITEM #4**

**TYPE OF RESOLUTION: INDUCEMENT RESOLUTION**

**COMPANY: VENTURE ONE DEVELOPMENT SERVICES,  
LLC.**

**PROJECT LOCATION: 2950 VETERANS MEMORIAL  
HIGHWAY, BOHEMIA**

**JOBS (RETAINED/CREATED): RETAINED - 00 -  
CREATE - 25 -**

**INVESTMENT: \$24,548,000.00**

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING VENTURE ONE DEVELOPMENT SERVICES, LLC, A LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF THE FOREGOING AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING THE FACILITY, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY.

WHEREAS, Venture One Development Services, LLC an Illinois limited liability company, on behalf of itself and/or the principals of Venture One Development Services, 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 9.78 acre parcel of land located at 2950 Veterans Memorial Highway, Bohemia, New York 11716 (the "**Land**"), the demolition of an approximately 85,000 square foot existing building thereon and the construction and equipping thereon of an approximately 121,846 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 will acquire a leasehold interest in the Land and the Improvements and title to the Equipment and will sublease the Facility to the Company, 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 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 contemplates that it will provide financial assistance to the Company, in the form of exemptions from mortgage recording taxes, exemptions from sales and use taxes and abatement of real property taxes on the Facility, consistent with the policies of the Agency, 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, 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 made a determination for 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 are or will be annexed hereto as Exhibit B; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed financial assistance is either an inducement to the Company to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company in its industry; 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 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 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, construction, demolition, 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. The acquisition, construction and equipping of the Facility by the Agency, the subleasing and leasing of the Facility to the Company and the provision of financial assistance on the Facility 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, construct and equip the Facility, and (ii) lease and sublease the Facility to the Company.

Section 4. 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 and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency. 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 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 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 transactions 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 (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. The Company shall 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 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 September 14, 2021, at \_\_\_\_\_ .m., local time, at Islip Town Hall, 655 Main Street, Islip, New York, 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 are 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 September 14, 2021.

---

Assistant Secretary

EXHIBIT A

---

NOTICE OF PUBLIC HEARING

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**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 (the “Agency”) on the \_\_\_ day of \_\_\_\_\_, 2021, 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:

Venture One Development Services, LLC an Illinois limited liability company, on behalf of itself and/or the principals of Venture One Development Services, 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 9.78 acre parcel of land located at 2950 Veterans Memorial Highway, Bohemia, New York 11716 (the “**Land**”), the demolition of an approximately 85,000 square foot existing building located thereon and the construction and equipping thereon of an approximately 121,846 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**”). The Facility will be initially owned, operated, and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in connection with the Project and consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Project’s exemptions from sales and use taxes and abatement of real property taxes.

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: \_\_\_\_\_, 2021

TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY

By: John G. Walser  
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON  
SEPTEMBER [ ], 2021

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY  
(VENTURE ONE DEVELOPMENT SERVICES, LLC 2021 FACILITY)

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

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

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:

Venture One Development Services, LLC an Illinois limited liability company, on behalf of itself and/or the principals of Venture One Development Services, 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 9.78 acre parcel of land located at 2950 Veterans Memorial Highway, Bohemia, New York 11716 (the “**Land**”), the demolition of an approximately 85,000 square foot building thereon and the construction and equipping thereon of an approximately 121,846 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**”). The Facility will be initially owned, operated, and/or managed by the Company.

The Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment and will lease and sublease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes and sales and use taxes and abatement of real property taxes on the Facility, all consistent with the policies of the Agency.

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:

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

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 the \_\_\_ day of September 2021, at [\_\_\_\_\_] a.m., local time, 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 September \_\_, 2021.

\_\_\_\_\_

Assistant Secretary

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

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**AGENDA ITEM #5**

**TYPE OF RESOLUTION: RESOLUTION CONSENTING TO  
THE SALE OF LAND**

**COMPANY: RUBY HAS, LLC.**

**PROJECT LOCATION:**

**JOBS (RETAINED/CREATED): RETAINED - N/A -  
CREATE - N/A -**

**INVESTMENT: \$N/A**

Date: September 14, 2021

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at 40 Nassau Avenue, Islip, New York 11751 on the 14th day of September, 2021 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 consenting to the sale of the land by the owner relating to the Agency’s Ruby Has LLC 2015 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 CONSENTING TO THE SALE OF THE LAND BY THE OWNER RELATING TO THE RUBY HAS LLC 2015 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 assisted in the acquisition of a leasehold interest in an approximately 93,752 square foot building (the “**Premises**”) located on an approximately 6.3 acre parcel of land located at 5 Inez Drive, Bayshore, New York (the “**Land**”) and the renovation of the Premises (the “**Improvements**”), and the equipping and furnishing thereof, including, but not limited to the acquisition of technical equipment, office furniture and the acquisition and installation of a conveyor system, warehouse racking, hi-lo and fork lifts (collectively, the “**Equipment**”, and together with the Premises, and the Improvements, the “**Facility**”), all to be leased and subleased by the Agency to Ruby Has LLC, a limited liability company organized and existing under the laws of the State of New York (the “**Company**”), and used by the Company in its business as a fulfillment, picking and packaging center for E-commerce companies including such items as watches, accessories, apparel and eyewear (the “**Project**”); and

WHEREAS, the Land was originally leased by Adscott Realty Co., a general partnership organized and existing under the laws of the State of New York (the “**Original Owner**”) to Prestigeline, Inc., a business corporation organized and existing under the laws of the State of New York (the “**Landlord**”) pursuant to a certain Agreement of Lease, dated as of December 11, 1993, as amended by that certain First Amendment to Lease, dated as of December 21, 1993, that Second Amendment to Lease, dated as of October 1, 1994, that Third Amendment to Lease, dated as of June 12, 1995, as amended by a Fourth Amendment to Lease, dated November 1, 2012, as amended by an Amendment to Lease, dated February 13, 2015 (collectively, the “**Ground Lease**”), by and between the Owner and the Landlord; and

WHEREAS, the Landlord previously subleased the Premises and the Improvements to the Company pursuant to a certain Agreement of Lease, dated November, 2014, as amended by that certain First Amendment to Lease, dated February 13, 2015 (collectively, the “**Agreement of Lease**”), between the Landlord and the Company; and

WHEREAS, the Company subleased the Land and the Improvements to the Agency pursuant to a certain Company Lease Agreement, dated as of February 1, 2015 (the “**Company Lease**”), by and between the Company, as lessor and the Agency, as lessee, and

WHEREAS, the Agency is sub-subleasing the Facility to the Company pursuant to a certain Lease Agreement, dated as of February 1, 2015 (the "**Lease Agreement**"), by and between the Agency, as sublessor and the Company, as sublessee; and

WHEREAS, the Agency has been notified that the Owner intends to sell its fee interest in the Land (the "**Sale**") to AG-MRA Inez, LLC, a Delaware limited liability company ("**New Owner**"); and

WHEREAS, the New Owner will continue to sublease the Premises and the Improvements to the Company pursuant to a certain Second Amendment of Lease, dated a date to be determined (the "**Second Amendment of Lease**"), between the New Owner and the Company; and

WHEREAS, the Agency and the Company will enter into a Letter Agreement, dated a date to be determined (the "**Letter Agreement**"), between the Agency and the Company and consented to by the New Owner and such other documents upon advice of counsel, in both form and substance, as may be reasonably required to, among other things, update Schedule A of the Lease Agreement as to certain defined terms; and

WHEREAS, the Agency will consent to the sale by the Original Owner of the Land pursuant to this resolution and the Letter 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 Sale relating to 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 Facility preserves the public purposes of the Act by increasing the number of private sector jobs in the Town of Islip.
- (d) The continued subleasing 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, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

- (e) The Lease Agreement and the Letter Agreement 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
- (f) It is desirable and in the public interest for the Agency to consent to the Sale and the continued subleasing of the Facility to Company; and
- (g) The Letter Agreement will be an effective instrument whereby the Agency will consent to the Sale of the Land; and
- (h) Based upon representations of the Company and its counsel, 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.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the Sale and the amendment of defined terms as found in Schedule A of the Lease Agreement, pursuant to the Letter Agreement, and (ii) execute, deliver and perform the Letter Agreement.

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 Letter Agreement, and such other related documents as may be necessary or appropriate to effect the Sale.

Section 4. The form and substance of the Letter Agreement and any additional documents as may be required are hereby approved.

Section 5.

(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 Letter Agreement and 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, 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 6. Subject to the provisions of this resolution and the Lease Agreement, as assigned, 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 7. Any expenses incurred by the Agency with respect to the assignment of the Facility shall be paid by the Company. The Company has agreed to pay such expenses and further shall 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 sale of the Land by the Owner of 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 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 14th day of September, 2021, 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 14th day of September, 2021.

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

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

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**AGENDA ITEM #6**

**TYPE OF RESOLUTION: RESOLUTION CONSENTING TO  
A MORTGAGE INCREASE, EXEMPTION & FINANCING**

**COMPANY: 46 WINDSOR, LLC.**

**PROJECT LOCATION: 46 WINDSOR PLACE,**

**JOBS (RETAINED/CREATED): RETAINED - N/A -  
CREATE - N/A -**

**INVESTMENT: \$N/A**

Date: September 14, 2021

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at 40 Nassau Avenue, Islip, New York 11751 on the 14th day of September, 2021 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 a mortgage financing and the execution of related loan documents in connection with a certain industrial development facility more particularly described below (46 Windsor LLC 2019 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 46 WINDSOR LLC 2019 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 the same 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 certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency previously provided its assistance to 46 Windsor LLC, a limited liability company organized and existing under the laws of the State of New York (the “**Company**”), in connection with the acquisition of an approximately 3.10 acre parcel of land located at 46-48 Windsor Place, Central Islip, New York (the “**Land**”), the construction and equipping of an approximately 20,842 square foot building to be located on 46 Windsor Place, Central Islip and an approximately 22,102 square foot building to be located on 48 Windsor Place, Central Islip, for a total of approximately 42,944 square feet and containing approximately 31 multi-tenant industrial units, and the acquisition and installation therein of certain equipment and personal property (the “**Improvements**” and “**Equipment**”; and, together with the Land, the “**Facility**”), which Facility is used by the Company as a multi-tenant industrial/office space to be leased to commercial tenants for use by small industrial, service and research and development companies in their respective industries (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 July 1, 2019 (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 July 1, 2019 (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, by resolution dated April 16, 2019 (the “**Authorizing Resolution**”), the Agency approved certain financial benefits to the Company including exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$3,200,000 but not to exceed \$3,500,000 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 Benefit**”); and

WHEREAS, to date the Company has not used the approved Mortgage Benefit; and

WHEREAS, the Company has now requested that the Agency consent to enter into a mortgage with JPMorgan Chase Bank, or such other lender or lenders (the “**Lender**”) to provide security for a loan with respect to the Facility in an approximate principal amount estimated to be \$4,300,000 but not to exceed \$4,500,000 (the “**Loan**”); and

WHEREAS, the Company has submitted a request that the Agency approve an increase in the Mortgage Benefit in order to exempt from mortgage recording taxes one or more mortgages securing an amount presently estimated to be \$4,300,000 but not to exceed \$4,500,000 corresponding to mortgage recording tax exemptions presently estimated to be \$32,250, but not to exceed \$33,750, 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 (the “**Loan Documents**”); 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 Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transactions contemplated by the financing or refinancing of the Facility and the continued leasing and subleasing 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 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 Benefit to exempt one or more mortgages securing an amount presently estimated to be \$4,300,000 but not to exceed \$4,500,000 corresponding to mortgage recording tax exemptions presently estimated to be \$32,250, but not to exceed \$33,750, 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 "**Mortgage**"), (iii) execute, deliver and perform the Mortgage, and (iv) execute, deliver and perform the 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 Loan Documents and the 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 Mortgage and 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.

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 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 14th day of September, 2021, 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 14th day of September, 2021.

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

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

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**AGENDA ITEM #7**

**TYPE OF RESOLUTION:** RESOLUTION TO ALLOW  
RESTRUCTURE OF OWNERSHIP

**COMPANY:** CIVF-V-NY1W02, LLC/Wesco, LLC  
2021 Facility

**PROJECT LOCATION:** 500 PRIME PL, HAUPPAUGE

**JOBS (RETAINED/CREATED):** RETAINED - N/A -  
CREATE - N/A -

**INVESTMENT:** \$N/A

Date: September 14, 2021

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at Islip Town Hall, 655 Main Street, Islip, New York, on the 14th day of September, 2021, 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 an ownership restructuring and the execution of related documents in connection with a certain industrial development facility more particularly described below (CIVF V-NY1W02, LLC/Wesco, LLC 2021 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 CONSENTING TO AN OWNERSHIP RESTRUCTURING AND NAME CHANGE AND THE EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION THEREWITH FOR THE CIVF V-NY1W02, LLC/WESCO, LLC 2021 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 the same 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 certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency previously provided its assistance to the Prime Eleven, LLC, a New York limited liability company (the “**Original Company**” and “**Assignor**”) and Jaarf Realty Corp., a New York business corporation (“**Jaarf**”), consisting of the acquisition, environmental remediation, infrastructure development and eventual leasing of an approximately 10.8709 acre parcel of land located at Prime Place (Edison Avenue off Motor Parkway and formerly known as “**Watch Hill Site**”), Hauppauge, Town of Islip, Suffolk County, New York (Tax Map Nos. District 0500, Section 38, Block 2, part of Lot 20.7 and District 0500, Section 53, Block 1, Lots 20 and 22) (the “**Original Land**”), to be used by the Original Company and Jaarf for future industrial and economic development purposes (the “**Original 2006 Facility**”); and

WHEREAS, the Original Company and Jaarf previously leased the Original 2006 Facility to the Agency pursuant to and in accordance with a certain Company Lease Agreement, dated as of January 1, 2006 (the “**Original 2006 Company Lease**”), among the Original Company, Jaarf and the Agency, a memorandum of which such Original 2006 Company Lease was recorded in the Suffolk County Clerk’s office on February 28, 2006, in Liber 12438 of Deeds, page 123; and

WHEREAS, the Agency previously subleased the Original 2006 Facility to the Original Company and Jaarf pursuant to and in accordance with a certain Lease Agreement, dated as of January 1, 2006 (the “**Original 2006 Lease Agreement**”), among the Agency, the Original Company and Jaarf, a memorandum of which such Original 2006 Lease Agreement was recorded in the Suffolk County Clerk’s office on February 28, 2006, in Liber 12438 of Deeds, Cp 126; and

WHEREAS, the Agency, the Original Company and Jaarf previously agreed to release a parcel of land from the Original 2006 Facility pursuant to a certain Amendment and Modification Agreement, dated June 13, 2006 (the “**Amendment to 2006 Facility**”), among the Agency, the Original Company and Jaarf, which Amendment to 2006 Facility amended the Original 2006 Company Lease and the Original 2006 Lease Agreement to release the

Triangle Piece (as defined in the Amendment), and which Amendment was recorded in the Suffolk County Clerk's office on June 14, 2006, in Liber 12455 of Deeds, Cp 252; and

WHEREAS, the Original Company and Jaarf previously requested that the Agency consent to a development plan for the Original 2006 Facility, as amended, and the Agency agreed to enter into certain real estate transactions in order to subdivide the Original Facility, as amended, for the future construction and equipping of three (3) industrial buildings to be located thereon which subdivision created three (3) new parcels of land described in part as follows: (i) Lot A was to consist of approximately 6.63 acres of land ("**Lot A**"), (ii) Lot B was to consist of approximately 1.48 acres of land ("**Lot B**"), and (iii) Lot C was to consist of approximately 2.69 acres of land ("**Lot C**"; and collectively with Lot A and Lot B, the "**Subdivided Land**"); and

WHEREAS, further the Original Company and Jaarf requested that the Agency consent to a reorganization of the ownership structure of the Original Company to provide for separate and newly created entities to assume ownership of the Original 2006 Facility, as amended, as follows: (i) Lot A was to be owned by the Original Company and Jesop Associates, L.P., a New York limited partnership ("**Jesop**"), (ii) Lot B was to be owned by Prime Eleven West, LLC, a New York limited liability company, and (iii) Lot C was to be owned by Prime Eleven East, LLC, a New York limited liability company (collectively, the "**Subdivision Reorganization**"; and, together with the Subdivided Land, the "**Subdivision Transactions**"); and

WHEREAS, in connection with the Subdivision Transactions, the Agency, the Original Company, Jaarf and Jesop entered into an Assignment, Assumption, Amendment and Modification Agreement, dated as of May 1, 2007 (the "**Assignment, Assumption, Amendment and Modification Agreement**"), among the Agency, the Original Company, Jaarf and Jesop, which Assignment, Assumption, Amendment and Modification Agreement released Lot B and Lot C from the Original 2006 Facility, and assigned Jaarf's interest in the Original 2006 Company Lease and the Original 2006 Lease Agreement, and which Assignment, Assumption, Amendment and Modification Agreement was recorded in the Suffolk County Clerk's office on June 7, 2007 in Liber of Deeds D12508 at page 476; and

WHEREAS, in connection with the Subdivision Transactions, the Agency, the Original Company and Jesop entered into an Amended Company Lease, dated May 18, 2007 (the "**Second Amended 2006 Company Lease**"), among the Agency, the Original Company and Jesop and a memorandum of Amended 2006 Company Lease was recorded in the Suffolk County Clerk's office on June 7, 2007 in Liber of Deeds D12508 at page 477; and

WHEREAS, the Original Company previously requested that the Agency consent to a further reorganization of the ownership structure of the Original Company to allow Jesop to contribute its tenant-in-common interest in the Facility to the Original Company in exchange for a corresponding membership interest in the Original Company (the "**Fee Interest Conversion**"); and

WHEREAS, the Agency consented to the Original Company's acquisition of Jesop's tenant-in-common interest in the Original 2006 Facility, as amended, and agreed that the

Amended 2006 Company Lease and the Original 2006 Lease Agreement, as amended, would be amended to both be by and between the Original Company and the Agency; and

WHEREAS, in connection with the Fee Interest Conversion, the Agency and the Original Company entered into an Amendment of Company Lease Agreement, dated May 9, 2011 (the “**Third Amended 2006 Company Lease**”); and, together with the Original 2006 Company Lease and the Amended 2006 Company Lease, the “**2006 Company Lease**”), between the Original Company and the Agency, and consented to by Jesop, and a memorandum of Amended Company Lease was recorded in the Suffolk County Clerk’s office on June 8, 2011 in Liber of Deeds D12662 at page 111; and

WHEREAS, in connection with the Fee Interest Conversion, the Agency and the Original Company entered into an Amendment of Lease Agreement, dated May 9, 2011 (the “**Second Amended 2006 Lease Agreement**”); and, together with the Original 2006 Lease Agreement and the Assignment, Assumption, Amendment and Modification Agreement, the “**2006 Lease Agreement**”), between the Original Company and the Agency, and consented to by Jesop, and a memorandum of Second Amended 2006 Lease Agreement was recorded in the Suffolk County Clerk’s office on June 8, 2011 in Liber of Deeds D12662 at page 110; and

WHEREAS, the Agency subsequently entered into a straight lease transaction with the Original Company and Wesco Distribution, Inc., a Delaware business corporation (the “**Sublessee**”), consisting of consisting of (i) an approximately 6.62 acre portion of the Original Land (the “**2013 Company Land**”), and the construction and equipping thereon of an approximately 85,000 square foot building, with improvements, structures, and related facilities attached to the 2013 Company Land (collectively, the “**Improvements**”), and the acquisition and installation of certain equipment not part of the Equipment (as defined in Exhibit A to the Equipment Lease Agreement) (the “**Facility Equipment**”); and, together with the 2013 Company Land and the 2013 Improvements, the “**2013 Company Facility**”), which 2013 Company Facility was leased by the Original Company to the Agency, and subleased by the Agency to the Original Company, and further sub-subleased by the Original Company to, and used by, the Sublessee, and (ii) the acquisition and installation of the Equipment, which Equipment was leased by the Agency to, and used by, the Sublessee for the distribution of electrical supplies to electrical and general contractors in the New York metro area (the Company Facility and the Equipment collectively referred to herein as the “**2013 Facility**”); and

WHEREAS, the 2006 Company Lease was amended and restated to provide for the leasing of the 2013 Company Facility to the Agency pursuant to and in accordance with a certain Amended and Restated Company Lease Agreement, dated as of April 1, 2013 (the “**Amended and Restated Company Lease**”); and together with the 2006 Company Lease, the “**Original Company Lease**”), between the Original Company and the Agency, a memorandum of which was recorded in the Suffolk County Clerk’s office on May 14, 2013, in Liber 12729 of Deeds, Cp 564; and

WHEREAS, the 2006 Lease Agreement was amended and restated to provide for the subleasing of the 2013 Company Facility by the Agency to the Original Company pursuant to

and in accordance with a certain Amended and Restated Lease Agreement, dated as of April 1, 2013 (the “**Amended and Restated Lease Agreement**”; and together with the 2006 Lease Agreement, the “**Original Lease Agreement**”), between the Agency and the Original Company, a memorandum of which such Lease Agreement was recorded in the Suffolk County Clerk’s office on May 14, 2013, in Liber 12729 of Deeds, Cp 562; and

WHEREAS, the Original Company previously subleased the 2013 Company Facility to the Sublessee pursuant to and in accordance with a certain Agreement of Sublease, dated June 19, 2012 (as amended to date, the “**Sublease Agreement**”), between the Original Company and the Sublessee, a memorandum of which such Sublease Agreement was recorded in the Suffolk County Clerk’s office on May 14, 2013, in Liber 12729, Cp 563; and

WHEREAS, in connection with the leasing and the subleasing of the 2013 Company Facility, the Agency, the Original Company and the Sublessee entered into an Amended and Restated Payment-in-Lieu-of-Tax Agreement, originally dated as of January 1, 2006, as amended and restated as of April 1, 2013 (the “**Original PILOT Agreement**”), whereby the Original Company and the Sublessee agreed to make certain payments-in-lieu-of real property taxes on the 2013 Company Facility (as defined therein); and

WHEREAS, in connection with the leasing and the subleasing of the 2013 Company Facility, the Agency, the Original Company and the Sublessee entered into an Environmental Compliance and Indemnification Agreement, originally dated as of January 1, 2006, as amended and restated as of April 1, 2013 (the “**Original Environmental Compliance and Indemnification Agreement**”), whereby the Original Company and the Sublessee agreed to comply with all Environmental Laws (as defined therein) applicable to the 2013 Company Facility; and

WHEREAS, in connection with the leasing and the subleasing of the 2013 Company Facility, the Agency, the Original Company and the Sublessee entered into a Recapture Agreement, dated as of April 1, 2013 (the “**Original Recapture Agreement**”), whereby the Original Company and the Sublessee agreed to provide assurances with respect to the recapture of benefits granted under the Original PILOT Agreement, the Original Company Lease, the Original Lease Agreement, and the other Agency agreements (as defined therein), and such Original Recapture Agreement was recorded in the Suffolk County Clerk’s office on May 14, 2013, in Liber 22338 of Mortgages, Mp 792; and

WHEREAS, the Agency previously consented to a request from the Original Company to a development plan for the 2013 Company Facility and a reorganization of the ownership structure of the Original Company to provide for separate and newly created entities to assume ownership of the 2013 Company Facility as follows: (i) a portion of the 2013 Company Land known as Lot A-1 continued to be owned by the Original Company and (ii) a portion of the 2013 Company Land known as Lot A-2 was conveyed to Prime Eleven Tower LLC, a New York limited liability company (collectively, the “**Subdivision Reorganization**”); and

WHEREAS, in connection with such Subdivision Reorganization, the Agency agreed to amend and modify the Original Company Lease, the Original Lease Agreement, the

Original PILOT Agreement, the Original Environmental Compliance and Indemnification Agreement and the Original Recapture Agreement, in order to release from the 2013 Facility the Lot A-2 (described above) portion of the parcel of 2013 Company Land described in Exhibit A attached to the Original Lease Agreement (the “**2013 Released Parcel**”); and

WHEREAS, in furtherance of the release of the 2013 Released Parcel, the Agency, the Original Company and the Sublessee entered into an Amendment and Modification Agreement, dated as of October 1, 2013 (the “**Amendment and Modification Agreement**”), among the Agency, the Original Company and the Sublessee, wherein the parties agreed to amend the definition of Facility in the Original Company Lease, the Original Lease Agreement, the Original PILOT Agreement, the Original Environmental Compliance and Indemnification Agreement and the Original Recapture Agreement, to release the 2013 Released Parcel described therein, and to continue to lease to the Original Company the land known as Lot A-1 (as described in the Amendment and Modification Agreement) (the “**Company Land**”) plus the Improvements and Equipment (collectively, the “**Facility**”), (each document, as amended by the Amendment and Modification Agreement shall be referred to herein as: the “**Amended Company Lease**”, the “**Amended Lease Agreement**”, the “**Amended PILOT Agreement**” the “**Amended Environmental Compliance and Indemnification Agreement**” and the “**Amended Recapture Agreement**”); and

WHEREAS, to evidence such Amendment and Modification Agreement, the Agency and the Original Company entered into (i) an Amendment of Company Lease Agreement, dated October 4, 2013 (the “**Amendment of Original Company Lease**”), between the Company and the Agency, and a Memorandum of Amendment of Original Company Lease was recorded in the Suffolk County Clerk’s office on October 22, 2013 in Liber 12749 of Deeds at Cp 421; and (ii) an Amendment of Lease Agreement, dated October 4, 2013 (the “**Amendment of Original Lease Agreement**”), between the Agency and the Company, and a Memorandum of Amendment of Original Lease Agreement was recorded in the Suffolk County Clerk’s office on October 22, 2013 in Liber 12749 of Deeds at Cp 422; and

WHEREAS, CIVF V – NY1W02, LLC, a Delaware limited liability company (the “**Assignee**” and “**Company**”), previously requested the Agency’s consent to the assignment by the Assignor of all of its rights, title, interest and obligations under the Amended Company Lease, the Amended Lease Agreement, the Amended PILOT Agreement, the Amended Environmental Compliance and Indemnification Agreement, the Amended Recapture Agreement, and certain other agreements in connection with the Facility to, and the assumption by, the Assignee of all of such rights, title, interest and obligations of the Assignor, and the release of the Assignor from any further liability with respect to the Facility subject to certain requirements of the Agency; and

WHEREAS, the Amended Company Lease was assigned by the Assignor to the Assignee and assumed by the Assignee pursuant to a certain Assignment and Assumption of Amended Company Lease, dated February 27, 2020 (the “**Assignment and Assumption of Amended Company Lease**”); and, together with the Amended Company Lease and this Assignment Agreement, the “**Company Lease**”), by and between the Assignor and the Assignee, and consented to by the Agency; and

WHEREAS, the Amended Lease Agreement was assigned by the Assignor to the Assignee and assumed by the Assignee pursuant to a certain Assignment and Assumption of Amended Lease Agreement, dated February 27, 2020 (the “**Assignment and Assumption of Amended Lease Agreement**”; and, together with the Amended Lease and this Assignment Agreement, the “**Lease Agreement**”), by and between the Assignor and the Assignee, and consented to by the Agency; and

WHEREAS, the Amended PILOT Agreement was assigned and amended pursuant to the Assignment Agreement (the “**Amended PILOT Agreement**”; and, together with this Assignment Agreement, the “**PILOT Agreement**”), by and among the Agency, the Company and the Sublessee; and

WHEREAS, the Amended Recapture Agreement was assigned and amended pursuant to this Assignment Agreement (the “**Amended Recapture Agreement**”; and, together with the Assignment Agreement, the “**Recapture Agreement**”), by and among the Agency, the Company and the Sublessee; and

WHEREAS, the Amended Environmental Compliance and Indemnification Agreement was assigned and amended pursuant to the Assignment Agreement (the “**Amended Environmental Compliance and Indemnification Agreement**”; and, together with this Assignment Agreement, the “**Environmental Compliance and Indemnification Agreement**”), by and among the Agency, the Company and the Sublessee; and

WHEREAS, the Agency previously consented to a request by the Company to enter into a mortgage with U.S. Bank National Association, or such other lender or lenders (the “**Lender**”) to provide security for a portfolio loan consisting of a collective of properties owned by the Company (the “**Portfolio Loan**”), with respect to the Facility the apportioned approximate principal amount is estimated to be \$10,045,115, but not to exceed \$12,000,000 (the “**2021 Loan**”); and

WHEREAS, the ownership interests of the Company are held under the ownership structure set forth on Exhibit A attached hereto; and

WHEREAS, the Company has now requested the Agency to consent to the sale and restructuring of the ownership interests in the Company (the “**Sale**”), which will result in the ownership structure set forth as Exhibit B hereto; and

WHEREAS, in addition, the Company will change its name to BCORE Defender NY1W02 LLC (the “**Name Change**”); and

WHEREAS, pursuant to Section 8.3 of the Lease Agreement, the Company may not transfer ownership of the Company without the prior written consent of the Agency; and

WHEREAS, the Agency will consent to the Sale pursuant to this resolution and a certain Consent of Agency to Sale, dated a date as may be determined by the Chairman, Executive Director and counsel to the Agency (the “**Consent**”); and

WHEREAS, in order to effectuate the Name Change, the Agency and the Company will amend the Lease Agreement and Company Lease Agreement by entering into certain Amendment Agreement, and Amendment of Lease Agreement and an Amendment of Company Lease Agreement, each by and between the Agency and the Company (collectively, the “**Amendment Documents**”), and each dated September 14, 2021, or such other date as may be reasonably designated by the Agency or its counsel; 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 Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transactions contemplated by the Sale and the continued leasing and subleasing 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 Sale 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.
- (d) The Sale is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and
- (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 consent to the Sale.
- (g) The Consent will be an effective instrument whereby the Agency will provide its consent to the Sale by the Operating Partnership to the Buyer.

- (h) The Amendment Documents will be effective instruments whereby the Agency and the Company shall reflect the name change of the Company in the transaction documents.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the to the Sale; (ii) execute, deliver and perform the Consent, (iii) consent to the Name Change, (iv) execute, deliver, and perform the Amendment Documents and (v) execute, deliver and perform such related documents as may be, in the judgment of the Chairman, Vice Chairman, Chief Executive Officer or counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution.

Section 3. Subject to the provisions of this resolution, the Lease Agreement and the Consent, the Agency hereby consents to the to the Sale and the Name Change and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such Sale and Name Change are hereby approved, ratified and confirmed.

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 Consent, the Amendment Documents, and such 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, 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.

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 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 14th day of September, 2021, 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 September 14, 2021.

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

Exhibit A

Current Ownership Structure

Exhibit B

Ownership Structure Following Sale



Exhibit A

Organizational Chart for existing ownership of 500 Prime Owner and the 555 Prime Owner

Exhibit A

Organizational Chart for existing ownership of 500 Prime Owner and the 555 Prime Owner



# Structure Chart for Cabot Industrial Value Fund V

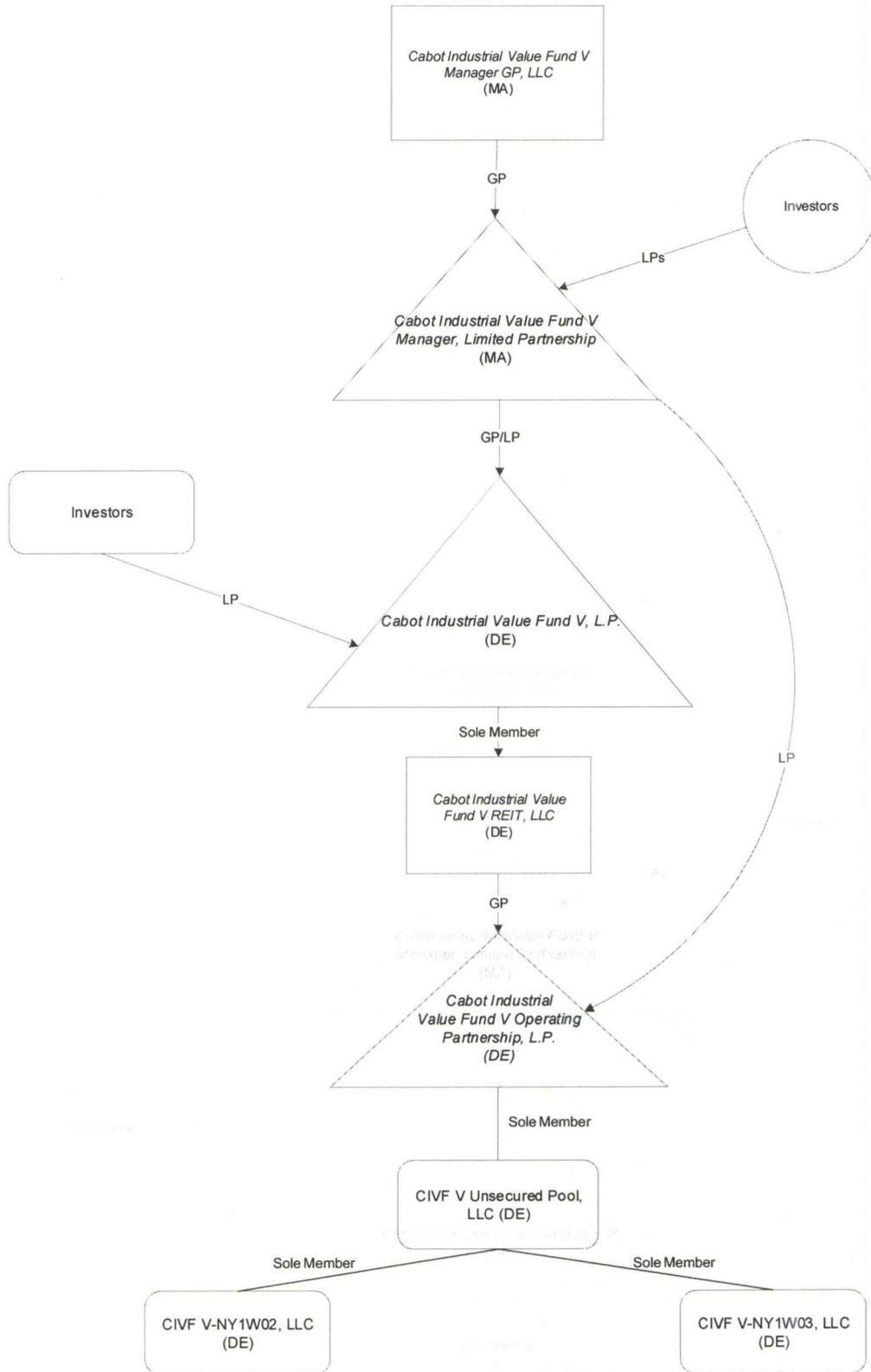




Exhibit B

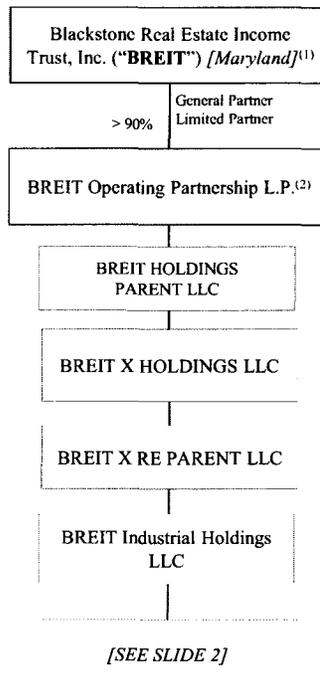
Organizational Chart for proposed ownership of 500 Prime Owner and the 555 Prime

Exhibit B

Organizational Chart for proposed ownership of 500 Prime Owner and the 555 Prime

- (1) BREIT has a board of directors. The identity of the directors on such board of directors are publicly available at <https://www.breit.com/about-breit/govstranfy>.
- (2) Other than BREIT, no individual person or entity owns 10% or more of BREIT Operating Partnership L.P.

***Project Defender***  
*Post-Closing Structure*



THIS ANTICIPATED STRUCTURE CHART IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY ON A RESTRICTED BASIS AND IS SUBJECT TO FURTHER MODIFICATION, COMPLETION, AND AMENDMENT.

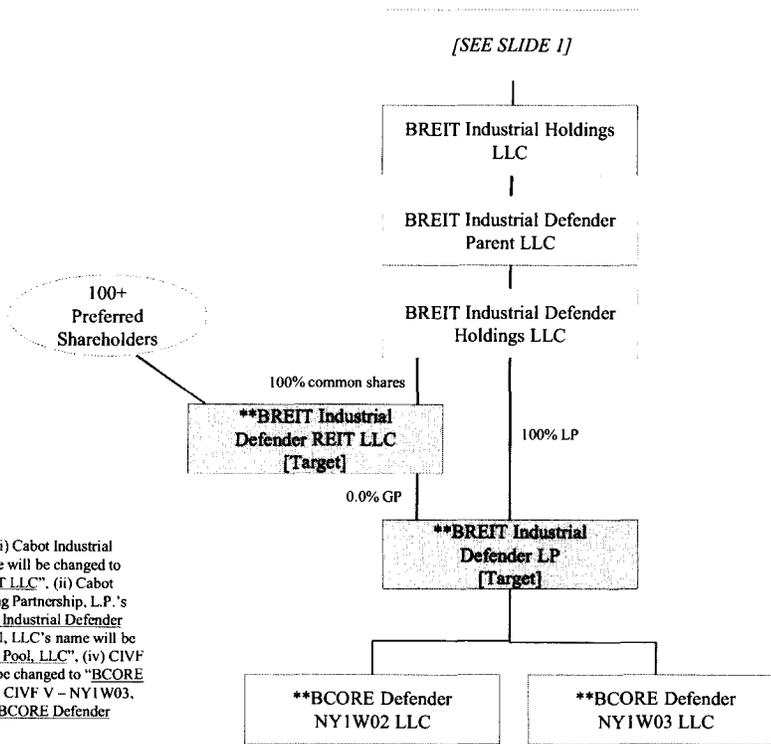
All entities are Delaware entities unless otherwise noted.  
 All ownership interests are 100% unless otherwise noted.

# Project Defender

## Post-Closing Structure

THIS ANTICIPATED STRUCTURE CHART IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY ON A RESTRICTED BASIS AND IS SUBJECT TO FURTHER MODIFICATION, COMPLETION, AND AMENDMENT.

All entities are Delaware entities unless otherwise noted. All ownership interests are 100% unless otherwise noted. Except as disclosed on the structure chart, no individual person or entity owns 10% or more of the entities.



**Note:** \*\*After the Closing Date, (i) Cabot Industrial Value Fund V REIT, LLC's name will be changed to "BREIT Industrial Defender REIT LLC", (ii) Cabot Industrial Value Fund V Operating Partnership, L.P.'s name will be changed to "BREIT Industrial Defender LP", (iii) CIVF V Unsecured Pool, LLC's name will be changed to "BREIT V Unsecured Pool, LLC", (iv) CIVF V - NY1W02, LLC's name will be changed to "BCORE Defender NY1W02 LLC" and (v) CIVF V - NY1W03, LLC's name will be changed to "BCORE Defender NY1W03 LLC".

It is BREIT's intent to distribute the NY property owners to BREIT Industrial Defender LP at Closing.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

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**AGENDA ITEM #8**

**TYPE OF RESOLUTION:** RESOLUTION TO ALLOW  
RESTRUCTURE OF OWNERSHIP

**COMPANY:** CIVF-V-NY1WO3, LLC/PODS, LLC  
2021 Facility

**PROJECT LOCATION:** 555 PRIME PL, HAUPPAUGE

**JOBS (RETAINED/CREATED):** RETAINED - N/A -  
CREATE - N/A -

**INVESTMENT:** \$N/A

Date: September 14, 2021

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at Islip Town Hall, 655 Main Street, Islip, New York, on the 14th day of September, 2021, 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 an ownership restructuring and name change and the execution of related documents in connection with a certain industrial development facility more particularly described below (CIVF V-NY1W03, LLC/ PODS Enterprises, LLC 2021 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 CONSENTING TO AN OWNERSHIP RESTRUCTURING AND NAME CHANGE AND THE EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION THEREWITH FOR THE CIVF V-NY1W03, LLC/PODS ENTERPRISES, LLC 2021 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 the same 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 certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency previously provided its assistance to CIVF V-NY1W03, LLC, a limited liability company organized and existing under the laws of the State of Delaware (the “**Company**”) and PODS Enterprises, LLC, a limited liability company organized and existing under the laws of the State of New York (the “**Sublessee**”) in the acquisition of an approximately 1.93 acre parcel of land located at 555 Prime Place, Hauppauge, New York 11788 (the “**Land**”), and an existing approximately 102,500 square foot building located thereon (the “**Improvements**”); and, together with the Land, the “**Facility**”), which Facility is to be leased by the Agency to the Company and further subleased by the Company to the Sublessee to be used by the Sublessee as warehouse, distribution and light manufacturing in its business of warehousing of portable storage units (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 January 1, 2021 (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 January 1, 2021 (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 and the Sublessee entered into a Tenant Agency Compliance, dated as of January 1, 2021 (the “**Tenant Agency Compliance Agreement**”), by and between the Agency and the Sublessee, wherein the Sublessee provided certain assurances to the Agency with respect to the Facility; and

WHEREAS, the Agency previously consented to a request by the Company to enter into a mortgage with U.S. Bank National Association, or such other lender or lenders (the “**Lender**”) to provide security for a portfolio loan consisting of a collective of properties

owned by the Company (the “**Portfolio Loan**”), with respect to the Facility the apportioned approximate principal amount is estimated to \$5,798,487 but not to exceed \$8,000,000 (the “**2021 Loan**”); and

WHEREAS, the ownership interests of the Company are held under the ownership structure set forth on Exhibit A attached hereto; and

WHEREAS, the Company has now requested the Agency to consent to the sale and restructuring of the ownership interests in the Company (the “**Sale**”), which will result in the ownership structure set forth as Exhibit B hereto; and

WHEREAS, in addition, the Company will change its name to BCORE Defender NY1W03 LLC (the “**Name Change**”); and

WHEREAS, pursuant to Section 8.3 of the Lease Agreement, the Company may not transfer ownership of the Company without the prior written consent of the Agency; and

WHEREAS, the Agency will consent to the Sale pursuant to this resolution and a certain Consent of Agency to Sale, dated a date as may be determined by the Chairman, Executive Director and counsel to the Agency (the “**Consent**”); and

WHEREAS, in order to effectuate the Name Change, the Agency and the Company will amend the Lease Agreement and Company Lease Agreement by entering into certain Amendment Agreement, and Amendment of Lease Agreement and an Amendment of Company Lease Agreement, each by and between the Agency and the Company (collectively, the “**Amendment Documents**”), and each dated September 14, 2021, or such other date as may be reasonably designated by the Agency or its counsel; 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 Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transactions contemplated by the Sale and the continued leasing and subleasing 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 Sale by the Operating Partnership to the Buyer 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.
- (d) The Sale is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and
- (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 consent to the Sale.
- (g) The Consent will be an effective instrument whereby the Agency will provide its consent to the Sale by the Operating Partnership to the Buyer.
- (h) The Amendment Documents will be effective instruments whereby the Agency and the Company shall reflect the name change of the Company in the transaction documents.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the to the Sale; (ii) execute, deliver and perform the Consent, (iii) consent to the Name Change, (iv) execute, deliver, and perform the Amendment Documents and (v) execute, deliver and perform such related documents as may be, in the judgment of the Chairman, Vice Chairman, Chief Executive Officer or counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution.

Section 3. Subject to the provisions of this resolution, the Lease Agreement and the Consent, the Agency hereby consents to the to the Sale and the Name Change and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such Sale and Name Change are hereby approved, ratified and confirmed.

Section 4.

- (a) In consequence of the foregoing, the Agency hereby determines to: (i) consent to the to the Sale; (ii) execute, deliver and perform the Consent, (iii) consent to the Name Change, (iv) execute, deliver, and perform the Amendment Documents and (v) execute, deliver and perform such related documents as may be, in the judgment of the Chairman, Vice Chairman, Chief Executive Officer or counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution.
- (b) Subject to the provisions of this resolution, the Lease Agreement and the Consent, the Agency hereby consents to the to the Sale and the Name Change

and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such Sale and Name Change are hereby approved, ratified and confirmed.

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.



Exhibit A

Current Ownership Structure

Exhibit B

Ownership Structure Following Sale



Exhibit A

Organizational Chart for existing ownership of 500 Prime Owner and the 555 Prime Owner



# Structure Chart for Cabot Industrial Value Fund V

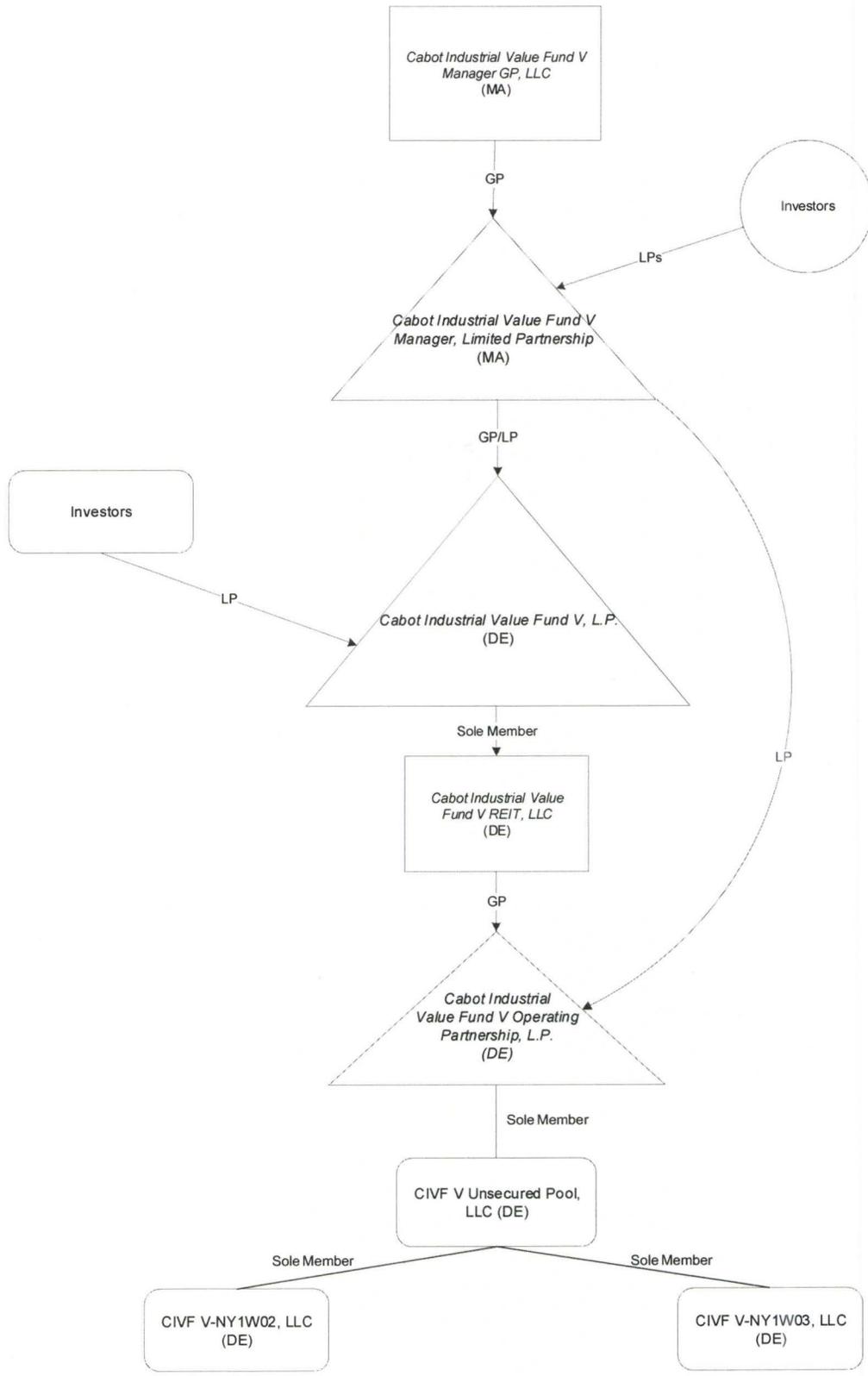


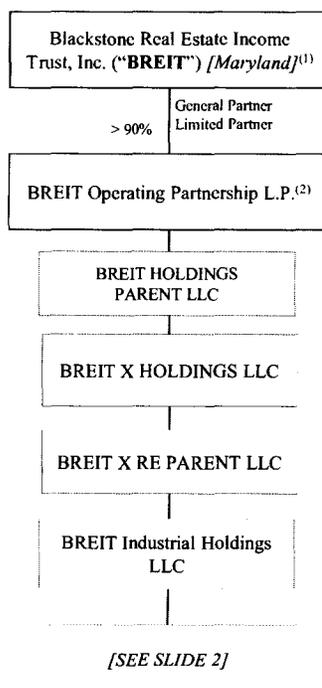


Exhibit B

Organizational Chart for proposed ownership of 500 Prime Owner and the 555 Prime

- (1) BREIT has a board of directors. The identity of the directors on such board of directors are publicly available at <https://www.breit.com/about-breit/governance>.
- (2) Other than BREIT, no individual person or entity owns 10% or more of BREIT Operating Partnership L.P.

***Project Defender***  
*Post-Closing Structure*



THIS ANTICIPATED STRUCTURE CHART IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY ON A RESTRICTED BASIS AND IS SUBJECT TO FURTHER MODIFICATION, COMPLETION, AND AMENDMENT.

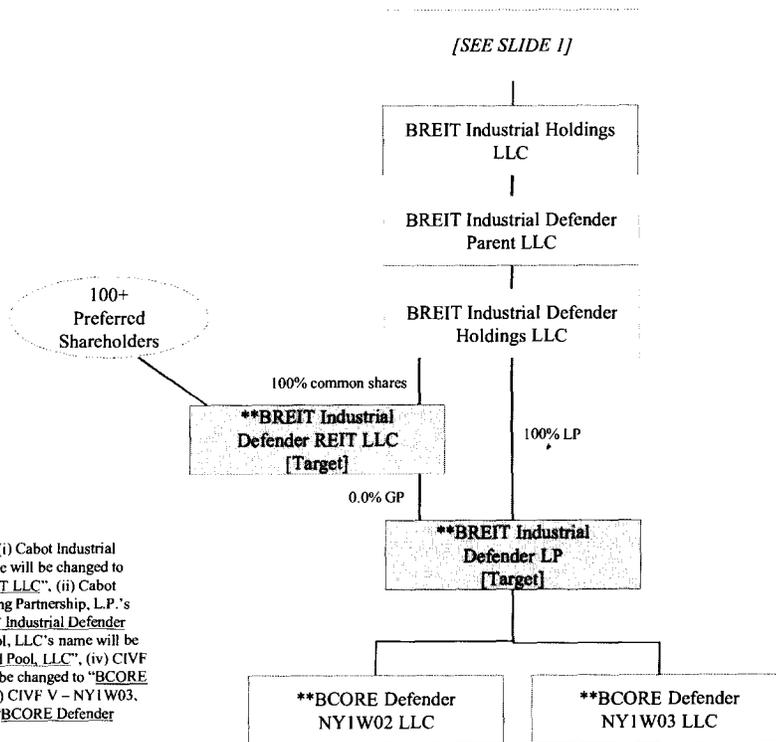
All entities are Delaware entities unless otherwise noted.  
 All ownership interests are 100% unless otherwise noted.

# Project Defender

## Post-Closing Structure

THIS ANTICIPATED STRUCTURE CHART IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY ON A RESTRICTED BASIS AND IS SUBJECT TO FURTHER MODIFICATION, COMPLETION, AND AMENDMENT.

All entities are Delaware entities unless otherwise noted. All ownership interests are 100% unless otherwise noted. Except as disclosed on the structure chart, no individual person or entity owns 10% or more of the entities.



**Note:** \*\*After the Closing Date, (i) Cabot Industrial Value Fund V REIT, LLC's name will be changed to "BREIT Industrial Defender REIT LLC", (ii) Cabot Industrial Value Fund V Operating Partnership, L.P.'s name will be changed to "BREIT Industrial Defender LP", (iii) CIVF V Unsecured Pool, LLC's name will be changed to "BREIT V Unsecured Pool, LLC", (iv) CIVF V - NY1W02, LLC's name will be changed to "BCORE Defender NY1W02 LLC" and (v) CIVF V - NY1W03, LLC's name will be changed to "BCORE Defender NY1W03 LLC".

It is BREIT's intent to distribute the NY property owners to BREIT Industrial Defender LP at Closing.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

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**AGENDA ITEM #9**

**TYPE OF RESOLUTION: RESOLUTION**

**COMPANY: GULL HAVEN COMMONS, LLC**

**PROJECT LOCATION: CARLETON AVE/SUNBURST  
BLVD, CENTRAL ISLIP**

**JOBS (RETAINED/CREATED): RETAINED - N/A -  
CREATE - N/A -**

**INVESTMENT: \$N/A**

Date: September 14, 2021

At a meeting of the Town of Islip Industrial Development Agency (the “Agency”), held at 40 Nassau Avenue, Islip, New York 11751, on the 14th day of September, 2021, 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 take action on a proposed mortgage financing and the execution of related loan documents in connection with a certain industrial development facility more particularly described below (Gull Haven Commons, LLC 2018 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 MORTGAGE FINANCING AND THE EXECUTION AND DELIVERY OF LOAN DOCUMENTS IN CONNECTION THEREWITH FOR THE GULL HAVEN COMMONS, LLC 2018 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 the same 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 certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency previously assisted Gull Haven Commons, LLC (the “**Original Company**”) in the acquisition of an approximately 28.9 acre parcel of land (Tax Map #0500-165.00-13.00-002.004) located at Carleton Avenue and Sunburst Boulevard, Central Islip, New York (the “**Land**”), the demolition of an existing approximately 7,000 square foot building located thereon, the construction of an approximately 187,000 square foot building thereon and the renovation of existing buildings located thereon totaling approximately 160,000 square feet (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 leased by the Agency to the Assignor to be used by the Assignor as a 268-unit residential apartment complex (the “**Project**”); and

WHEREAS, the Company initially leased the Land and Improvements to the Agency pursuant to a certain Company Lease Agreement, dated as of April 1, 2018 (the “**Original Company Lease Agreement**”), by and between the Company, as lessor, and the Agency, as lessee; and

WHEREAS, the Agency initially leased the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of April 1, 2018, (the “**Original Lease Agreement**”), by and between the Agency, as sublessor, and the Company, as sublessee; and

WHEREAS, pursuant to a certain Assignment, Assumption and Amendment Agreement dated as of February 1, 2019 (the “**Assignment, Assumption, and Amendment Agreement**”, and together with the Original Company Lease, the “**Company Lease**”; and together with the Original Lease Agreement, the “**Lease Agreement**”), by and among the Agency, FRC GH OWNERCO LLC, a limited liability company duly organized and validly existing under the laws of the State of Delaware and authorized to transact business in the State of New York (the “**Company**”), and the Original Company, the Company assumed all of the right, title, interest, liability, duty and obligations of the Company with respect to the Facility under the Original Company Lease and the Original Lease Agreement, including but not limited to, all of the right, title, interest, liability, duty and obligations of the Assignor

under the Original Company Lease and the Original Lease Agreement, from and after the date hereof; and

WHEREAS, as security for the Loan (as such term is defined in the Lease Agreement), the Agency and the Company previously executed and delivered to Webster Bank (the “**Lender**”), a certain Mortgage, Assignment of Rents, Security Agreement and Fixture Filing, dated as of June 14, 2018 (the “**Original Mortgage**”), from the Company and the Agency to the Lender, securing the principal amount of \$35,000,000; and

WHEREAS, the Company has now requested the Agency’s assistance in securing additional financing with the Lender with respect to the Facility in the aggregate principal amount presently estimated to be \$90,000,000 but not to exceed \$95,000,000 (the “**2021 Loan**”) in order to refinance the Original Mortgage and to finance excessive project costs caused by increased tariffs, and construction delays and prices increases caused by the COVID-19 pandemic; 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 exemptions from mortgage recording taxes, to the fullest extent permitted by law, securing the principal amount presently estimated to be \$90,000,000 but not to exceed \$95,000,000, corresponding to an exemption from mortgage recording taxes in an amount presently estimated to be \$675,000, but not to exceed \$712,500 in connection with the financing or refinancing of the costs of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping the Facility; and

WHEREAS, as security for such 2021 Loan being made to the Company by the Lender, the Company has submitted a request 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 (the “**2021 Loan Documents**”); 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 Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities that may arise in connection with the transactions contemplated by the financing or refinancing of the Facility and the continued leasing and subleasing 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 refinancing of the acquisition, renovation and equipping 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 refinancing of the acquisition, renovation and equipping of the Facility as contemplated in this resolution is reasonably necessary to maintain the competitive position of the Company in its respective industries.
- (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 refinancing of the acquisition, renovation and equipping of the Facility.
- (g) The 2021 Loan Documents will be effective instruments whereby the Agency and the Company agree to secure the 2021 Loan and assign to the Lender their respective rights under the Lease Agreement and Company Lease Agreement (except the Agency’s Unassigned Rights as defined therein).

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) 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 “**2021 Mortgage**”), (ii) execute, deliver and perform the 2021 Mortgage, and (iii) execute, deliver and perform the 2021 Loan Documents to which the Agency is a party, as may be necessary or appropriate to effect the 2021 Loan or any subsequent refinancing of the 2021 Mortgage.

Section 3. Subject to the provisions of this resolution and the Lease Agreement, the Agency hereby authorizes and approves the following economic benefits to be granted to the Company in the form of exemptions from mortgage recording taxes, to the fullest extent permitted by law, securing the principal amount presently estimated to be \$90,000,000 but not to exceed \$95,000,000, corresponding to an exemption from mortgage recording taxes in an amount presently estimated to be \$675,000, but not to exceed \$712,500, in connection with the financing or refinancing the costs of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping the Facility.

Section 4. 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 2021 Loan Documents and the 2021 Mortgage, and such other related documents as may be necessary or appropriate to effect the 2021 Loan, or any subsequent refinancing of the 2021 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 such costs of acquiring, constructing and equipping of the Facility without need for any further or future approvals of the Agency.

Section 5.

(a) Subject to the provisions of this resolution and the Lease Agreement; the Chairman, Executive Director, Deputy Executive Director and all other members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the 2021 Mortgage and 2021 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, Deputy 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 6. 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 7. Any expenses incurred by the Agency with respect to the financing or refinancing of the Facility shall be paid by the Company and/or the Sublessee. The Company and the Sublessee have 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 8. This resolution shall take effect immediately.

ADOPTED: September 14, 2021

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 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 September 14, 2021, 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 is 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 14<sup>th</sup> day of September, 2021.

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

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR**

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**AGENDA ITEM #10**

**TYPE OF RESOLUTION: RESOLUTION**

**COMPANY: BAY SHORE SENIOR RESIDENCES**

**PROJECT LOCATION: 28, 32, 34 PARK AVE BAY  
SHORE**

**JOBS (RETAINED/CREATED): RETAINED - N/A -  
CREATE - N/A -**

**INVESTMENT: \$N/A**

Date: September 14, 2021

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”), held at Islip Town Hall, 655 Main Street, Islip, New York, on the 14th day of September, 2021, 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 release of a condominiumized portion of the Facility related to a certain industrial development facility more particularly described below (Bay Shore Senior Residence, LLC 2019 Facility).

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 RELEASE OF A CONDOMINIUMIZED PORTION OF THE FACILITY RELATED THE BAY SHORE SENIOR RESIDENCE, LLC 2019 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 Agency previously provided its assistance to Bay Shore Senior Residence, LLC, a New York limited liability company (the “**Company**”), in connection with acquisition of an approximately 1.17 acre parcel of land located at 28 Park Avenue, Bay Shore, New York; 32 Park Avenue, Bay Shore, New York; and 34 Park Avenue, Bay Shore, New York (collectively, the “**Land**”), and the demolition of three (3) existing buildings totaling approximately 10,713 square feet and the construction of an approximately 86,168 square foot located thereon, including a four (4) story building containing approximately seventy-five (75) units of affordable senior housing and an approximately 8,000 square foot community center (the “**Improvements**”), which community center may, upon completion, be condominiumized and transferred to a not-for-profit corporation and released from the Project, including, but not limited to, a sprinkler system, HVAC, electrical equipment, plumbing, and elevators (the “**Equipment**”; and, together with the Land and the Improvements, the “**Facility**”), all to be leased by the Agency to, and used by the Company for residential rental units for seniors ages 55 and over with units affordable to households at or below thirty percent (30%), fifty percent (50%), sixty percent (60%), and eighty percent (80%) of area median income, as well as a community center (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 June 1, 2019 (the “**Company Lease**”), by and between the Company and the Agency, and a memorandum of Company Lease was presented for recording in the Suffolk County Clerk’s office; and

WHEREAS, the Agency acquired 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 subleased and leased the Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of June 1, 2019 (the “**Lease Agreement**”), by and between the Agency and the Company, and a memorandum of Lease Agreement was presented for recording in the Suffolk County Clerk’s office; and

WHEREAS, at the time of the closing on the Company Lease and the Lease Agreement, it was contemplated that the approximately 8,000 square foot community center (as described in the Project description, the "**Community Center**") upon completion, would be condominiumized and transferred to a not-for-profit corporation and released from the Project; and

WHEREAS, pursuant to Section 9.1(d) of the Lease Agreement, the consent of the Agency shall be given by a resolution of the Agency's board in order to release the Community Center from Facility (the "**Release**"); and

WHEREAS, the Company has now requested the Agency's consent to the Release; and

WHEREAS, the Agency desires to consent to the Release; and

WHEREAS, in order to effectuate the Release, the Agency and the Company shall enter into an Amendment and Release Agreement (the "**Amendment and Release Agreement**"), dated a date to be determined; 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 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. 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.

(a) The Facility continues to constitute a "project" as such term is defined in the Act;

(b) The Release 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.

(c) The Release is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(d) 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.

(e) It is desirable and in the public interest for the Agency to consent to the Release.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the Release; (ii) execute, deliver, and perform the Amendment and Release Agreement, and (iii) execute, deliver and perform such related documents as may be, in the judgment of the Chairman, Vice Chairman, Chief Executive Director or counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution.

Section 3. Subject to the provisions of this resolution and the Lease Agreement, the Agency hereby consents to the Release and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such release are hereby approved, ratified and confirmed.

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 Amendment and Release Agreement, and such 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, 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 Release.

Section 7. This resolution shall take effect immediately.



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

No. 2

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**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, September 14, 2021 at 5:30 pm**

1)	31 Brightside Avenue, Central Islip	0500-120.00-03.00-022.000	CU
2)	45 Forbes Street, Oakdale	0500-325.00-01.00-047.001	CU
3)	84 St. Peters Drive, Brentwood	0500-114.00-01.00-051.000	DEMO
4)	119 Noble Street, Brentwood	0500-186.00-01.00-070.000	BC
5)	120 Central Boulevard, Oakdale	0500-350.00-02.00-003.000	CU
6)	248 Norma Avenue, West Islip	0500-337.00-03.00-071.000	CU
7)	263 Blue Point Road West, Holtsville	0500-132.00-01.00-002.000	BU
8)	746 Higbie Lane, West Islip	0500-361.00-02.00-038.000	BC
9)	778 Montauk Highway, West Islip	0500-473.00-04.00-022.001	CU
10)	851 W. Bay Drive, West Islip	0500-483.00-01.00-039.000	BU
11)	885 Manor Lane, Bay Shore	0500-457.00-04.00-031.000	CU
12)	1522 N. Gardiner Drive, Bay Shore	0500-243.00-02.00-002.000	CU

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

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**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.

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**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 31 Brightside Avenue, Central Islip, NY 11722.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 31 Brightside 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

8/31/2021  
Date

September 14, 2021

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 31 Brightside Avenue, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-120.00-03.00-022.000, 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, Kaufman-Allied, Inc., and also upon Diesu Family Holdings, II LLC, by Certified Mail, Return Receipt requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021, 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, September 14, 2021, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 5:30 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. 0500-120.00-03.00-022.000.

**UPON** a vote being taken, the result was:  
(G: Clean Up - 31 Brightside 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 45 Forbes Street, Oakdale, NY 11769.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 45 Forbes Street, Oakdale, NY 11769
  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

8/31/2021  
Date

September 14, 2021

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 45 Forbes Street, Oakdale, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-325.00-01.00-047.001, 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, Jorge Flores and Henry Arturo Ramirez, and also upon Selene Finance LP, and also upon Pretium Partners, and also upon Bron, Inc., by Certified Mail, Return Receipt requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021, 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, September 14, 2021, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 5:30 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-  
325.00-01.00-047.001.

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

(G: Clean Up - 45 Forbes Street, Oakdale)

**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 demolish the vacant premises located at 84 St. Peters Drive, Brentwood, NY 11717.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 84 St. Peters Drive, 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 (2) (42). 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

8/31/2021  
Date

September 14, 2021

WHEREAS, the Chief Building Inspector or Authorized Agent (the "Inspector") of the Town of Islip has declared a certain dwelling and real property situated at 84 St. Peters Drive, Brentwood, Town of Islip, County of Suffolk, State of New York, to be vacant and unsecured, dangerous, unsound, unsafe, and hazardous as created by fire, disrepair, collapse and/or structural failure; and

WHEREAS, pursuant to Chapter 68, §68-30 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, Willie Abreu, and also upon Continental Capital Corp., and also upon Bank of America, NA, by Registered Mail Return Receipt Requested on August 31, 2021, which Notice directed the commencement of the removal of said nuisance within seven (7) days after service of the Notice and completion of removal prior to September 14, 2021; and

WHEREAS, pursuant to Chapter 68 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 August 31, 2021, which Notice directed the commencement of the removal of said nuisance within (seven) days after service of the Notice and completion of removal prior to September 14, 2021; 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 September 14, 2021, at Islip Town Hall, 655 Main Street, Town Board Room, Islip, New York, at 5:30 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, on motion of \_\_\_\_\_,  
seconded by \_\_\_\_\_, be it

RESOLVED, that the Inspector be and he hereby is authorized to order that the work be done to demolish the building and remove demolition debris from the premises by a 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 Number - 0500-114.00-01.00-051.000.

Upon a vote being taken, the result was:

(G:\Demo -84 St. Peters Drive, 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 119 Noble 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: 119 Noble 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.

---

Tamara L Jewell  
Signature of Commissioner/Department Head Sponsor

8/31/2021  
Date

September 14, 2021

**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 119 Noble 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, US Bank National Association, and also upon US Bank NA, as Trustee, and also upon PHH Mortgage, and also upon Altisource Portfolio Solutions Company, by Registered Mail, Return Receipt Requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021; 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 September 14, 2021, at Islip Town Hall, 655 Main Street, Islip, New York, at 5:30 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. 0500-186.00-01.00-070.000.

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

(G:\Board up/Clean-up - 119 Noble 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 clean up the vacant premises located at 120 Central Boulevard, Oakdale, NY 11769.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 120 Central Boulevard, Oakdale, NY 11769
  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

8/31/2021  
Date

September 14, 2021

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 120 Central Boulevard, Oakdale, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-350.00-02.00-003.000, 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, Mercury International LLC, and also upon Jeffrey R. Escobar, Esq., Dorsey & Whitney LLP, by Certified Mail, Return Receipt requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021, 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, September 14, 2021, at Islip Town Hall, 655 Main Street, Islip, New York, at 5:30 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. 0500-350.00-02.00-003.000.

**UPON** a vote being taken, the result was:  
(G: Clean Up - 120 Central Boulevard, Oakdale)

**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 248 Norma 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: 248 Norma 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.
- 

Tamara Jewell  
Signature of Commissioner/Department Head Sponsor

8/31/2021  
Date

September 14, 2021

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 248 Norma Avenue, West Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-337.00-03.00-071.000, 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, Timothy and Mary MacDougall, and also upon Shellpoint Mortgage Servicing, and also upon Bron, Inc., by Certified Mail, Return Receipt requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021, 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, September 14, 2021, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 5:30 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. 0500-337.00-03.00-071.000.

**UPON** a vote being taken, the result was:  
(G: Clean Up - 248 Norma 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 board up the vacant premises located at 263 Blue Point Road West, Holtsville.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 263 Blue Point Road West, Holtsville
  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). 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

8/31/2021  
Date

September 14, 2021

**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 263 Blue Point Road West, Holtsville, 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 on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 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, Jennifer L. Putney, and also upon PHH Mortgage, and also upon HSBC Bank USA, as Trustee, and also upon Altisource Portfolio Solutions Company, by Registered Mail, Return Receipt Requested on August 31, 2021, 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 September 14, 2021; and

**WHEREAS**, pursuant to Chapter 68 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 August 31, 2021, 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 September 14, 2021; 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 September 14, 2021, at Islip Town Hall, 655 Main Street, Islip, New York, at 5:30 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, 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. 0500-132.00-01.00-002.000.

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

(G:\Board up - 263 Blue Point Road West, Holtsville)

**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 746 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: 746 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 (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

8/31/2021  
Date

September 14, 2021

**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 746 Higbie Lane, West 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, Daniel Sattler and Marcia Hochheiser, by Registered Mail, Return Receipt Requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021; 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 September 14, 2021, at Islip Town Hall, 655 Main Street, Islip, New York, at 5:30 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. 0500-361.00-02.00-038.000.

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

(G:\Board up\Clean-up - 746 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 778 Montauk Highway, 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: 778 Montauk Highway, 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.
- 

Tamara L Jewell  
Signature of Commissioner/Department Head Sponsor

8/31/2021  
Date

September 14, 2021

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 778 Montauk Highway, West Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-473.00-04.00-022.001, 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, 778 Mtk Hwy LLC, by Certified Mail, Return Receipt requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021, 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, September 14, 2021, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 5:30 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-  
473.00-04.00-022.001.

**UPON** a vote being taken, the result was:  
(G: Clean Up - 778 Montauk Highway, 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 board up the vacant premises located at 851 W. Bay Drive, 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: 851 W. Bay Drive, 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 (1). 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

8/31/2021  
Date

September 14, 2021

**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 851 W. Bay Drive, West 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 on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 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, Peter Wolf, by Registered Mail, Return Receipt Requested on August 31, 2021, 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 September 14, 2021; and

**WHEREAS**, pursuant to Chapter 68 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 August 31, 2021, 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 September 14, 2021; 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 September 14, 2021, at Islip Town Hall, 655 Main Street, Islip, New York, at 5:30 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, 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. 0500-483.00-01.00-039.000.

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

(G:\Board up - 851 W. Bay Drive, 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 885 Manor Lane, 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: 885 Manor Lane, 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

8/31/2021  
Date

September 14, 2021

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 885 Manor Lane, Bay Shore, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-457.00-04.00-031.000, 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, Salvatore Bono, and also upon Allfour d/b/a Albarano Holding Co., and also upon Damon A. Hagan, Esq., Mayer, Ross & Hagan, P.C., and also upon Justin N. Lite, Esq., Lite & Russell, and also upon Christopher Thompson, Esq., The Law Offices of Christopher Thompson, by Certified Mail, Return Receipt requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021, 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, September 14, 2021, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 5:30 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. 0500-457.00-04.00-031.000.

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

(G: Clean Up - 885 Manor Lane, Bay Shore)

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

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**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 1522 N. Gardiner Drive, Bay Shore, NY 11706.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Surrounding area residents and travelers of Location
  2. Site or location effected by resolution: 1522 N. Gardiner 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.
- 

Taryn L Jewell  
Signature of Commissioner/Department Head Sponsor

8/31/2021  
Date

September 14, 2021

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 1522 N. Gardiner Drive, Bay Shore, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-243.00-02.00-002.000, 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 Wright, and also upon Specialized Loan Servicing, and also upon Washington Mutual Bank, FA, and also upon JPMorgan Chase Bank, National Association, and also upon Caliber Home Loans, Inc., f/k/a Vericrest Financial, Inc., by Certified Mail, Return Receipt requested on August 31, 2021, 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 September 14, 2021; 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 August 31, 2021, 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 September 14, 2021, 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, September 14, 2021, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 5:30 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. 0500-243.00-02.00-002.000.

**UPON** a vote being taken, the result was:  
(G: Clean Up - 1522 N. Gardiner Drive, Bay Shore)

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

No. 3

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Meeting of the Town of Islip Resource Recovery 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:

**Martin Bellew**

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



**ISLIP RESOURCE RECOVERY AGENCY**  
**September 14, 2021**

1. Call the Meeting of the Islip Resource Recovery Agency to Order.
2. Approval of the Minutes for the August 10, 2021 Agency Board Meeting.
3. Resolution authorizing the President to enter into a contract amendment to Contract #IRRA-2016-7 between the Agency and Lockwood, Kessler & Bartlett, Inc. (LKB), to provide Professional Engineering Design Services related to the expansion of the Blydenburgh Cleanfill.
4. Other Business
5. Adjournment



**ISLIP RESOURCE RECOVERY AGENCY**

August 10, 2021

On a motion of Chairperson Carpenter seconded by Councilperson O'Connor and unanimously approved, a meeting of the Islip Resource Recovery Agency was convened at 3:30 p.m. in the Town Board Room of Islip Town Hall, 655 Main Street, Islip, NY 11751. A Quorum was present for this Agency Board Meeting.

**DIRECTORS PRESENT**

Angie M. Carpenter  
Mary Kate Mullen  
James P. O'Connor  
Trish Bergin  
John C. Cochrane, Jr.

**OFFICERS PRESENT**

Martin Bellew, President  
Linda Bunde, Secretary

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On a motion of Councilperson O'Connor, seconded by Councilperson Cochrane and unanimously approved, the minutes from the April 20th, 2021 Agency Board Meeting were approved.

On a motion of Councilperson O'Connor, seconded by Councilperson Bergin and unanimously approved a resolution was passed authorizing the President to enter into an Agreement between the Agency and the Hauppauge Union Free School District, for the school year 2021-2022, to provide for collection and processing by the Agency and/or the Town of certain recyclable materials generated at the facilities of the School District, to reduce the amount of solid waste destined for disposal by the School District.

There being no further business to come before the Board, the meeting was adjourned on a motion of Councilperson O'Connor, seconded by Councilperson Mullen, and unanimously approved.

Respectfully submitted,

Linda Bunde  
Secretary

**ISLIP RESOURCE RECOVERY AGENCY  
SPONSOR'S MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS**

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**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.

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**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 authorizing the President to enter into a contract amendment to Contract #IRRA-2016-7 between the Agency and Lockwood, Kessler & Bartlett, Inc. (LKB), to provide Professional Engineering Design Services related to the expansion of the Blydenburgh Cleanfill.**

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Islip Resource Recovery Agency
  2. Site or Location affected by resolution: Blydenburgh Road Cleanfill Landfill Facility
  3. Cost: \$399,880
  4. Budget Line: ZR02.1020.4.8184 – Landfill Closure and Post Closure Cost
  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 6NYCRR, Section 617.4(b), number \_\_\_\_\_ . Full EAF required.
- Type 2 action under 6NYCRR, Section 617.5(c), number 26 . SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of NYCRR. Short EAF required.
- 

*Math Bellen*

8/31/21

\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

\_\_\_\_\_  
Date

**AUTHORIZING THE PRESIDENT TO ENTER INTO A CONTRACT AMENDMENT TO CONTRACT #IRRA-2016-7 BETWEEN THE AGENCY AND LOCKWOOD KESSLER & BARTLETT, INC. (LKB) TO PROVIDE PROFESSIONAL ENGINEERING DESIGN SERVICES RELATED TO THE EXPANSION OF THE BLYDENBURGH CLEANFILL**

**WHEREAS**, the Agency owns and operates the Blydenburgh Road Cleanfill Landfill; and

**WHEREAS**, by resolution dated 3/29/16, the Agency Board awarded a contract to LKB Consulting Engineers (LKB) for Engineering Services related to the Blydenburgh Cleanfill Landfill; and

**WHEREAS**, the existing contract allows for Optional Services per Schedule B; and

**WHEREAS**, the Islip Resource Recovery Agency will expand the Blydenburgh Cleanfill by relocating the flare complex, overlaying the valley between the MSW landfill and the current cleanfill, and filling in the resulting 7.4-acre space; and

**WHEREAS**, facilitating the approval of the cleanfill will extend the useful capacity of the facility; and

**WHEREAS**, LKB has the required knowledge, skills and abilities to complete the design, permitting and preparation of bid documents, and has provided a proposal to complete this additional scope of work; and

**WHEREAS**, the President of the Agency recommends that the Board approve a contract amendment to Contract #IRRA-2016-7 to allow for the additional services contemplated herein.

**NOW THEREFORE**, on a motion of \_\_\_\_\_  
seconded by \_\_\_\_\_, be it hereby

**RESOLVED**, that the Agency Board authorizes the President to enter into a contract amendment to Contract #IRRA-2016-7 between the Agency and Lockwood, Kessler & Bartlett, Inc. (LKB), 1 Aerial Way, Syosset, NY 11791, in an amount of \$399,880, to provide Professional Engineering Design Services related to the expansion of the Blydenburgh Cleanfill.

**UPON A VOTE BEING TAKEN, the result was:** \_\_\_\_\_.

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

**No. 4**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**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 7/26/21 for (department) DEC approved by Commissioner/Department Head  
 (print name & sign) Greg Hancock and Comptroller Joseph Ludwig : at the Town Board Meeting on  
 (date) 9/14/21, on a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_,  
 it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

<b>Increase</b>			<b>Decrease</b>		
<u>Account Title</u>	<u>Account Number</u>	<u>Amount</u>	<u>Account Title</u>	<u>Account Number</u>	<u>Amount</u>
Other Equip.	A 8172.2-2500	3,000.00	Waste Oil Removal	A 8172.4-4127	3,000.00

3,000.00

3,000.00

**Justification:** Holland landing gear for trailers

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 8/19/21 for (department) DPW approved by Commissioner/Department Head  
 (print name & sign) Joseph Ludwig and Comptroller \_\_\_\_\_ : at the Town Board Meeting on  
 (date) 9/14/21, on a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_,  
 it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below.

<b>Decrease</b>			<b>Increase</b>		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
Health Insurance	A.9010.80040	(850.00)	EAP - Outside Professional	A.1224.45000	850.00

(850.00)

850.00

**Justification:** Adjustment needed due to increase in the contract but was not budgeted.

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

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

**DISTRIBUTION**

Town Clerk \_\_\_\_\_ Comptroller \_\_\_\_\_ Department Head \_\_\_\_\_

**COMPTROLLER'S USE ONLY**

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



CV

TB

✓

TOWN OF ISLIP  
Resolution Authorizing Appropriation Transfers

Resolution prepared on August 18, 2021 for Parks, Recreation and Cultural Affairs approved by Commissioner/Department Head Thomas Owens and Comptroller \_\_\_\_\_ : at the Town Board Meeting on 9/14/21, on a motion by Councilperson \_\_\_\_\_, seconded by Councilperson \_\_\_\_\_, it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Increase			Decrease		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
CWV-09 Boat Maintenance	A.8200.44109	\$ 10,000.00	Part Time Summer	A.8200.19991	\$ 10,000.00
MDM-75 Equipment Repair	A.1650.44120	\$ 18,000.00	SE-07 Special Events	A.7034.44450	\$ 18,000.00
<u>\$ 28,000.00</u>			<u>\$ 28,000.00</u>		

COMPTROLLER'S OFFICE  
ISLIP NEW YORK  
2021 AUG 19 PM 1:17

Justification: To fund repairs to Pump Out Boat and Dock Maintenance Barge.

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

Date \_\_\_\_\_

DISTRIBUTION

Town Clerk

Department Head

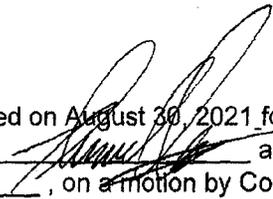
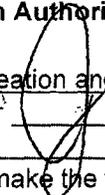
COMPTROLLER'S USE ONLY

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

This form is required (effective 1/1/81) for both the processing of appropriation transfers requiring Town Board Resolution and those not requiring Town Board Resolution.



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

Resolution prepared on August 30, 2021 for Parks, Recreation and Cultural Affairs approved by Commissioner/Department Head Thomas Owens  and Comptroller  : at the Town Board Meeting on 9/14/21, 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	Decrease Account Number	Amount
Overtime	A.7114.19650	\$ 50,000.00	Part Time Summer	A.7032.19991	\$ 50,000.00

\$ 50,000.00

\$ 50,000.00

**Justification:** To cover expenses associated with Pool filter room operations caused by summer staffing shortages.

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

Date \_\_\_\_\_

**DISTRIBUTION**

Town Clerk \_\_\_\_\_

Department Head \_\_\_\_\_

**COMPTROLLER'S USE ONLY**

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

This form is required (effective 1/1/81) for both the processing of appropriation transfers requiring Town Board Resolution and those not requiring Town Board Resolution.

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

**No. 5**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**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**  
**SEPTEMBER 14, 2021**

- |    |   |   |
|----|---|---|
| 1. | PRINTING OF TAX RECEIVER ENVELOPES  | -United Envelope Corp.  |
| 2. | ULTRA-LOW SULFUR HEATING OIL  | -Romeo Enterprises, Inc.<br>d/b/a Romeo's Fuel  |
| 3. | NEW (LATEST MODEL) 27 CU. YD. HIGH<br>COMPACTION LOW ENTRY REAR LOADING<br>NATURAL GAS (CNG) W/CHASSIS AND BODY<br>ASSEMBLED, PAINTED, DELIVERED, COMPLETE                            | -Gabrielli Truck Sales Ltd  |
| 4. | WASTE OIL REMOVAL   | -A B Oil Service Ltd  |
| 5. | VETERINARY MEDICAL SUPPLIES   | -HSB Veterinary Supply<br>-Interboro Packaging<br>-WA Butler Company<br>d/b/a Covetrus North<br>America |
| 6. | NEW (LATEST MODEL) 27 CU. YD.<br>AUTOMATED SIDE-LOADER COMPRESSED<br>NATURAL GAS (CNG) FUELED REFUSE<br>COLLECTION TRUCK W/CHASSIS AND BODY<br>ASSEMBLED, PAINTED, DELIVERED COMPLETE | -Gabrielli Truck Sales Ltd  |
| 7. | NEW 65 CUBIC YARD OPEN-TOP EJECTOR<br>TRAILER-STECO W/DIESEL ENGINE DRIVEN<br>POWER PAK   | -Suffolk County Brake Service   |
| 8. | ANTI-FREEZE   | -Reladyne Northeast LLC<br>-OK Petroleum Distribution   |

NO: 1

**PRINTING OF TAX RECEIVER ENVELOPES**

**BID PRICE:** Various Prices as per Bid Items #1a through 4f

**LOWEST RESPONSIBLE BIDDER:** United Envelope Corp.

**COMPETITIVE BID:** Yes – June 9, 2021 (1<sup>st</sup> Advertisement)  
June 30, 2021 (2<sup>nd</sup> Advertisement)

**BUDGET ACCOUNT NUMBER:** A1330.4-4000

**ANTICIPATED EXPENDITURE:** \$19,000.00

**DEPARTMENT:** Receiver of Taxes

**JUSTIFICATION OF NEED:** To mail tax bills.

**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: 2

ULTRA-LOW SULFUR HEATING OIL

BID PRICE: \$0.247/gal. (differential)

LOWEST RESPONSIBLE BIDDER: Romeo Enterprises, Inc., d/b/a Romeo's Fuel

COMPETITIVE BID: Yes – June 23, 2021 (1<sup>st</sup> Advertisement)  
July 21, 2021 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: A1670.4-2220

ANTICIPATED EXPENDITURE: \$350,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To purchase heating oil for various Town locations.

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

NO: 3 NEW (LATEST MODEL) 27 CU. YD. HIGH COMPACTION LOW ENTRY  
REAR LOADING NATURAL GAS (CNG) W/CHASSIS AND BODY  
ASSEMBLED, PAINTED, DELIVERY COMPLETE

BID PRICE: a. \$336,696.00/ea. (truck)  
b. \$150.00/hr. (labor)  
c. 29%/disc. (parts)  
d. \$1,700.00/opt. 5 year warranty

LOWEST RESPONSIBLE BIDDER: Gabrielli Truck Sales Ltd

COMPETITIVE BID: Yes – June 9, 2021 (1<sup>st</sup> advertisement)  
June 30, 2021 (2<sup>nd</sup> advertisement)

BUDGET ACCOUNT NUMBER: ZRO 1020.2-2034

ANTICIPATED EXPENDITURE: \$336,696.00

DEPARTMENT: Resource Recovery

JUSTIFICATION OF NEED: New rear loader needed to collect recyclables.

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

NO: 4 WASTE OIL REMOVAL

BID PRICE: Various Prices as per Bid Items #1 through 5

LOWEST RESPONSIBLE BIDDER: A B Oil Service Ltd

COMPETITIVE BID: Yes – June 23, 2021

BUDGET ACCOUNT NUMBER: A8172.4-4127

ANTICIPATED EXPENDITURE: \$4,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: The Town is required to properly dispose of waste oil collected from the public.

NO: 5 VETERINARY MEDICAL SUPPLIES

BID PRICE: Various Prices as per Bid Items #1 through 326

LOWES RESPONSIBLE BIDDER: HSB Veterinary Supply – See Attached Tab Sheets

Interboro Packaging – See Attached Tab Sheets

WA Butler Company d/b/a Covetrus North America – See Attached Tab Sheets

COMPETITIVE BID: Yes – May 5, 2021 (1<sup>st</sup> Advertisement)  
June 2, 2021 (2<sup>nd</sup> Advertisement)

BUDGEST ACCOUNT NUMBER: A3510.4-1185

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Veterinary medical supplies area needed throughout the year.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced only one (1) responding bidder. The second advertisement produced three (3) responding bidders.

NO: 6

NEW (LATEST MODEL) 27. CU. YD. AUTOMATED SIDE-LOADER  
COMPRESSED NATURL GAS (CNG) FUELED REFUSE COLLECTION  
TRUCK W/CHASSIS AND BODY ASSEMBLED, PAINTED DELIVERED  
COMPLETE

BID PRICE: A. \$387,268.66/ea. (truck)  
B. 29%/disc. (parts)  
C. \$150.00/hr. (labor)

LOWEST RESPONSIBLE BIDDER: Gabrielli Truck Sales Ltd

COMPETITIVE BID: Yes – June 23, 2021 (1<sup>st</sup> Advertisement)  
July 21, 2021 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: ZR01 1020.2-2340

ANTICIPATED EXPENDITURE: \$387,268.66

DEPARTMENT: Resource Recovery

JUSTIFICATION OF NEED: To replace old trucks.

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

NO: 7

NEW 65 CUBIC YARD OPEN-TOP EJECTOR TRAILER-STECO W/  
DIESEL ENGINE DRIVEN POWER PAK

BID PRICE: A. \$107,875.00/ea. (Trailer)  
B. \$425.00 (Mesh Top)  
C. – 10%/dis. (Parts)  
D. \$149.00/hr. (Labor)

LOWEST RESPONSIBLE BIDDER: Suffolk County Brake Service

COMPETITIVE BID: Yes – August 11, 2021

BUDGET ACCOUNT NUMBER: H20 8172.3-2303

ANTICIPATED EXPENDITURE: \$107,875.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Replace aging fleet.

NO: 8 ANTI-FREEZE

BID PRICE: Various Prices as per Bid Items #A1 through C2

LOWEST RESPONSIBLE BIDDERS: Reladyne Northeast LLC – item #A3  
Ok Petroleum Distribution – items A1, A2, B1, B2,  
C1, C2

COMPETITIVE BID: Yes – August 11, 2021

BUDGET ACCOUNT NUMBER: A1640.4-1220  
DB1640.4-1220

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Public Works

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

NO: 1

PRINTING OF TAX RECEIVER ENVELOPES

BID PRICE: Various Prices as per Bid Items #1a through 4f

LOWEST RESPONSIBLE BIDDER: United Envelope Corp.

COMPETITIVE BID: Yes – June 9, 2021 (1<sup>st</sup> Advertisement)  
June 30, 2021 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: A1330.4-4000

ANTICIPATED EXPENDITURE: \$19,000.00

DEPARTMENT: Receiver of Taxes

JUSTIFICATION OF NEED: To mail tax bills.

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 the PRINTING OF TAX RECEIVER ENVELOPES, CONTRACT #621-31; and

WHEREAS, the bid was advertised twice and opened on June 30, 2021; and

WHEREAS, United Envelope Corp., 65 Railroad Ave., Ridgefield, NJ 07657 submitted the apparent low dollar bid; and

WHEREAS, United Envelope 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 United Envelope Corp. in the amount of various prices as per bid items #1a through 4f 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:

CONTRACT # 621-31

DATE: JUNE 30, 2021

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 # A1330.4-4000 ESTIMATED AMOUNT \$19,000.00

(THIS BID WAS ADVERTISED TWICE)

MR. MARK BOBICZ  
UNITED ENVELOPE CORP  
65 RAILROAD AVE  
RIDGEFIELD NJ 07657



SEE ATTACHED SHEET

WORDS OF LIFE PRINTING  
152-A1 OCEAN AVE  
BOHEMIA NY 11716

SEE ATTACHED SHEET

MJB PRINTING CORP  
d/b/a MOD PRINTING  
280 ISLIP AVE  
ISLIP NY 11751

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

~~COMMISSIONER~~ L. MISTLER CONCURS.  
ACTING RECEIVER OF TAXES

SIGNED BY:

MICHAEL RAND  
DIRECTOR

BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

PRINTING OF TAX RECEIVER ENVELOPES	UNITED	WORDS OF
CONTRACT #621-31	ENVELOPE	LIFE
ITEM #		
<b>1. White Woven w/Prt. On Back Flap</b>		
a. 1 - 25,000	\$125.50/m	NO BID
b. 25,001 - 50,000	\$87.75/m	NO BID
c. 50,001 - 75,000	\$67.95/m	NO BID
d. 75,001 - 100,000	\$61.50/m	NO BID
<b>2. White Woven w/o Prt on Back Flap</b>		
a. 1 - 25,000	\$129.50/m	NO BID
b. 25,001 - 50,000	\$89.35/m	NO BID
c. 50,001 - 75,000	\$65.95/m	NO BID
d. 75,002 - 100,000	\$59.50/m	NO BID
<b>3. Blue Off-Set (2 sided)</b>		
a. 1 - 25,000	\$67.10/m	\$85/m
b. 25,001 - 50,000	\$44.25/m	\$85/m
c. 50,001 - 75,000	\$38.50/m	\$84/m
d. 75,001 - 100,000	\$33.75/m	\$84/m
e. 100,001 - 125,000	\$29.65/m	\$84/m
f. 125,001 - 150,000	\$28.25/m	\$84/m
<b>4. #10 24 lb w/o window</b>		
a. 1 - 25,000	\$69.00/m	\$62/m
b. 25,001 - 50,000	\$41.25/m	\$62/m
c. 50,001 - 75,000	\$29.25/m	\$61/m
d. 75,001 - 100,000	\$26.50/m	\$61/m
e. 100,001 - 125,000	\$23.75/m	\$61/m
f. 125,001 - 150,000	\$22.95/m	\$61/m

s/printing of tax receiver envelopes  
tab 2021



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  
seconded by \_\_\_\_\_, 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:

ULTRA-LOW SULFUR  
HEATING OIL

CONTRACT # 721-01

DATE: JULY 21, 2021

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 # A1670.4-2220 ESTIMATED AMOUNT \$350,000.00

(THIS BID WAS ADVERTISED TWICE)

✓  
ROMEO ENTERPRISES INC  
d/b/a ROMEO'S FUEL  
1600 RAILROAD AVE  
P O BOX 641  
HOLBROOK NY 11741

\$0.247/gal. (differential)

GENERAL UTILITIES  
100 FAIRCHILD AVE  
PLAINVIEW NY 11803

PETRO  
30 OLD DOCK RD  
YAPHANK NY 11980

FRANK BROS  
7 BELFORD AVE  
BAY SHORE NY 11706

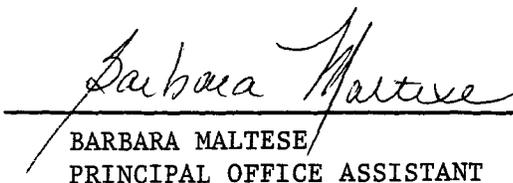
IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER T. OWENS CONCURS.

SIGNED BY:



MICHAEL RAND  
DIRECTOR



BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

NO: 3

NEW (LATEST MODEL) 27 CU. YD. HIGH COMPACTION LOW ENTRY  
REAR LOADING NATURAL GAS (CNG) W/CHASSIS AND BODY  
ASSEMBLED, PAINTED, DELIVERY COMPLETE

BID PRICE: a. \$336,696.00/ea. (truck)  
b. \$150.00/hr. (labor)  
c. 29%/disc. (parts)  
d. \$1,700.00/opt. 5 year warranty

LOWEST RESPONSIBLE BIDDER: Gabrielli Truck Sales Ltd

COMPETITIVE BID: Yes – June 9, 2021 (1<sup>st</sup> advertisement)  
June 30, 2021 (2<sup>nd</sup> advertisement)

BUDGET ACCOUNT NUMBER: ZRO 1020.2-2034

ANTICIPATED EXPENDITURE: \$336,696.00

DEPARTMENT: Resource Recovery

JUSTIFICATION OF NEED: New rear loader needed to collect recyclables.

PLEASE NOTE: This bid was 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 NEW (LATEST MODEL) 27 CU. YD. HIGH COMPACTION LOW ENTRY REAR LOADING NATURAL GAS (CNG) W/CHASSIS AND BODY ASSEMBLED, PAINTED, DELIVERED COMPLETE, CONTRACT #621-227; and

WHEREAS, the bid was advertised twice and opened on June 30, 2021; and

WHEREAS, Gabrielli Truck Sales Ltd, 3200 Horseblock Road, Medford, NY 11763 submitted the only bid for this contract; and

WHEREAS, Gabrielli Truck Sales Ltd 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 Gabrielli Truck Sales Ltd in the amount of: A. \$336,696.00/ea. (truck); B. \$150.00/hr. labor); C. 29%/disc. (parts); D. \$1,700.00/Option 5 year warranty for one (1) year from date of award with the Town's option to renew for one (1) additional year under the same terms and conditions.

Upon a vote being taken, the result was:

NEW (LATEST MODEL) 27 CU. YD.  
 HIGH COMPACTION LOW ENTRY REAR  
 LOADING NATURAL GAS (CNG)  
 W/CHASSIS & BODY ASSEMBLED, PAINTED  
 DELIVERED COMPLETE

CONTRACT # 621- 226

DATE: JUNE 30, 2021

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 # ZRO 1020.2 2340

ESTIMATED AMOUNT \$336,696.00

(THIS BID WAS ADVERTISED TWICE)

GABRIELLI TRUCK SALES LTD  
 3200 HORSEBLOCK RD  
 MEDFORD NY 11763

- A. \$336,696.00/ea.
- B. \$150.00/hr. (Labor)
- C. 29%/disc.
- D. \$1,700/00 OPT. 5 year warranty

LONG ISLAND KENWORTH  
 3180 HORSE BLOCK RD  
 MEDFORD NY 11763

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

~~COMMISSIONER~~ M. BELLOW

CONCURS.

PRESIDENT

SIGNED BY:

  
 MICHAEL RAND  
 DIRECTOR

  
 BARBARA MALTESE  
 PRINCIPAL OFFICE ASSISTANT

**NO: 4 WASTE OIL REMOVAL**

**BID PRICE: Various Prices as per Bid Items #1 through 5**

**LOWEST RESPONSIBLE BIDDER: A B Oil Service Ltd**

**COMPETITIVE BID: Yes – June 23, 2021**

**BUDGET ACCOUNT NUMBER: A8172.4-4127**

**ANTICIPATED EXPENDITURE: \$4,000.00**

**DEPARTMENT: Environmental Control**

**JUSTIFICATION OF NEED: The Town is required to properly dispose of waste oil collected from the public.**

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  
seconded by \_\_\_\_\_, 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:

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 # A8172.4-4127 ESTIMATED AMOUNT \$4,000.00

CLEAR RIVER ENV. SERVICE 847 11th STREET RONKONKOMA NY 11779	SEE ATTACHED SHEET
AAAA LONG ISLAND WASTE 3 EAGLES LANDING MT SINAI NY 11766	
CLEAR VIEW ENVIRO SRV INC 634 BLUE POINT RD HOLTSVILLE NY 11742	
DUNRITE OIL SERVICE 14 WALTESS RD LAKE RONKONKOMA NY 11779	
SAFETY-KLEEN SYS INC 2600 NO CENTRAL EXPRESSWAY RICHARDSON TX 75080	
A B OIL SERVICE LTD 1599 OCEAN AVE BOHEMIA NY 11716	award - items #1 through 5 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

WASTE OIL REMOVAL	CLEAR	A B OIL
CONTRACT #621-118	RIVER	SERVICE
ITEM #		
1. Waste Oil	(-) \$1.39/gal.	(-) \$0.58/gal.
2. Anti-Freeze	(-) \$3.99/gal.	(-) \$1.50/gal.
3. Used Oil Filters	(-) \$225.00/drum	(-) \$90/drum
4. Contaminated Waste Oil	(-) \$2.25/gal.	(-) \$7.50/gal.
5. Contaminated Anti-Freeze	(-) \$4.99/gal.	(-) \$5.00/gal.

s/waste oil removal  
tab 2021

NO: 5 VETERINARY MEDICAL SUPPLIES

BID PRICE: Various Prices as per Bid Items #1 through 326

LOWES RESPONSIBLE BIDDER: HSB Veterinary Supply – See Attached Tab Sheets

Interboro Packaging – See Attached Tab Sheets

WA Butler Company d/b/a Covetrus North America – See Attached Tab Sheets

COMPETITIVE BID: Yes – May 5, 2021 (1<sup>st</sup> Advertisement)  
June 2, 2021 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: A3510.4-1185

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Veterinary medical supplies area needed throughout the year.

PLEASE NOTE: This bid was advertised twice. The first advertisement produced only one (1) responding bidder. The second advertisement produced three (3) responding bidders.

WHEREAS, the Town solicited competitive bids for the purchase of VETERINARY MEDICAL SUPPLIES, CONTRACT #521-119; and

WHEREAS, the bid was advertised twice and opened on June 2, 2021; and

WHEREAS, HSB Veterinary Supply, 16 Barnhart Dr., Hanover, PA 17331; Interboro Packaging, 114 Bracken Rd., Montgomery, NY 12549 and WA Butler Company, d/b/a Covetrus North America, 400 Metro Place North, Dublin, OH 43017-3340 submitted the low dollar bids; and

WHEREAS, HSB Veterinary Supply, Interboro Packaging and WA Butler Company, d/b/a Covetrus North America, 400 Metro Place North, Dublin, OH 43017-3340 have been determined to be 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 bidders as per the following bid items:

HSB Veterinary Supply – items #2,4,5,6,8,10-35,37,39,40,43,49-58,62-64,66-77,80-82, 84-104,110-112,116,118,119,122,131,137-148,155-185,188-197,200-206,216-220,225-228,231,232,234,237-240,245-247, 249-252,255-258,264,269,270,272-280,309,310,312,314-321, 324,325

Interboro Packaging – item #108

WA Butler Company, d/b/a Covetrus North America – award items #1,3,7,9,36,38,41,42, 44-48,59-61,65,78,79,83,105-107,109,115,117,120,121,125-130,132-135,149-151,153,154,186,187,198,199,207-215,221-224,229,230,233,235,236,341-244,248,249,253,254,259-263, 265-268,271,281-283,285-292,293-296,298,301-309,311,313, 318,320,322,323,326

for one (1) year from date of award with the Town's option to renew for one (1) additional year under the same terms and conditions.

Upon a vote being taken, the result was:

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 # A3510.4-1185 ESTIMATED AMOUNT \$20,000.00

(THIS BID WAS ADVERTISED TWICE)

MS JILLIAN WISNOWSKI  
HSB VETERINARY SUPPLY  
16 BARNHART DRIVE  
HANOVER PA 17331

award - items #2,4,6,8,10-35,37,39,40,43,49-58,5  
62-64, SEE ATTACHED SHEETS 66-77,80-82,84-104,110-  
112,116,118,119,122,131,137-148,155-185,188-197,  
200-206,216-220,225-228,231,232,234,237-240,245-247,  
249-252,255-258,264,269,270,272-280,309,310,312,  
314-321,324,325.

MIDWEST VETERINARY SUPPLY  
21467 HOLYOKE AVE  
LAKEVILLE MN 55044

DISQUALIFIED - DID NOT BID ACCORDING TO  
SPECIFICATIONS

INTERBORO PACKAGING CORP  
114 BRACKEN RD  
MONTGOMERY NY 12549

award - items #108  
SEE ATTACHED SHEETS

VIRGILIO VADEN  
117 HALLOCK LANE  
ROCKY POINT NY 11778

MICHELLE VIBONESE  
SHELTERS UNITED  
6895 BARRETT RD  
THOMPSON OH 44086

WA BUTLER COMPANY  
d/b/a COVETRUS NORTH AMER  
400 METRO PLACE NORTH  
DUBLIN OH 43017

award - items #1,3,7,9,36,38,41,42,44-48,59-61,65,  
78,79,83,105-107,109,115,117,120,121,125-130,132-  
135, SEE ATTACHED SHEETS 149-151,153,154,186,187,  
198,199,207-215,221-224,229,230,233,235,236,241-244,  
248,249,253,254,259-263,265-268,271,281-283,285-292,  
293-296,298,301-309,311,313,318,320,322,323,236

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

VETERINARY MEDICAL	HSB	WA BUTLER	INTERBORO
SUPPLIES	VET SUPPLY	d/b/a COVETRUS	PACKAGING
ITEM #			
1. Anesthesia	\$20.00	\$5.97	NO BID
2. Anesthesia	\$15.00	NO BID	NO BID
3. Anesthesia	\$17.75	\$15.24	NO BID
4. Anesthesia Bag	\$6.00	\$19.64	NO BID
5. Anesthesia Bag	\$6.00	\$19.64	NO BID
6. Anesthesia Bag	\$6.00	\$23.22	NO BID
7. Anesthesia Tubing	\$8.40	\$0.72	NO BID
8. Anesthesia Mask	\$27.00	\$33.46	NO BID
9. Anesthesia Mask	\$28.00	\$7.85	NO BID
10. Anesthesia Mask	\$39.96	\$41.35	NO BID
11. Suture	\$44.25	\$52.23	NO BID
12. Suture	\$44.32	\$52.23	NO BID
13. Suture	\$44.32	\$52.23	NO BID
14. Suture	\$44.32	\$48.88	NO BID
15. Vicryl	\$36.62	NO BID	NO BID
16. Vicryl	\$96.41	NO BID	NO BID
17. Endotracheal Tube Clear	\$4.00	\$4.35	NO BID
18. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
19. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
20. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
21. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
22. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
23. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
24. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
25. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
26. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
27. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
28. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
29. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
30. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
31. Endotracheal Tube Clear	\$1.45	\$1.96	NO BID
32. Endotracheal Tube Clear	\$1.45	\$4.74	NO BID
33. Endotracheal Tube Clear	\$5.00	\$8.63	NO BID
34. Endotracheal Tube Clear	\$4.65	\$4.74	NO BID
35. Endotracheal Tube Clear	\$8.90	\$135.00	NO BID
36. Soda Lime	\$6.75	\$5.91	NO BID
37. F/Air Canister	\$5.80	\$6.34	NO BID
38. F/Air Canister w/Holster	\$25.65	\$23.18	NO BID
39. Sterilization Pouch	\$11.65	\$15.54	NO BID
40. Sterilization Pouch	\$16.00	\$38.39	NO BID
41. Surgi-Drape Roll	\$110.35	\$81.14	NO BID
42. Lead Free Autoclave Tape	\$4.99	\$1.76	NO BID
43. Steam Indicator Strips	\$14.99	\$16.91	NO BID

VETERINARY MEDICAL	HSB	WA BUTLER	INTERBORO
SUPPLIES	VET SUPPLY	d/b/a COVETRUS	PACKAGING
ITEM #			
44. Surgical Glue	\$10.50	<del>\$8.59</del>	NO BID
45. Surgical Blasé SS	\$10.00	<del>\$4.36</del>	NO BID
46. Disp. Gown	\$200.00	<del>\$10.35</del>	NO BID
47. Cloth Gown	NO BID	<del>\$3.86</del>	NO BID
48. Isoflurate	\$21.50	<del>\$20.49</del>	NO BID
49. Primary IV Set	<del>97¢</del>	\$17.00	NO BID
50. Instrument Brush	<del>\$16.71</del>	\$27.32	NO BID
51. Instrument Brush	<del>\$15.79</del>	\$27.32	NO BID
52. Surgeon Scrub Brush	<del>\$2.64</del>	\$2.85	NO BID
53. Endotracheal Tube Brush	<del>\$5.75</del>	\$5.95	NO BID
54. Endotracheal Tube Brush	<del>\$5.75</del>	\$5.95	NO BID
55. Luer Lock Injection Plug	<del>65¢</del>	\$0.83	NO BID
56. IV Catheter	<del>70¢</del>	\$5.85	NO BID
57. IV Catheter	<del>70¢</del>	\$0.88	NO BID
58. Surgical Gloves	<del>\$29.50</del>	\$156.25	NO BID
59. Clippicide	NO BID	<del>\$4.69</del>	NO BID
60. Kool Lube	\$6.95	<del>\$6.39</del>	NO BID
61. Surgical Mask Tie On	<del>\$11.60</del>	<del>\$3.86</del>	NO BID
62. Surgical Mask Ear Loop	<del>\$13.66</del>	NO BID	NO BID
63. Bouffant Surgery Cap	<del>\$7.88</del>	\$70.85	NO BID
64. Tattoo Paste	<del>\$7.00</del>	NO BID	NO BID
65. Log Book	NO BID	<del>\$4.17</del>	NO BID
66. Laryngoscope Miller Blade	<del>\$110.33</del>	\$158.21	NO BID
67. Laryngoscope Miller Blade	<del>\$110.33</del>	NO BID	NO BID
68. laryngoscope Miller Blade	<del>\$101.20</del>	NO BID	NO BID
69. Laryngoscope Miller Blade	<del>\$101.20</del>	NO BID	NO BID
70. Larngoscope Miller Blade	<del>\$110.33</del>	NO BID	NO BID
71. Laryngoscope Mac Blade	<del>\$128.12</del>	NO BID	NO BID
72. laryngoscope Mac Blade	<del>\$138.80</del>	NO BID	NO BID
73. Laryngoscope Mac Blade	<del>\$101.20</del>	NO BID	NO BID
74. Laryngoscope Mac Blade	<del>\$101.20</del>	NO BID	NO BID
75. Laryngoscope Handle	<del>\$70.00</del>	\$91.75	NO BID
76. Laryngoscope Handle	<del>\$91.10</del>	NO BID	NO BID
77. Opthlmascope	<del>\$279.72</del>	NO BID	NO BID
78. Otoscope	\$207.90	<del>\$178.44</del>	NO BID
79. Rech. Handle Battery Conv.	\$202.68	<del>\$168.04</del>	NO BID
80. Otoscope Specula Set	<del>\$20.15</del>	\$22.99	NO BID
81. Otoscope Lightbulb	<del>\$18.45</del>	NO BID	NO BID
82. Laryngoscope Lightbulb	<del>\$13.00</del>	NO BID	NO BID
83. Scaple Handle	\$4.75	<del>\$2.60</del>	NO BID
84. Mayo Scissors	<del>\$9.75</del>	\$12.15	NO BID
85. Snook OE Hook	<del>\$11.39</del>	\$11.55	NO BID
86. Kelly Forceps	<del>\$9.75</del>	\$11.46	NO BID

VETERINARY MEDICAL	HSB	WA BUTLER	INTERBORO
SUPPLIES	VET SUPPLY	d/b/a COVETRUS	PACKAGING
ITEM #			
87. Metzenbaum Scissors	\$9.75	\$17.78	NO BID
88. Brown Adson Forceps	\$9.75	\$56.15	NO BID
89. Kelly Forceps	\$9.75	\$11.56	NO BID
90. Backhaus Towel Clamps	\$7.75	\$11.50	NO BID
91. Olsen Heger Needle Driver	\$24.45	\$103.59	NO BID
92. Halsted Mosquito Forceps	\$9.75	\$24.14	NO BID
93. Rochester-Carmalt Forceps	\$17.85	\$19.41	NO BID
94. Backhaus Towel Clamps	\$9.00	\$22.80	NO BID
95. Olsen Heger Needle Driver	\$24.45	NO BID	NO BID
96. Halsted Mosquito Forceps	\$9.75	\$42.30	NO BID
97. Halsted Mosquito Forceps	\$9.75	NO BID	NO BID
98. Halsted Mosquito Forceps	\$9.75	NO BID	NO BID
99. Allis Forceps	\$15.75	\$18.33	NO BID
100. Debakey Forceps	\$40.00	\$160.52	NO BID
101. Bishop-Harmon Forcep	\$13.50	NO BID	NO BID
102. Eyelid Speculum	\$30.00	\$37.50	NO BID
103. Stainless Instrument Tray	\$31.50	\$45.90	NO BID
104. Surgical Instrument Wrap	\$6.99	\$9.76	NO BID
105. Exam Gloves	\$13.25	\$8.59	\$9.90
106. Exam Gloves	\$13.25	\$9.50	\$9.90
107. Exam Gloves	\$13.25	\$9.50	\$9.90
108. Exam Gloves	\$13.25	\$10.50	\$9.90
109. Cotton Balls	\$17.50	\$6.95	NO BID
110. Cotton Tipped Applicators	\$4.05	\$4.90	NO BID
111. Gauze Sponges	\$1.50	\$2.93	NO BID
112. Clipper	\$125.00	NO BID	NO BID
113. Blade	NO BID	NO BID	NO BID
114. Blade	NO BID	NO BID	NO BID
115. Blade	NO BID	\$27.84	NO BID
116. Test Strips	\$19.06	\$65.27	NO BID
117. Fluor. Sodium Optho Strips	\$11.00	\$9.41	NO BID
118. Digital Thermometer	\$2.90	NO BID	NO BID
119. Lubricating Jelly Foil Pack	\$6.99	NO BID	NO BID
120. Kwik Stop	\$5.75	\$4.26	NO BID
121. Silver Nitrate Sticks	\$35.50	\$24.15	NO BID
122. Urine Test Strips	\$31.29	NO BID	NO BID
123. Rescue	NO BID	NO BID	NO BID
124. Rescue EZ Action Pump	NO BID	NO BID	NO BID
125. Rescue	\$18.35	\$12.83	NO BID
126. Chlorhexidine Scrub	\$28.64	\$25.51	NO BID
127. Chlorhexidine Solution	\$14.88	\$7.00	NO BID
128. Betadine Solution	\$22.35	\$19.26	NO BID
129. Betadine Scrub	\$22.35	\$18.28	NO BID

VETERINARY MEDICAL	HSB	WA BUTLER	INTERBORO
SUPPLIES	VET SUPPLY	d/b/a COVETRUS	PACKAGING
ITEM #			
130. Hydrogen Peroxide	\$9.19	\$3.62	NO BID
131. Isopropyl Alcohol	\$21.35	NO BID	NO BID
132. Autoclave Cleaner	\$10.55	\$8.16	NO BID
133. Instrument Milk Concen.	\$34.00	\$30.76	NO BID
134. Surgical Instru. Clean. Con.	\$11.95	\$10.02	NO BID
135. Acepromazine Inj	\$26.99	\$20.99	NO BID
136. Atropine	NO BID	NO BID	NO BID
137. Epinephrine	\$31.99	NO BID	NO BID
138. Buprenorphine	\$78.98	NO BID	NO BID
139. Diazepam	\$56.34	\$425.67	NO BID
140. Ketamine	\$5.67	NO BID	NO BID
141. Dextrose	\$3.95	NO BID	NO BID
142. Lidocaine	\$3.85	NO BID	NO BID
143. Heparin	\$4.99	\$5.23	NO BID
144. Telazol	\$55.30	NO BID	NO BID
145. Benadryl Inj	\$17.91	NO BID	NO BID
146. Lactated Ringers	\$96.38	NO BID	NO BID
147. Sodium Chloride	\$96.38	NO BID	NO BID
148. Sodium Chloride	\$118.32	NO BID	NO BID
149. Euthanasia Solution	\$719.88	\$51.05	NO BID
150. Butorphanol Inj.	NO BID	\$82.00	NO BID
151. Tape	NO BID	\$14.28	NO BID
152. Tape	NO BID	NO BID	NO BID
153. Cast Padding	\$14.69	\$13.61	NO BID
154. Cast Padding	\$13.25	\$9.26	NO BID
155. Cling Gauze	\$2.15	NO BID	NO BID
156. Cling Gauze	\$2.15	NO BID	NO BID
157. Vetrap Cohesive Bandage	\$25.25	\$40.86	NO BID
158. Vetrap Cohesive Bandage	\$24.00	\$24.07	NO BID
159. Telfa Nonstick Pads	\$6.95	\$8.48	NO BID
160. Elastic Adh. Bandage	\$12.35	\$21.64	NO BID
161. TB Luer Slip Syringes	\$10.13	NO BID	NO BID
162. TB Luer Slip Syringes	\$8.75	\$36.29	NO BID
163. Luer Lock Syringes	\$6.50	\$11.62	NO BID
164. Luer Lock Syringes	\$6.50	\$14.87	NO BID
165. Luer Lock Syringes	\$8.00	\$14.87	NO BID
166. Luer Lock Syringes	\$9.00	\$35.06	NO BID
167. Luer Slip Syringes	\$7.00	\$11.90	NO BID
168. Luer Slip Syringes	\$8.50	\$8.63	NO BID
169. Curved Tip Syringe	\$14.33	\$21.66	NO BID
170. Poly Hub Needles	\$4.00	\$7.68	NO BID
171. Poly Hub Needles	\$4.00	\$7.98	NO BID
172. Poly Hub Needles	\$4.00	\$6.89	NO BID

VETERINARY MEDICAL SUPPLIES	HSB VET SUPPLY	WA BUTLER d/b/a COVETRUS	INTERBORO PACKAGING
ITEM #			
173. Poly Hub Needles	\$4.00	\$7.69	NO BID
174. Poly Hub Needles	\$4.15	\$7.98	NO BID
175. Poly Hub Needles	\$4.00	\$7.58	NO BID
176. Winged Infusion Set	50¢	\$51.07	NO BID
177. Winged Infusion Set	50¢	\$51.07	NO BID
178. Sharps Container	\$4.00	\$9.07	NO BID
179. Sharps Container	\$6.25	\$6.30	NO BID
180. Muzzles	\$4.75	\$6.01	NO BID
181. Muzzles	\$4.88	\$6.12	NO BID
182. Muzzles	\$5.00	\$6.81	NO BID
183. Muzzles	\$5.50	\$7.34	NO BID
184. Muzzles	\$5.75	\$7.62	NO BID
185. Muzzles	\$6.00	\$7.09	NO BID
186. Muzzles	\$7.25	\$6.31	NO BID
187. Muzzles	\$8.33	\$6.53	NO BID
188. Muzzle Cat	\$5.15	\$6.81	NO BID
189. Muzzle Cat	\$5.15	\$7.34	NO BID
190. Muzzle Cat	\$5.15	\$7.62	NO BID
191. Clear Collar	\$1.30	\$8.24	NO BID
192. Clear Collar	\$1.40	\$9.47	NO BID
193. Clear Collar	\$1.70	\$10.69	NO BID
194. Clear Collar	\$1.90	\$9.68	NO BID
195. Clear Collar	\$2.20	\$10.92	NO BID
196. Clear Collar	\$3.00	\$12.68	NO BID
197. Clear Collar	\$3.50	\$16.18	NO BID
198. Clear Collar	NO BID	\$155.00	NO BID
199. Cetirizine	\$16.73	\$15.08	NO BID
200. Carprofen Tablets	\$42.37	\$55.55	NO BID
201. Carprofen Tablets	\$52.39	\$69.51	NO BID
202. Carprofen Tablets	\$64.11	\$88.06	NO BID
203. Doxycycline Capsules	\$40.75	\$63.89	NO BID
204. Doxycycline Tablets	\$30.00	\$31.25	NO BID
205. Cephalexin Capsules	\$34.99	\$48.23	NO BID
206. Cephalexin Capsules	\$25.99	\$29.55	NO BID
207. Cephalexin Chewables	NO BID	\$26.16	NO BID
208. Cephalexin Chewables	NO BID	\$41.20	NO BID
209. Cephalexin Chewables	NO BID	\$73.69	NO BID
210. Clavamox Tablets	\$64.01	\$47.90	NO BID
211. Clavamox Tablets	\$118.61	\$88.70	NO BID
212. Clavamox Tablets	\$195.34	\$144.20	NO BID
213. Clavamox Tablets	\$279.11	\$206.00	NO BID
214. Clavamox Liquid	NO BID	\$17.75	NO BID
215. Tramadol	\$3.99	\$1.50	NO BID

VETERINARY MEDICAL	HSB	WA BUTLER	INTERBORO
SUPPLIES	VET SUPPLY	d/b/a COVETRUS	PACKAGING
ITEM #			
216. Gabapentin Capsules	\$9.75	\$12.75	NO BID
217. Gabapentin Capsules	\$16.50	\$23.43	NO BID
218. Gabapentin Liquid	\$43.96	\$79.25	NO BID
219. Trazadone	\$3.99	\$5.16	NO BID
220. Trazadone	\$5.39	\$41.28	NO BID
221. Trazadone	\$23.80	\$8.51	NO BID
222. Diphenhydramine Liquid	\$8.10	\$3.21	NO BID
223. Diphenhydramine Capsules	\$2.99	\$2.30	NO BID
224. Diphenhydramine Capsules	\$3.16	\$1.96	NO BID
225. Metronidazole Tablets	\$16.55	\$20.79	NO BID
226. Metronidazole Tablets	\$29.51	\$34.90	NO BID
227. Fluconazole Tablets	\$3.25	NO BID	NO BID
228. Fluconazole Tablets	\$11.40	\$11.86	NO BID
229. Ketoconazole Tablets	\$69.95	\$45.42	NO BID
230. Terbinafine Tablets	\$14.97	\$11.27	NO BID
231. Clindamycin Capsules	\$133.40	NO BID	NO BID
232. Clindamycin Capsules	\$55.20	\$85.28	NO BID
233. Clindamycin Capsules	\$9.26	\$8.09	NO BID
234. Clindamycin Capsules	\$13.25	\$17.43	NO BID
235. Clindamycin Liquid	\$2.60	\$2.35	NO BID
236. Itraconazole Liquid	\$48.95	\$38.40	NO BID
237. Prednisone Tablets	\$3.49	\$6.53	NO BID
238. Prednisone Tablets	\$24.86	NO BID	NO BID
239. Prednisone Tablets	\$8.23	\$9.17	NO BID
240. Prednisolone	\$44.84	NO BID	NO BID
241. Meloxicam	NO BID	\$13.91	NO BID
242. Minocycline Capsules	\$16.85	\$16.33	NO BID
243. Acepromazine Tablet	\$47.73	\$44.67	NO BID
244. Acepromazine Tablet	\$68.50	\$56.38	NO BID
245. Sulfamethoxazole/Trimeth	\$25.92	\$26.59	NO BID
246. Sulfamethoxazole/Trimeth	\$4.25	\$8.20	NO BID
247. Sulfamethoxazole/Trimeth	\$4.40	\$5.06	NO BID
248. Famotidine	\$4.95	\$2.99	NO BID
249. Enrofloxacin Tablet	\$53.04	\$53.04	NO BID
250. Enrofloxacin Tablet	\$66.71	NO BID	NO BID
251. Enrofloxacin Tablet	\$120.56	NO BID	NO BID
252. Cyprohepatdine	\$4.69	\$7.58	NO BID
253. Mirtazapine	\$2.29	\$2.13	NO BID
254. Cefpodoxime	\$38.90	\$37.73	NO BID
255. Cefpodoxime	\$71.75	\$74.18	NO BID
256. Lactulose	\$4.75	\$10.17	NO BID
257. Microscope Slides	\$2.15	\$2.65	NO BID
258. Cover Slips	\$1.27	\$2.25	NO BID

VETERINARY MEDICAL	HSB	WA BUTLER	INTERBORO
SUPPLIES	VET SUPPLY	d/b/a COVETRUS	PACKAING
ITEM #			
259. Dipquick Stain Kit	\$33.70	<del>\$26.33</del>	NO BID
260. Dipquick Refills	\$20.30	<del>\$17.00</del>	NO BID
261. Dipquick Refills	\$21.30	<del>\$18.11</del>	NO BID
262. Dipquick Refills	\$22.30	<del>\$19.22</del>	NO BID
263. Lens Cleaning Solution	\$13.40	<del>\$11.06</del>	NO BID
264. Fecal Diagnostic Kit	<del>\$9.24</del>	\$106.00	NO BID
265. DTM Mini Plates	\$12.66	<del>\$8.98</del>	NO BID
266. Mineral Oil	NO BID	<del>\$50.05</del>	NO BID
267. Immersion Oil	\$17.50	<del>\$14.71</del>	NO BID
268. Fecal Float Ready to Use	\$34.38	<del>\$7.54</del>	NO BID
269. Lint Free Lens Tissues	<del>\$5.50</del>	NO BID	NO BID
270. Revolution	<del>\$20.75</del>	\$368.00	NO BID
271. Revolution	\$44.07	<del>\$19.50</del>	NO BID
272. Revolution	<del>\$45.14</del>	\$860.50	NO BID
273. Revolution	<del>\$42.80</del>	\$379.50	NO BID
274. Revolution	<del>\$44.07</del>	\$391.25	NO BID
275. Revolution	<del>\$45.05</del>	\$412.00	NO BID
276. Revolution	<del>\$45.05</del>	\$413.50	NO BID
277. Revolution	<del>\$105.55</del>	\$527.75	NO BID
278. Iverm/Pyrantel/Hrt.Pre	<del>\$153.83</del>	NO BID	NO BID
279. Inverm/Pyrantel/Hrt. Pre	<del>\$206.10</del>	NO BID	NO BID
280. Inverm/Pyrantel/Hrt.Pre	<del>\$275.29</del>	NO BID	NO BID
281. Advantix	NO BID	<del>\$68.21</del>	NO BID
282. Advantix	NO BID	<del>\$68.21</del>	NO BID
283. Advantix	NO BID	<del>\$68.21</del>	NO BID
284. Advantix	NO BID	NO BID	NO BID
285. Advantage Multi	NO BID	<del>\$187.98</del>	NO BID
286. Advantage Multi	NO BID	<del>\$439.68</del>	NO BID
287. Advantage Multi	NO BID	<del>\$439.68</del>	NO BID
288. Advantage Multi	NO BID	<del>\$470.82</del>	NO BID
289. Advantage Multi	NO BID	<del>\$470.82</del>	NO BID
290. Advantage Multi	NO BID	<del>\$470.82</del>	NO BID
291. Advantage Multi	NO BID	<del>\$470.82</del>	NO BID
292. Advantage Multi	NO BID	NO BID	NO BID
293. Drontal Plus	\$170.35	<del>\$163.62</del>	NO BID
294. Drontal Plus	\$427.64	<del>\$425.64</del>	NO BID
295. Drontal Plus	\$460.10	<del>\$459.29</del>	NO BID
296. Panacur Liquid	\$139.35	<del>\$127.34</del>	NO BID
297. Albon	NO BID	NO BID	NO BID
298. Albon	NO BID	<del>\$46.70</del>	NO BID
299. Albon	NO BID	NO BID	NO BID
300. Albon	NO BID	NO BID	NO BID
301. Praziquantel Injectable	\$91.17	<del>\$85.52</del>	NO BID
302. Pyrantel Pamoate	\$29.89	<del>\$27.49</del>	NO BID

303. Ivermectin	\$22.85	<del>\$20.27</del>	NO BID
304. Interceptor	NO BID	<del>\$190.79</del>	NO BID
305. Interceptor	NO BID	<del>\$2.54</del>	NO BID
306. Interceptor	NO BID	<del>\$338.38</del>	NO BID
307. Interceptor	NO BID	<del>\$404.14</del>	NO BID
308. Artificial Tears Ointment	\$4.95	<del>\$4.56</del>	NO BID
309. Optixcare	<del>\$8.49</del>	<del>\$8.49</del>	NO BID
310. NeoPolyBac Ophthalmic	<del>\$5.15</del>	\$5.98	NO BID
311. NeoPolyDex Ophtho Oint.	\$5.00	<del>\$4.57</del>	NO BID
312. Optimune Ointment	<del>\$32.30</del>	\$196.30	NO BID
313. Tobramycin Ophtho Solu.	\$3.75	<del>\$2.74</del>	NO BID
314. Ofloxacin Ophtho Solu.	<del>\$5.00</del>	NO BID	NO BID
315. Erythromycin Ophtho Oint.	<del>\$7.03</del>	\$9.98	NO BID
316. Gentamicin Sulf.Ophtho Sol.	<del>\$2.00</del>	\$3.15	NO BID
317. Eye Wash	<del>\$3.50</del>	NO BID	NO BID
318. Animax Ointment	<del>\$4.03</del>	<del>\$4.03</del>	NO BID
319. Stem Gel-Green Tea Extr.	<del>\$15.99</del>	NO BID	NO BID
320. Lime Plus Dip	<del>\$5.91</del>	<del>\$5.91</del>	NO BID
321. Lime Plus Dip	<del>\$12.61</del>	NO BID	NO BID
322. Lime Plus Dip	<del>\$88.98</del>	<del>\$85.98</del>	NO BID
323. Osurnia Canine Otic	\$128.75	<del>\$13.55</del>	NO BID
324. Miconazole Spray	<del>\$4.99</del>	\$8.13	NO BID
325. Monetamax	<del>\$12.98</del>	<del>\$254.52</del>	NO BID
326. Milbemite Optic	\$173.71	<del>\$168.28</del>	NO BID

s/veterinary medical  
supplies tab 2021

NO: 6

NEW (LATEST MODEL) 27. CU. YD. AUTOMATED SIDE-LOADER  
COMPRESSED NATURL GAS (CNG) FUELED REFUSE COLLECTION  
TRUCK W/CHASSIS AND BODY ASSEMBLED, PAINTED DELIVERED  
COMPLETE

BID PRICE: A. \$387,268.66/ea. (truck)  
B. 29%/disc. (parts)  
C. \$150.00/hr. (labor)

LOWEST RESPONSIBLE BIDDER: Gabrielli Truck Sales Ltd

COMPETITIVE BID: Yes – June 23, 2021 (1<sup>st</sup> Advertisement)  
July 21, 2021 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: ZR01 1020.2-2340

ANTICIPATED EXPENDITURE: \$387,268.66

DEPARTMENT: Resource Recovery

JUSTIFICATION OF NEED: To replace old trucks.

PLEASE NOTE: This bid was 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 (LATEST MODEL) 27 CU. YD. AUTOMATED SIDE-LOADER COMPRESSED NATURAL GAS (CNG) FUELED REFUSE COLLECTION TRUCK W/CHASSIS AND BODY ASSEMBLED, PAINTED, DELIVERED COMPLETE; CONTRACT #721-234A; and

WHEREAS, on July 21, 2021 sealed bids were opened and Gabrielli Truck Sales, LTD, 3200 Horseblock Rd., Medford, NY 11763 submitted the apparent low dollar bid; and

WHEREAS, Gabrielli Truck Sales Ltd 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 Gabrielli Truck Sales Ltd in the amount of: A. \$387,268.66/ea. (truck); B. 29%/disc. (parts); C. \$150.00/hr. (labor) for one (1) year from date of award.

Upon a vote being taken, the result was:

NEW (LATEST MODEL ) 27 CU. YD.  
AUTOMATED SIDE-LOADER COMPRESSED  
NAT'L GAS (CNG) FUELED REFUSE  
COLL. TRUCK, ETC CONTRACT # 721-234A

DATE: JULY 21, 2021 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.

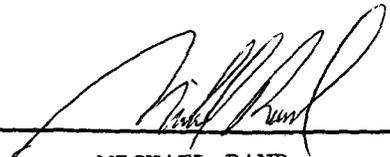
BUDGET # ZR01 1020.2-2340 ESTIMATED AMOUNT \$387,268.66

GABRIELLI TRUCK SALES LTD 3200 HORSEBLOCK RD MEDFORD NY 11763	✓	A. \$387,268.66/ea. B. 29%/disc. (parts) C. \$150.00/hr. (Labor)
LONG ISLAND KENWORTH 3180 HORSEBLOCK RD MEDFORD NY 11763		

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

~~COMMISSIONER~~ M. BELLOW CONCURS.  
PRESIDENT

SIGNED BY:

  
MICHAEL RAND  
DIRECTOR

  
BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

WHEREAS, the Town solicited competitive bids for the purchase of NEW 65 CUBIC YARD OPEN-TOP EJECTOR TRAILER-STECO W/DIESEL ENGINE DRIVEN POWER PAK, CONTRACT #821-219; and

WHEREAS, on August 11, 2021 sealed bids were opened and Suffolk County Brake Service, 862 Lincoln Ave., Bohemia, NY 11716 submitted the apparent low dollar bid; and

WHEREAS, Suffolk County Brake Service 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 Suffolk County Brake Service in the amount of: A. \$107,875.00/ea. (Trailer); B. \$425.00 (Mesh Top); C. -10%/disc. (Parts); D. \$149.00/hr. (Labor) for one (1) year from date of award with the Town's option to renew for one (1) additional year under the same terms and conditions.

Upon a vote being taken, the result was:

CONTRACT # 821-219

DATE: AUGUST 11, 2021

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 # H20 8172.3-2303 ESTIMATED AMOUNT \$107.875.00

SUFFOLK COUNTY BRAKE SRV  
862 LINCOLN AVE  
BOHEMIA NY 11716

A. \$107,875.00/ea. C. -10%/disc. (parts)  
B. \$425.00/ea. (mesh) D. \$149.00/hr. (labor)

EEJS COMMERCIAL & MUNICIPAL  
33 APPLE LANE  
MEDFORD NY 11763

SPECTOR MFG. INC  
INDUSTRIAL PARK ROAD  
ST CLAIR PA 17970

A. \$115,786.00/ea. C. 0%/disc. (parts)  
B. INCLUDED D. \$100.00/hr. (labor)

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

NO: 8 ANTI-FREEZE

BID PRICE: Various Prices as per Bid Items #A1 through C2

LOWEST RESPONSIBLE BIDDERS: Reladyne Northeast LLC – item #A3  
Ok Petroleum Distribution – items A1, A2, B1, B2,  
C1, C2

COMPETITIVE BID: Yes – August 11, 2021

BUDGET ACCOUNT NUMBER: A1640.4-1220  
DB1640.4-1220

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Public Works

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

WHEREAS, the Town solicited competitive bids for the purchase of ANTI-FREEZE,  
CONTRACT #821-109; and

WHEREAS, on August 11, 2021 sealed bids were opened and Reladyne Northeast LLC,  
35 Drexel Drive, Bay Shore, NY 11706 and OK Petroleum Distribution, 45 Commerce Dr.,  
Hauppauge, NY 11788 submitted the apparent low dollar bids; and

WHEREAS, Reladyne Northeast LLC and OK Petroleum Distribution 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 bidders as per the following bid items:

Reladyne Northeast LLC – item # A3

OK Petroleum Distribution – items #A1, A2, B1, B2, C1, C2

for two (2) years from date of award.

Upon a vote being taken, the result was:

ANTI-FREEZE

CONTRACT #

821-109

DATE:

AUGUST 11, 2021

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.

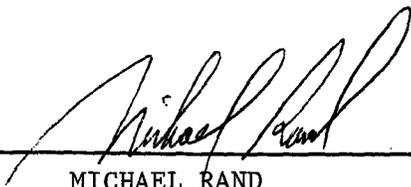
BUDGET # A1640.4-1220; DB1640.4-1220 ESTIMATED AMOUNT \$5,000.00

LUBENET LLC 126 SCOTT AVE BROOKLYN NY 11237	SEE ATTACHED SHEET
PRIME LUBE INC 800 ROOSEVELT AVE P O BOX 539 CARTERET NJ 07008	
DAVID WEBER OIL CO 601 INDUSTRIAL RD CARLSTADT NJ 07072	SEE ATTACHED SHEET
CIRCLE LUBRICANTS INC 35 DREXEL DRIVE BAY SHORE NY 11706	
RELADYNE NORTHEAST LLC 35 DREXEL DRIVE BAY SHORE NY 11706	award - item #A3 SEE ATTACHED SHEET
OK PETROLEUM DISTRIBUTION 45 COMMERCE DR HAUPPAUGE NY 11788	award - items #A1, A2, B1, B2, C1, C2 SEE ATTACHED SHEET

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

ANTI-FREEZE	LUBENET	DAVID	RELADYNE	OK
CONTRACT #821-109		WEBER	NORTHEAST	PETROLEUM
ITEM #				
A1. Anti-Freeze 55 Gal. Drum	\$7.98/gal.	\$7.94/gal.	\$3.98/gal.	\$3.91/gal.
Drum Deposit	\$0	\$25.00	\$0	\$0
A2. Anti-Freeze in Gal. Cans	NO BID	\$9.94/can	\$5.66/can	\$3.83/can
A3. Anti-Freeze Bulk	NO BID	\$7.94/gal	\$5.10/gal.	NO BID
B1. Anti-Freeze 55 Gal. Drum	\$8.53/gal.	\$9.94/gal	\$6.27/gal.	\$4.26/gal.
Drum Deposit	\$0	\$25.00	\$0	\$0
B2. Anti-Freeze in Gal. Cans	NO BID	\$11.94/can	\$7.00/can	\$4.50/can
C1. Anti-Freeze 55 Gal. Drum	\$8.53	\$10.94/gal	\$8.63/gal.	\$5.73/gal.
Drum Deposit	\$0	\$25.00	\$0	\$0
C2. Anti-freeze in Gal. Cans	NO BID	\$12.94/can	\$9.00/can	\$6.33/can

s/anti-freeze tab 2021

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

**No. 6**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**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**  
**SEPTEMBER 14, 2021**

1. PVC PIPING & PRODUCTS -Holbrook Pipe Supply
2. VEHICLE GLASS REPLACEMENT -Suffolk Auto Glass

NO: 1 PVC PIPING & PRODUCTS

VENDOR: Holbrook Pipe Supply

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Pipes are needed to maintain and repair systems.

NO: 2 VEHICLE GLASS REPLACEMENT

VENDOR: Suffolk Auto Glass

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$8,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Replace/repair vehicle glass.

NO: 1 PVC PIPING & PRODUCTS

VENDOR: Holbrook Pipe Supply

OPTION: One (1) year

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Pipes are needed to maintain and repair systems.

WHEREAS, by a Town Board resolution adopted October 22, 2019, Contract #719-194 for PVC PIPING & PRODUCTS was awarded to Holbrook Pipe Supply, 790 Grundy Ave., Holbrook, NY 11741, 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 Environmental Control 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 Holbrook Pipe Supply, (Contract #719-194) for the 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: August 6, 2021  
 RE: PVC PIPING & PRODUCTS #719-94

*B. Maltese*

The option year for the above mentioned contract is OCTOBER 22, 2021. Please indicate below your intentions:

We agree with extending the referenced contract

X

We do not wish to extend this contract

—

We request that the service/commodity be re-bid

—

SIGNED

*Mart Bellow*

October 22, 2019  
Bid Awards #1

WHEREAS, the Town solicited competitive bids for the purchase of PVC PIPING & PRODUCTS, CONTRACT #719-194; and

WHEREAS, the bid was advertised twice and opened on July 24, 2019; and

WHEREAS, Holbrook Pipe Supply 790 Grundy Ave., Holbrook, NY 11741 submitted the only bid for this contract; and

WHEREAS, Holbrook Pipe Supply has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council Mary Kate Mullen,  
seconded by Council James P. O'Connor, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Holbrook Pipe Supply in the amount of various prices as per bid items #1 through 107 for two (2) years from date of award with the Town's option to renew for one (1) additional year.

Upon a vote being taken, the result was: carried 5-0

NO: 2 VEHICLE GLASS REPLACEMENT

VENDOR: Suffolk Auto Glass

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$8,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Replace/repair vehicle glass.

WHEREAS, by a Town Board resolution adopted October 22, 2019, Contract #919-02 for VEHICLE GLASS REPLACEMENT was awarded to Suffolk Auto Glass, 93 Carleton Ave., Islip Terrace, NY 11752, 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 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 Suffolk Auto Glass for the (Contract #919-02) for the two (2) 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: Thomas Owens, Comm. Public Works  
FROM: Barbara Maltese, Principal Office Assistant  
DATE: August 6, 2021  
RE: VEHICLE GLASS REPLACEMENT, #919-02

The option year for the above mentioned contract is OCTOBER 22, 2021. Please indicate below your intentions:

We agree with extending the referenced contract

We do not wish to extend this contract

We request that the service/commodity be re-bid

SIGNED

WHEREAS, the Town solicited competitive bids for the purchase of VEHICLE GLASS REPLACEMENT, CONTRACT #919-02; and

WHEREAS, on August 28, 2019 sealed bids were opened and Suffolk Auto Glass, 93 Carleton Ave., Islip Terrace, NY 11752 submitted the apparent low dollar bid; and

WHEREAS, Suffolk Auto Glass has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council Mary Kate Mullen,  
seconded by Council James P. O'Connor, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Suffolk Auto Glass in the amount of various prices as per bid items #A1 through B2 for two (2) years from date of award with the Town's option to renew for two (2) additional years.

Upon a vote being taken, the result was: carried 5-0

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

No. 7

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board approval to adopt the updated 2021 Town of Islip  
Emergency Response Plan.**

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 Board  
September 14, 2021  
Resolution # \_\_\_\_\_

**Resolution of the Town Board of the Town of Islip  
655 Main Street, Islip, NY 11751**

**WHEREAS**, the Town of Islip has experienced the effects of several emergency events which have emphasized the need to update the Town's Emergency Response Plan; and

**WHEREAS**, the purpose of the Plan is to provide the framework under which the Town of Islip will address the consequences of emergencies which may adversely impact the Town; and

**WHEREAS**, the Town of Islip Emergency Response Plan is based on primarily weather-based emergencies; however, the basics of the Plan may be adapted to other emergency situations and the Plan's appendices address other such incidents; and

**WHEREAS**, working with Town Department and Agency Heads, the Office of Emergency Management has updated and prepared a Plan to serve as a guide to response organization and assignment of responsibilities to those who perform integral roles in assisting the Town with responding to emergencies and disaster, be it natural or man-made; and

**WHEREAS**, the Town of Islip Emergency Response Plan complements the Town of Islip Comprehensive Emergency Management Plan; and

**WHEREAS**, Commissioner of Public Safety, Anthony Prudenti, in the best interest of the health, welfare, and safety of the Islip community, recommends adoption of the updated current plan and approval of this resolution.

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

**RESOLVED**, by the Town Board that the Town of Islip adopts the 2021 Updated Town of Islip Emergency Response Plan, and resolves to execute the actions in the Plan.

**UPON A VOTE BEING TAKEN**, the result was:

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

No. 8

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Authorization for the Supervisor to enter into a renewal agreement with Intelli-Tec Security Services for the monitoring, maintenance and installation of alarms.**

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.

For the Town to exercise the option to renew contract with Intelli-Tec Security Services, 150 Eileen Way, Syosset, New York 11791 for the monitoring, maintenance and installation of alarms (fire and intrusion detection) for one (1) of the two (2) additional one-year periods.

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**SPECIFY WHERE APPLICABLE:**

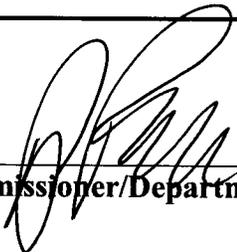
1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: Townwide
  3. Cost: \$80,000
  4. Budget Line: A3010.44300
  5. Amount and source of outside funding: N/A
- 

**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 . 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

Date



**WHEREAS**, by a Town Board resolution adopted July 16, 2019, Contract # PSE 1-2019 for Monitoring, Maintenance and Installation of Alarms (Fire and Intrusion Detection); was awarded to Intelli-Tec Security Services, 150 Eileen Way, Syosset, New York 11791; and

**WHEREAS**, said contract was for a period of two (2) years from date of award, with an option to renew for two (2) additional one (1) year periods under the same terms and conditions; and

**WHEREAS**, the Commissioner of Public Safety Enforcement has recommended that the Town exercise the option to renew for the one (1) of the two (2) additional one-year periods; and

**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 Intelli-Tec Security Systems for one (1) year of the two (2) additional one-year periods; and

Upon a vote being taken, the result was:

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

No. 9

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Town Board ratification and approval of the White Collar Collective Bargaining Agreement between the Town and UPSEU and authorization for the Supervisor to execute the agreement on behalf of the Town.**

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:

**Arthur Abbate**

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 ratify and approve the Collective Bargaining Agreement between the Town and the United Public Service Employees Union for the White Collar Collective Bargaining Unit for the period of January 1, 2021 through December 31, 2024, and to authorize the Supervisor to execute the Collective Bargaining Agreement on behalf of the Town, and any necessary documentation attendant thereto, subject to the review and approval by the Town Attorney. +

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip and Blue Collar employees
  2. Site or location effected by resolution: NA
  3. Cost: TBD
  4. Budget Line: TBD by Comptroller
  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 28. 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

August 19, 2021  
Date

Dated: September 14, 2021  
Resolution #

**WHEREAS**, negotiating committees for the Town of Islip (“the Town”) and the United Public Service Employees Union for the White Collar Collective Bargaining Unit (“UPSEU”) have engaged in negotiations in good faith in an effort to reach an agreement on matters such as wages, benefits, employee welfare, and conditions of employment; and

**WHEREAS**, the Town and UPSEU have agreed upon terms of a collective bargaining agreement for the period of January 1, 2021 through December 31, 2024 (“Collective Bargaining Agreement”), which is set forth in a memorandum of agreement between the parties; and

**WHEREAS**, the Collective Bargaining Agreement has been ratified by the members of UPSEU and requires ratification by the Town Board in order to take effect;

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

**RESOLVED**, that the Town Board hereby ratifies and approves the Collective Bargaining Agreement between the Town and UPSEU and authorizes the Supervisor to execute the Collective Bargaining Agreement on behalf of the Town, and any necessary documentation attendant thereto, subject to the review and approval by the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to take all necessary steps to transfer any and all funds required to meet the financial obligations of the Town under the Collective Bargaining Agreement.

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

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

**No. 10**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Town Board ratification and approval of the Blue Collar Collective Bargaining Agreement between the Town and UPSEU and authorization for the Supervisor to execute the agreement on behalf of the Town.**

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:

**Arthur Abbate**

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 ratify and approve the Collective Bargaining Agreement between the Town and the United Public Service Employees Union for the Blue Collar Collective Bargaining Unit for the period of January 1, 2021 through December 31, 2024, and to authorize the Supervisor to execute the Collective Bargaining Agreement on behalf of the Town, and any necessary documentation attendant thereto, subject to the review and approval by the Town Attorney. +

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip and Blue Collar employees
  2. Site or location effected by resolution: NA
  3. Cost: TBD
  4. Budget Line: TBD by Comptroller
  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 28. 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

August 19, 2021  
Date

Dated: September 14, 2021  
Resolution #

**WHEREAS**, negotiating committees for the Town of Islip (“the Town”) and the United Public Service Employees Union for the Blue Collar Collective Bargaining Unit (“UPSEU”) have engaged in negotiations in good faith in an effort to reach an agreement on matters such as wages, benefits, employee welfare, and conditions of employment; and

**WHEREAS**, the Town and UPSEU have agreed upon terms of a collective bargaining agreement for the period of January 1, 2021 through December 31, 2024 (“Collective Bargaining Agreement”), which is set forth in a memorandum of agreement between the parties; and

**WHEREAS**, the Collective Bargaining Agreement has been ratified by the members of UPSEU and requires ratification by the Town Board in order to take effect;

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

**RESOLVED**, that the Town Board hereby ratifies and approves the Collective Bargaining Agreement between the Town and UPSEU and authorizes the Supervisor to execute the Collective Bargaining Agreement on behalf of the Town, and any necessary documentation attendant thereto, subject to the review and approval by the Town Attorney; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to take all necessary steps to transfer any and all funds required to meet the financial obligations of the Town under the Collective Bargaining Agreement.

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

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

No. 11

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Authorization for the Town Clerk to advertise for a Public Hearing to  
consider amending the Town of Islip Uniform Traffic Code.**

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:

**Peter Kletchka**

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.

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The attached resolution lists various traffic control devices recommended by the Traffic Safety Division.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Residents of the Town of Islip
  2. Site or location effected by resolution: Various Locations
  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 22 \_\_\_\_\_. SEQOR review complete.

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

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\_\_\_\_\_  
Signature of Commissioner/Department Head Sponsor

8/27/21  
\_\_\_\_\_  
Date

On a motion of Councilperson \_\_\_\_\_, seconded by  
 Councilperson \_\_\_\_\_ be it

RESOLVED, that the Town Clerk be and is hereby authorized to advertise for Public  
 Hearing to consider amending the Uniform Code of Traffic Ordinances for the Town of Islip as  
 follows:

**SCHEDULE G  
 STOP AND YIELD INTERSECTIONS  
 AMEND TO READ**

<b>INTERSECTION</b>	<b>SIGN</b>	<b>CONTROLLING TRAFFIC</b>
Evelyn Road at Parkwood Road (WIS)	<del>Stop</del> <u>Yield</u>	North on Evelyn Road

**SCHEDULE I  
 SCHOOL SPEED LIMITS  
 ADD**

<b>NAME OF STREET</b>	<b>SPEED LIMIT (mph)</b>	<b>LOCATION</b>
Suffolk Lane (EIS)	20	From 200 ft. north of South Harrison Avenue to 240 ft. south of Montauk Highway

**SCHEDULE J  
 PARKING, STOPPING AND STANDING REGULATIONS  
 AMEND TO READ**

<b>LOCATION</b>	<b>REGULATION</b>	<b>HOURS/DAYS</b>
Brentwood Road/East From Second Ave. <del>north for 210 ft.</del> <u>to First Ave.</u> (BWD)	No stopping	
From First Ave. to the LIRR (BWD)	No <del>parking</del> <u>standing</u>	
Brentwood Road/West From Suffolk Ave. to <del>First Ave.</del> <u>the LIRR</u> (BWD)	No stopping	
From LIRR to First Avenue (BWD)	No <del>parking</del> <u>standing</u>	

**SCHEDULE J  
PARKING, STOPPING AND STANDING REGULATIONS  
AMEND TO READ**

<b>LOCATION</b>	<b>REGULATION</b>	<b>HOURS/DAYS</b>
Brentwood Road/East From <del>190 ft. south of</del> First Ave. to Second Ave. (BWD)	No stopping	
Edgewater Avenue/East From <u>100 ft. north of</u> Great South Bay for <u>250 ft.</u> to Harriet Road (BPT)	No parking	

**SCHEDULE J  
PARKING, STOPPING AND STANDING REGULATIONS  
DELETE**

<b>LOCATION</b>	<b>REGULATION</b>	<b>HOURS/DAYS</b>
Brentwood Road/East From 210 ft. north of Second Ave. to First Ave (BWD)	No parking	
Brentwood Road/West From 50 ft. north of First Ave. south for 138 ft. (BWD)	No standing	
From First Ave. south for 190 ft. (BWD)	No parking	

**SCHEDULE J  
PARKING, STOPPING AND STANDING REGULATIONS  
ADD**

<b>LOCATION</b>	<b>REGULATION</b>	<b>HOURS/DAYS</b>
Brentwood Road/East From LIRR to Suffolk Ave. (CR 100) (BWD)	No stopping	

**TRAFFIC CODE AMENDMENT SUMMATIONS**

---

**LOCATION: EVELYN ROAD AT PARKWOOD ROAD, WEST ISLIP**

REGULATION: Existing – Stop Sign

REQUESTED BY: Traffic Safety

RECOMMENDATION: Replace existing Stop Sign with a Yield Sign

BRIEF JUSTIFICATION: Designation of right-of-way

---

**LOCATION: SUFFOLK LANE, EAST ISLIP**

REGULATION: None

REQUESTED BY: Principal of St. Mary School

RECOMMENDATION: Install “20 MPH School Zone” signs from 200 feet north of South Harrison Avenue to 240 feet south of Montauk Highway

BRIEF JUSTIFICATION: In accordance with the provisions required as per the Federal MUTCD

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**LOCATION: BRENTWOOD ROAD/EAST, BRENTWOOD**

REGULATION: Existing – No stopping

REQUESTED BY: Traffic Safety

RECOMMENDATION: Extend existing “No stopping” restriction from Second Avenue to First Avenue

BRIEF JUSTIFICATION: Adjust parking restrictions to support redesigned Suffolk County bus stop

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**LOCATION: BRENTWOOD ROAD/EAST, BRENTWOOD**

REGULATION: Existing – No parking

REQUESTED BY: Traffic Safety

RECOMMENDATION: Change existing “No Parking” restriction to “No Standing” restriction from First Avenue to the LIRR

BRIEF JUSTIFICATION: Adjust parking restrictions to support redesigned Suffolk County bus stop

---

**TRAFFIC CODE AMENDMENT SUMMATIONS**

---

**LOCATION: BRENTWOOD ROAD/WEST, BRENTWOOD**

REGULATION: Existing – No stopping

REQUESTED BY: Traffic Safety

RECOMMENDATION: Extend existing “No Stopping” restriction from Suffolk Avenue to the LIRR

BRIEF JUSTIFICATION: Adjust parking restrictions to support redesigned Suffolk County bus stop

---

**LOCATION: BRENTWOOD ROAD/WEST, BRENTWOOD**

REGULATION: Existing – No parking

REQUESTED BY: Traffic Safety

RECOMMENDATION: Change existing “No Parking” restriction to “No Standing” restriction from LIRR to First Avenue

BRIEF JUSTIFICATION: Adjust parking restrictions to support redesigned Suffolk County bus stop

---

**LOCATION: BRENTWOOD ROAD/WEST, BRENTWOOD**

REGULATION: Existing – No stopping

REQUESTED BY: Traffic Safety

RECOMMENDATION: Change existing “No Stopping” restriction from 190 feet south of First Avenue to Second Avenue to First Avenue to Second Avenue

BRIEF JUSTIFICATION: Adjust parking restrictions to support redesigned Suffolk County bus stop

---

**TRAFFIC CODE AMENDMENT SUMMATIONS**

---

**LOCATION: EDGEWATER AVENUE/EAST, BAYPORT**

REGULATION: Existing – No Parking

REQUESTED BY: Resident

RECOMMENDATION: Change existing “No Parking” restriction from Great South Bay to Harriet Road to 100 feet north of Great South Bay for 250 feet to Harriet Road

BRIEF JUSTIFICATION: Relax parking restriction in front of 269 Edgewater Avenue at resident’s request

L

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**LOCATION: BRENTWOOD ROAD/EAST, BRENTWOOD**

REGULATION: None

REQUESTED BY: Traffic Safety

RECOMMENDATION: Install “No Stopping” signs from LIRR to Suffolk Avenue (CR 100)

BRIEF JUSTIFICATION: Adjust parking restrictions to support redesigned Suffolk County bus stop

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

No. 12

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Town Board approval of the amended list of eligible participants submitted by the Community Ambulance Company, Inc. for participation in the 2020 Service Awards Program (LOSAP).**

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.

Request for Town Board to approve by resolution the Community Ambulance Company, Inc. revised listing of the eligible participants for the 2020 Active Volunteer Workers Service Award Program (LOSAP) as directed by the State Comptroller's Program Administrator.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Eligible Volunteer Ambulance Workers
  2. Site or location effected by resolution: Community Ambulance Company, Inc. (Sayville)
  3. Cost: \$240.00 p/p eligible volunteer
  4. Budget Line: SA05.9010.80010
  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

8/25/2021

\_\_\_\_\_  
Date

WHEREAS, on June 15, 2021, a resolution passed approving a revised list of eligible participants for the 2020 Active Volunteer Workers Service Program (LOSAP) certifying the 2020 Service credits earned for the Community Ambulance Company, Inc.; and

WHEREAS, due to an administrative error, a new list must be approved by the Board.

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

RESOLVED, that the Town Board hereby approves the amended list of participants submitted by the Community Ambulance Company, Inc. for the 2020 Service Award Program (LOSAP) as submitted by the Comptroller, and be it

FURTHER RESOLVED, that the Comptroller be and hereby is authorized to perform any and all acts necessary to effectuate the policies and purposes of the LOSAP Program.

Upon a vote being taken, the result was:

**COMMUNITY AMBULANCE COMPANY, INC. (SAYVILLE)**

**2020 ELIGIBLE PARTICIPANTS (LOSAP) REVISED**

**VOLUNTEER AMBULANCE WORKER SERVICE AWARD PROGRAM**

<b><u>Last Name</u></b>	<b><u>First Name</u></b>	<b><u>M.I.</u></b>
Anglim	James	
Apostolico	Katerina	
Atkinson	Jamie	L.
Batista	Elaina	
Bolliger	Paul	J.
Caputo	Thomas	
Check	Andrew	S.
Christensen	Ruppert	
Colefield	Michael	
Daidone	Gabriella	
Daly-Polcari	Andrew	C.
D'Amico	Taylor	
Dargis	Kelsey	
DeCanio	Patrick	
Dieumegard, Jr.	Alfred	
Duffy	Michael	
Eisner	Samantha	N.
Farrell	Eric	A.
Ferrara	Michael	J.
Ferrara	Sunny	
Frislid	Keith	J.
Golub	Stephanie	R.
Gonzales	Christopher	J.
Grant	Krystal	
Gray	Nicole	
Guida	Dominic	
Haber	Vicki	
Hartmann	Jennifer	
Hawthorne	Adrien	
Hester	Donald	J.
Hickey	MaryKate	
Holst	Christina	
Hudson	William	
Johnsonbaugh	Michael	B.
Kaufman	Scott	
Kelly	Christina	L.
Kelly, Jr.	Dennis	P.

**COMMUNITY AMBULANCE COMPANY, INC. (SAYVILLE)**

**2020 ELIGIBLE PARTICIPANTS (LOSAP) REVISED**

**VOLUNTEER AMBULANCE WORKER SERVICE AWARD PROGRAM**

<b><u>Last Name</u></b>	<b><u>First Name</u></b>	<b><u>M.I.</u></b>
Kennedy	Janice	S.
Kennedy	Michael	C.
Kennedy	Michael	P.
Kind, Jr.	Steven	
Klahn	Mark	E.
Klassert	Alyssa	
Klassert	Christine	
Klassert	Paul	
Kornreich	Linda	
Krause	William	
Kreth	Kayleigh	
LoGuirato	Jessica	
LoPreto	Christopher	M.
LoPreto	Laura	M.
LoPreto	Michael	
Lorello	Selena	
MacDonell	James	D.
MacDonell	Maryann	
MacDonell	Marc	
Manfredonia	Patricia	A.
McCann	Kimberly	
McGarr	Megan	
Mitchell	Debra	
Moloney	Michael	
Montalbine	Thomas	
Mulderig	Jessica	L.
Nicholson	Daniel	A.
O'Connell	Terri	
O'Neill	Peter	
Ortiz	Moriah	
O'Sullivan	Shawn	
Panetta	Therese	M.
Parrington	Sean	
Patel	Palak	S.
Poulos	Betty	J.
Powers	Laura Lynn	

**COMMUNITY AMBULANCE COMPANY, INC. (SAYVILLE)**

**2020 ELIGIBLE PARTICIPANTS (LOSAP) REVISED**

**VOLUNTEER AMBULANCE WORKER SERVICE AWARD PROGRAM**

<b><u>Last Name</u></b>	<b><u>First Name</u></b>	<b><u>M.I.</u></b>
Profit	Kyle	
Prucha	Anthony	
Redding	Steven	D.
Robinson	Jacqueline	
Robinson	Tyler	
Ruiz-Alatorre	Donaldo	
Russo	Michael	
Saggio	Sarah	
Schappert	Daniel	
Scheck	Karen	N.
Schreiber	Frederick	W.
Semmig	Heidelind	M.
Sena	Emily	R.
Sferrazza	Marc	
Sinisi	Lisa	A.
Sneddon	Alex	
Swensen	Katherine	
Teaney	Michael	R.
Tramondo	Alexsis	
Vargas	Elizabeth	L.
Votino	Shawn	
Wagner	Christopher	W.
Walsh	Lindsey	
Webber	Paul	S.
White	Elizabeth	
White	Keri	
Wood-Minardi	Genevieve	
Young	Thomas	J.

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

**No. 13**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**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

On a motion of Councilperson

seconded by Councilperson

be it,

RESOLVED, that permission is hereby granted to hold the following events in the Town

- A. Suffolk County Marathon- Bay Shore- Race Awesome- Marathon-Sunday-October 24, 2021. Race from 7:30AM to 2:00PM- set up will be October 19 - October 22 2021. Event will take place at the Gardiner County Park. Permission for this event will be granted pending approval from Town and County offices and proof of liability insurance.
- B. Homecoming Parade - Islip - Islip High School Student Union – Saturday, October 23, 2021. From 11:15AM to 1:00PM. The Parade groups will form in the parking lot of Town Hall East, then March west on Main Street. The Parade will enter the High School on Main Street. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- C. Annual Fire Prevention Open House-Brentwood Fire Department- Fire Prevention. Saturday October 16, 2021 from 9:00AM to 5:00PM. Annual Fire Prevention Open House 125 Fourth Street, Brentwood. Will use Main House and ramp across the street for safety demonstrations. Permission to close Fourth Street between First Avenue & Second Avenue for pedestrian traffic in front of Firehouse. Permission for this event will be granted pending approval from Town and County offices and proof of liability insurance.
- D. Homecoming Parade- Sayville High School- Saturday October 16, 2021. Requesting permission to close Main Street from Lincoln Avenue to Cherry Avenue, from 11:30am to 1:30PM. Permission for this event will be granted pending approval from Town and County offices and proof of liability insurance.
- E. Homecoming Parade - Hauppauge - Hauppauge Schools - Saturday October 02, 2021 from 3:30PM to 11:30PM. Assembles at Whiporwil School, north on Hoffman Lane to Townline Road, west to Lincoln Blvd., south on Lincoln to enter last gate onto school Property. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- F. Carnival - Central Islip - Central Islip Fire Dept. Hook & Ladder Co. #1 – Thursday, October 14, to Sunday, October 17, 2021 - Hours: Thursday and Friday from 6PM to 11PM Saturday and Sunday from 4PM to 11PM. The Carnival is to be held on the grounds 110 Wheeler Road, Central Islip. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- G. Homecoming Parade - Bohemia - Connetquot High School Student Government - Saturday, October 09, 2021 from 11:30AM to 1:30PM. Parade assembles at 10:30AM at Connetquot High School, proceeds down 7th Street right on Kenwood, left on 8th Street, left on Washington Street, left on 7th Street, back to the High School. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.

- H. Halloween Parade - Great River - Great River Community Association - Sunday, October 24, 2021 from 2:00PM to 3:00PM. The Parade assembles at the Great River Fire Department. Proceeds from the Fire House west on River Road to New Street, east to Provost Street, Southeast to Widgeon Court, west to River Road, west to end at Great River Fire Department. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- I. Fall Festival - Islip – Islip Fire Department - Sunday, October 17, 2021 from 10AM to 6PM. requesting permission to close Main Street between the Smith Avenue and South Bay. Also requesting permission to use the parking lot on Main Street adjacent to Town Hall East, 655 Main Street. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- J. 11<sup>th</sup> Annual Chili Cook Off-Ronkonkoma-Clubhouse of Suffolk d/b/a Association for Mental Health & Wellness- Saturday, October 16, 2021 (Rain Date: October 17, 2021) from 12:00PM to 5:00PM. Event is to be at 9393 Johnson Avenue, Ronkonkoma and will feature live music, children's games, Halloween costume contest and pumpkin picking. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- K. Bike Ride to the Beach for Autism- Manhattan to Mastic Beach- South Point County Park- Saturday October 02, 2021. Staring 10:00 AM to 2:00 PM through TOI. To support autism research, services and awareness. Permission for this event will be granted pending approval from Town and County Offices and proof of liability Insurance.
- L. Fundraiser- Bay Shore- Brightwaters Rescue Ambulance- Murder Mystery Comedy Dinner- Saturday, October 16, 2021. They are requesting approval for a 1 Day Liquor License to be used in conjunction with this event.
- M. 5K Race- Islip- The Leukemia & Lymphoma Society - Saturday, October 16, 2021 from 8:00AM to 3:00PM. The Michael Michelini 5K Race assembles in front of Islip Town Hall East at 8AM. Close requesting the parking lot from 7:30AM to 2:30PM. The race begins at 8AM at the corner of Main Street and South Bay Avenue for 1.6 mile to the Beach and 1.6-mile back to finish at the starting point. Permission for this event will be granted pending approval from Town and County Offices and proof of liability Insurance.
- N. Homecoming Parade- Bayport - Bayport-Blue Point Student Council – Saturday, October 16, 2021 from 10:30AM to 12:00PM. Parade assembles at the Blue Point Library. Start on Madison proceeds left onto Blue Point Avenue, right on to Railroad Avenue, then left onto Snedecor Avenue, to end at the Bayport/Blue Point High School. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.

Upon a vote being taken the result was:

**PART B:**

**BLOCK PARTIES**

September 14, 2021

RESOLVED, that permission is hereby granted to hold the following:

1. BP- 28 Cedar Street – Islip- Saturday, September 18, 2021 (RD: 09/25/2021)  
11AM to 11PM; Cedar Street will be closed from Ferndale Blvd. to Islip Avenue.
2. BP- 80 Leaf Avenue- Central Islip – Saturday, September 18, 2021  
(RD: 09/25/2021) 11AM to 11PM; Leaf avenue will be closed from Lemon Street  
to Olive Street.
3. BP- 142 Noble Street- Brentwood – Saturday, October 16, 2021 (RD: None)  
11 AM to 11PM; Noble Street will be closed from Islip Avenue to Ferris Avenue.
4. BP- 34 Thrush Drive- Brentwood – Saturday, September 18, 2021 (RD: None)  
11AM to 11PM; The block party is going to take place on Afta Ct.; Afta Ct. will be  
closed from Fairdale Drive- Thrush Drive.

Upon a vote being taken the result was:

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

No. 14

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board approval for the awarding of the contract for ARFF  
Apparatus Preventative Maintenance and Emergency Repair Services 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 to execute all documents necessary, subject to the approval of the Town Attorney, for the awarding of the contract for Airport Rescue Firefighting (ARFF) Apparatus Preventative Maintenance and Emergency Repair Services (with the exception of towing) at Long Island MacArthur Airport to Firematic Supply Co. Inc. for a contract term of one (1) year with the option to renew for four (4) one (1) year periods.

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**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: TBD
  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 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**

08/24/2021

\_\_\_\_\_  
**Date**

September 14, 2021  
Resolution No.

**WHEREAS**, the Town of Islip owns, operates, and maintains Long Island MacArthur Airport ("ISP"), a CFR Part 139 certificated airport with commercial (air carrier) and general aviation operations; and

**WHEREAS**, in the course of regular use, certain repair and preventative maintenance of Airport Rescue and Firefighting (ARFF) Apparatus is required for the continued safe and efficient conduct of airport operations; and

**WHEREAS**, the Department of Aviation and Transportation prepared and advertised a bid for Contract DAT 621-227, ARFF Apparatus Preventative Maintenance and Emergency Repair Services; and

**WHEREAS**, this bid was advertised twice and sealed bids were opened on July 21, 2021; and

**WHEREAS**, upon review of the bids, Firematic Supply Co., Inc. of 10 Ramsey Road, East Yaphank, NY 11967, was the apparent low dollar bidder; and

**WHEREAS**, Towing shall not be awarded; and

**WHEREAS**, the Commissioner of the Department of Aviation and Transportation hereby recommends the award of the contract to the lowest responsible bidder; 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 contract for ARFF Apparatus Preventative Maintenance and Emergency Repair Services (with the exception of towing) at Long Island MacArthur Airport to Firematic Supply Co. Inc. for a contract term of one (1) year with the option to renew for four (4) one (1) year periods, subject to approval of the Town Board.

**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:

**BID ITEM:** AARF Rescue & Firefighting Apparatus Repair \_\_\_\_\_

**BID PRICE:** \_\_\_\_\_

**LOWEST RESPONSIBLE BIDDER:** \_\_\_\_\_

**DEPARTMENT:** \_\_\_\_\_

**BUDGET ACCOUNT NUMBER & TITLE:** \_\_\_\_\_

**ANTICIPATED/TOTAL EXPENDITURE:** \_\_\_\_\_

**JUSTIFICATION OF NEED:** \_\_\_\_\_

\_\_\_\_\_

**EXPLANATION IF NOT LOW BIDDER:** \_\_\_\_\_

\_\_\_\_\_

**LETTER OF EXPLANATION REQUIRED ON OTHER THAN LOW BIDS AND ON SINGLE BIDS.**

AIRPORT RESCUE & FIREFIGHTING  
APPARATUS PREVENTIVE MAINT.  
& EMERGENCY REPAIR SERVICES

CONTRACT # 621-227

DATE: JULY 21, 2021

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 # \_\_\_\_\_ ESTIMATED AMOUNT \_\_\_\_\_

(THIS BID WAS ADVERTISED TWICE)

HENDRICKSON TRUCK  
140 HOFFMAN LANE  
ISLANDIA NY 11749

FIREMATIC SUPPLY CO  
10 RAMSEY RD  
EAST YAPHANK NY 11967

KESSEL TRUCK REPAIR  
50F ROCKY POINT YAPHANK RD  
ROCKY POINT NY 11778

BEYER BROTHERS  
109 BROAD AVE  
FAIRVIEW NJ 07022

SEE ATTACHED SHEETS

DISQUALIFIED-DID NOT BID ACCORDING TO  
SPECIFICATIONS

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER \_\_\_\_\_ CONCURS.

SIGNED BY:

MICHAEL RAND  
DIRECTOR

BARBARA MALTESE  
PRINCIPAL OFFICE ASSISTANT

<b>AIRPORT RESCUE &amp; FIREFIGHTING</b>	<b>FIREMATIC</b>
<b>APPARATUS PREVENTIVE MAINTENANCE</b>	<b>SUPPLY CO. INC.</b>
<b>&amp; EMERGENCY REPAIR SERVICES</b>	
<b>CONTRACT #621-227</b>	
<b>ITEM #</b>	
<b>A1. Discount off Osh Kosh Price List</b>	<b>25%</b>
<b>A2. Hourly Rate</b>	
<b>1. Regular Time</b>	<b>\$125.00/hr.</b>
<b>2. Over Time</b>	<b>\$187.50/hr.</b>
<b>3. Sundays/Holiays</b>	<b>\$187.50/hr.</b>
<b>A3. Towing*</b>	
<b>B1. Discount off Osh Kosh T-1500</b>	<b>25%</b>
<b>B2. Hourly Rate</b>	
<b>1. Regular Time</b>	<b>\$125.00/hr.</b>
<b>2. Overtime</b>	<b>\$187.50/hr.</b>
<b>3. Sundays/Holidays</b>	<b>\$187.50/hr.</b>
<b>B3. Towing*</b>	
<b>C1. Discount off Ford F-550 XL</b>	<b>25%</b>
<b>C2. Hourly Rate</b>	
<b>1. Regular time</b>	<b>\$125.00/hr.</b>
<b>2. Overtime</b>	<b>\$187.50/hr.</b>
<b>3. Sundays/Holidays</b>	<b>\$187.50/hr.</b>
<b>C3. Towing*</b>	
<b>D1. Discount of Mack Ranger</b>	<b>25%</b>
<b>D2. Hourly Rate</b>	
<b>1. Regular Time</b>	<b>\$125.00/hr.</b>
<b>2. Overtime</b>	<b>\$187.50/hr.</b>
<b>3. Sundays/Holidays</b>	<b>\$187.50/hr.</b>
<b>D3. Towing*</b>	

ITEM #	FIREMATIC
	SUPPLY CO., INC
E1. Discount off Pierce Lance	25%
E2. Hourly Rate	
1. Regular time	\$125.00/hr.
2. Overtime	\$187.50/hr.
3. Sundays/Holidays	\$187.50/hr.
E3. Towing*	

\*Towing will be based on conditions,  
vehicle & location. Quote will be provided  
prior to tow. Flat rate from Firehouse to  
Firematic wA45:B63ith a rolling chassis \$925.00

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

No. 15

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an ACDBE Plan to be submitted to the FAA in compliance with 49 CFR Part 23", Participation of Disadvantaged Business Enterprise in Airport Concessions.**

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 an Airport Concessions Disadvantaged Business Enterprises Plan to be submitted to the Federal Aviation Administration in accordance with 49 CFR Part 23 "Participation of Disadvantaged Business Enterprises in Airport Concessions".

---

**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: 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 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**

08/18/2021

\_\_\_\_\_  
**Date**

September 14, 2021  
Resolution #

**RESOLUTION** authorizing the Supervisor to execute an Airport Concessions Disadvantaged Business Enterprises Plan to be submitted to the Federal Aviation Administration ("FAA") in accordance with 49 CFR Part 23 "Participation of Disadvantaged Business Enterprises in Airport Concessions".

**WHEREAS**, the Town of Islip ("Town") owns and operates Long Island MacArthur Airport ("ISP") (the "Airport"), a 14 CFR Part 139 certificated airport with commercial (air carrier) and general aviation operations; and

**WHEREAS**, the Airport receives financial assistance from the FAA and therefore must comply with the provisions of 49 CFR Part 23, "Participation of Disadvantaged Business Enterprise ("DBE") in Airport Concessions"; and

**WHEREAS**, the Airport must submit an Airport Concessions Disadvantaged Business Enterprise ("ACDBE") Plan to the FAA demonstrating compliance efforts with 49 CFR Part 23; and

**WHEREAS**, the ACDBE Plan shall describe efforts implemented to develop goals for ACDBE participation; establish final goals and methodology for submission to the FAA; and include information compiled through Stakeholder consultation; and

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

**RESOLVED**, that the Supervisor is hereby authorized to execute an ACDBE Plan to be submitted to the FAA in compliance with 49 CFR Part 23", Participation of Disadvantaged Business Enterprise ("DBE") in Airport Concessions" ; and

Upon a vote being taken, the result was:

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

No. 16

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an agreement with John Jamotta Consulting, LLC to assist in the development of a comprehensive North Terminal alternative that will better balance aviation operational/maintenance and commercial development needs.**

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 enter into a professional services agreement with John Jamotta Consulting, LLC to assist in the development of a comprehensive North Terminal Alternative at Long Island MacArthur Airport.

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**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: TBD
  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 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**

9/02/2021

\_\_\_\_\_  
**Date**

September 14, 2021  
Resolution No.

**RESOLUTION AUTHORIZING** the Supervisor of the Town of Islip to enter into a professional services agreement with John Jamotta Consulting, LLC to provide professional services for Long Island MacArthur Airport.

**WHEREAS**, the Town of Islip (“Town”) owns and operates Long Island MacArthur Airport (“the Airport”), a 14 CFR Part 139 certified airport with commercial and general aviation operations; and

**WHEREAS** the Airport is a focal point of the Town of Islip and the success of the Airport is instrumental in the growth of the economy and the region at large; and

**WHEREAS**, the Department of Aviation and Transportation seeks to improve the financial stability of the Airport by promoting new opportunities for growth; and

**WHEREAS**, on June 15, 2021 the Town Board authorized the Supervisor to designate Jones Lang LaSalle Americas, Inc. (“JLL”) as the preferred responder as to its Midway Crossing proposal, a mixed use transit oriented development with associated retail, entertainment, office space and parking to be developed in conjunction with a proposed North Terminal at the Airport; and

**WHEREAS**, in furtherance of Midway Crossing and the proposed North Terminal there is a need to develop a comprehensive North Terminal alternative that will ensure a better balance of aviation operational/maintenance and commercial development needs; and

**WHEREAS**, JLL has agreed to reimburse the Town/Airport for the expense incurred to retain consultants to assist with the development of a comprehensive North Terminal alternative; and

**WHEREAS**, the Department of Aviation and Transportation would like to engage the services of John Jamotta Consulting to assist with said comprehensive North Terminal alternative; and

**WHEREAS**, Department of Aviation and Transportation has previously engaged the services of John Jamotta Consulting for the past five years to improve Long Island MacArthur Airport’s position to strengthen the Air Service Development program for capacity improvements and recruitment; and

**WHEREAS**, John Jamotta Consulting located at 28055 Bremen Drive, Hurst, Texas 76054, is a professional firm with public and private experience that is capable of serving the Department of Aviation & Transportation to develop strategies that will fulfill the goal of developing a comprehensive North Terminal alternative; and

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

**RESOLVED**, that the Supervisor, or her designee, is hereby authorized to execute an agreement with John Jamotta Consulting, LLC to assist in the development of a comprehensive North

Terminal alternative that will better balance aviation operational/maintenance and commercial development needs; and

**FURTHER RESOLVED**, that the comptroller is authorized to make any and all budgeting adjustments necessary to facilitate this contract.

Upon a vote being taken, the result was:

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

No. 17

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute the Generator's Certification pertaining to the Waste Material Profile Sheets for Clean Harbors to transport and dispose of hazardous waste material to their facility located in El Dorado, Arkansas as well as transport Personal Protective Equipment at a regular landfill.**

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 the Generator's Certification pertaining to the Waste Material Profile Sheets for Clean Harbors to transport and dispose of Investigation Derived Waste for disposal through incineration at its facility located in El Dorado, Arkansas and discarded Personal Protective Equipment (PPE) to be disposed as spent PPE at a regular landfill.

---

**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: TBD
  4. Budget Line: CT5610.4-4300
  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**

08/18/2021

\_\_\_\_\_  
**Date**

September 14, 2021  
Resolution No.

**WHEREAS**, the Town of Islip owns, operates, and maintains Long Island MacArthur Airport (“the Airport”), a CFR Part 139 certificated airport with commercial (air carrier) and general aviation operations; and

**WHEREAS**, the Airport is made up of 1,311 acres located at 100 Arrival Avenue, Ronkonkoma, New York 11779 (“Site”); and

**WHEREAS**, the Site is currently listed as an Inactive Hazardous Waste Disposal site in New York State; and

**WHEREAS**, the Town entered into an Order on Consent with New York State Department of Environmental Conservation on May 28, 2019 to submit a Site Characterization Work Plan; and

**WHEREAS**, in furtherance of the Site Characterization Work Plan, the Town entered into a professional services agreement with Arcadis Inc. (“Arcadis”) for ongoing Environmental Services at the Airport; and

**WHEREAS**, Arcadis has recommended Investigation Derived Waste (“IDW”) consisting of certain soil and water that are classified as not characteristically hazardous, along with discarded Personal Protective Equipment (“PPE”) to be transported from the Airport by Clean Harbors; and

**WHEREAS**, Clean Harbors provides environmental services for transporting and disposing of waste material and PPE; and

**WHEREAS**, the Department of Aviation and Transportation recommends authorizing Clean Harbors to transport the IDW waste material for disposal through incineration at its facility located in El Dorado, Arkansas and discarded PPE to be disposed as spent PPE at a regular landfill; and

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

**RESOLVED**, that the Supervisor is hereby authorized to execute the Generator’s Certification pertaining to the Waste Material Profile Sheets for Clean Harbors to transport and dispose of IDW waste material for disposal through incineration at its facility located in El Dorado, Arkansas and discarded PPE to be disposed as spent PPE at a regular landfill, subject to approval of the Town Board, and;

**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:

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

**No. 18**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into an Operating Agreement to permit Lyft, Inc. and Uber a non-exclusive right to use common-use Airport roadways for ingress and egress to and from the Airport and to conduct its permitted operations at designated pick-up and drop-off locations at the 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 enter into an Operating Agreement to permit Lyft, Inc. and Uber a non-exclusive right to use common-use Airport roadways for ingress and egress to and from the Airport and to conduct its permitted operations at designated pick-up and drop-off locations at the Airport for a period of one (1) year with four (4) additional extensions of one (1) year each at the sole discretion of the Town.

---

**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: TBD
  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 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**

08/20/2021  
\_\_\_\_\_  
**Date**

**RESOLUTION AUTHORIZING** the Supervisor to enter into an Operating Agreement permitting certain Transportation Network Companies (“TNC”) the non-exclusive right to use common-use roadways for ingress and egress and to conduct its permitted operations at designated pick-up and drop-off locations at Long Island MacArthur Airport.

**WHEREAS**, the Town of Islip (the “Town”) owns and operates Long Island MacArthur Airport (the “Airport”) an FAA Part 139 certificated airport with over one (1) million passengers each year; and

**WHEREAS**, Lyft, Inc. and Uber are TNC’s that use smartphone mobile application technology to connect passengers with pre-arranged transportation services for hire and permit Driver’s to access the TNC Operator’s application in order to transport passengers and their personal baggage to and/or from the Airport; and

**WHEREAS**, the Airport desires to provide the best available ground transportation for visitors of the Airport and such services include the use of TNC’s such as Lyft, Inc. and Uber (“TNC Operators”); and

**WHEREAS**, the Department of Aviation and Transportation desires to enter into an Operating Agreement with Lyft, Inc. and Uber to permit the TNC Operators a non-exclusive right to use common-use Airport roadways for ingress and egress to and from the Airport’s and to conduct its permitted operations at designated pick-up and drop-off locations at the Airport; and

**WHEREAS**, there shall be no cost to the Airport to enter into an Operating Agreement with the TNC Operators; and

**WHEREAS**, a trip fee in the amount of Two and 00/100 Dollars (\$2.00) for each pick-up and/or drop-off shall be paid by the TNC operator.

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

**RESOLVED**, that the Supervisor is hereby authorized to enter into an Operating Agreement, in a form to be approved by the Town Attorney, to permit Lyft, Inc. and Uber the non-exclusive right to use common-use Airport roadways for the transportation of patrons to and from the Airport for a trip fee in the amount of Two and 00/100 Dollars (\$2.00) for each pick-up and/or drop off for a period of one (1) year with four (4) additional extensions of one (1) year each at the sole discretion of the Town.

**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:

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

No. 19

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to apply for and accept funding from the Suffolk County Office for the Aging for reimbursement of elderly transportation service costs.**

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 apply for and accept funding from Suffolk County Office for the Aging (SCOFA), for the purpose of providing continued partial funding for an Essential Transportation Program in the amount of \$9,018 for the period of April 1, 2021 through March 31, 2022. The Town of Islip has entered into similar grant agreements with SCOFA for the past several decades.

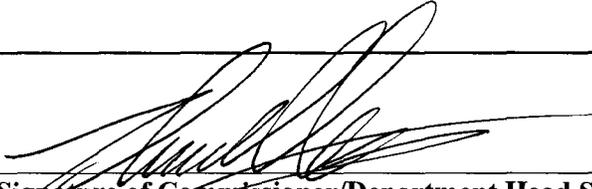
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**SPECIFY WHERE APPLICABLE:**

1. **Entity or individual benefitted by resolution:** Town of Islip senior citizen residents
  2. **Site or location effected by resolution:** Town of Islip
  3. **Cost:** N/A offsets pre-existing program operational costs
  4. **Budget Line:** A.7622.1 partial
  5. **Amount and source of outside funding:** Approximately \$9,018 Suffolk County Office for the Aging
- 

**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

8/2/2021  
\_\_\_\_\_  
Date

September 14, 2021  
Resolution # \_\_\_\_

**WHEREAS**, part of the mission of the Town of Islip Department of Parks, Recreation and Cultural Affairs is to provide elderly transportation services; and

**WHEREAS**, the Suffolk County Office for the Aging has identified certain funds in the 2021 Suffolk County Adopted Budget in the form of AAA Transportation funds for the express intent of essential elderly transportation programs; and

**WHEREAS**, the Suffolk County Office for the Aging has offered to reimburse the Town of Islip a total of \$9,018 for elderly transportation service costs for the period of April 1, 2021 through March 31, 2022; and

**WHEREAS**, the Town of Islip wishes to apply for and secure said County funding for the purpose of enhancing the lives of its senior citizen residents by providing them with an Essential Transportation Program;

**NOW, THEREFORE**, on motion of \_\_\_\_\_

seconded by \_\_\_\_\_, be it

**RESOLVED**, that the Town Board authorizes the Supervisor to apply for and accept funding from the Suffolk County Office for the Aging for reimbursement of elderly transportation service costs for the period of April 1, 2021 through March 31, 2022; and be it further

**RESOLVED**, that the Supervisor is hereby authorized to execute a grant application and grant agreement, and any necessary documentation attendant thereto, with the Suffolk County Office for the Aging for funding of an Essential Transportation Program in 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 necessary to amend the budget 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. 20**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into various agreements for programs or events to be held throughout the Town to be funded either by registration or grant funds.**

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

September 14, 2021

<u>Date</u>	<u>Name</u>	<u>Program/Event</u>	<u>Location</u>
9/25	Race is Awesome	Northwell Health Great South Bay Run	Bay Shore and Brightwaters Communities
10/5	Triple Threat Basketball Club, Inc.	Basketball League Basketball Training Clinic	East Islip High School 1 Redmen Street, Islip Terrace
10/16	South Bay Paddle Wheel Cruises, Inc.	Halloween Dinner Cruise	Bay Shore Marina 150 South Clinton Ave, 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:** By this resolution, the Town Board authorizes the Supervisor to enter into an agreement with South Bay Paddle Wheel Cruises, Inc. to provide full service Halloween Dinner Cruise on October 16, 2021 on the Lauren Kristy, which is docked at the Bay Shore Marina. The minimum amount of registrants is 50 and the maximum amount of registrants is 80. South Bay Paddle Wheel Cruises, Inc. will provide each guest with a full service dinner buffet as mentioned in the contractual agreement, and one beer, wine or soda. Compensation for said services to South Bay Paddle Wheel Cruises, Inc. will be \$55.00 per person for a maximum amount of \$4,400.00 excluding the non-resident surcharge. This event is self-sustaining. Date is subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs. A similar resolution was passed for South Bay Paddle Wheel Cruises, Inc. by the Town Board in previous years.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution: South Bay Paddle Wheel Cruises, Inc.

Site or location effected by resolution: Bay Shore Marina  
150 South Clinton Avenue, Bay Shore, New York 11706

Cost: No cost to the Town of Islip – self-sustaining

Budget Line: A7035.4 4918

Amount and source of outside funding: Maximum revenue is \$5,360.00 including non-resident surcharge.  
Maximum revenue to be retained by the Town is \$960.00.

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**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:

8/27/2021  
Date:

September 14, 2021  
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 a dinner cruise on the Great South Bay for our citizens; and

**WHEREAS**, South Bay Paddle Wheel Cruises, Inc., PO Box 98, Brightwaters, NY 11718 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 South Bay Paddle Wheel Cruises, Inc., to provide said activity.

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

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an agreement with South Bay Paddle Wheel Cruises, Inc., to provide a Halloween Dinner Cruise to our citizens for an amount not to exceed \$4,400.00, 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 Tuesdays & Thursdays, October 5, 2021 thru October 28, 2021. The registration fee is \$70.00 for each registrant and a \$14.00 surcharge for each non-resident registrant. This program will be self-sustaining. The total minimum revenue will be \$70.00 and the maximum revenue including the non-resident surcharge will be \$8,400.00. Compensation for said services to Triple Threat Basketball Club, Inc. will be 80% of the total revenue for an amount not to exceed \$5,600.00 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: Triple Threat Basketball Club, Inc.

Site or location effected by resolution: East Islip High School, 1 Redmen Street, Islip Terrace, NY 11752

Cost: No cost to the Town of Islip - self-sustaining.

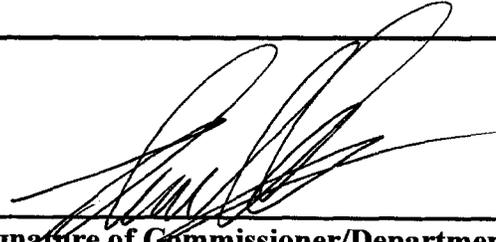
Budget Line: A7035.4 5006

Amount and source of outside funding: Maximum revenue is \$8,400.00 including non-resident surcharge. Maximum revenue to be retained by the Town is \$2,800.00.

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**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:

8/25/2021

**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 instruction 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 \$5,600.00, 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:** Race is Awesome will plan, coordinate, and conduct the Northwell Health Great South Bay Run, which was approved by Town Board on August 10, 2021, 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 25, 2021. 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

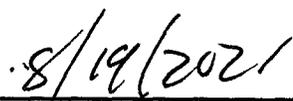
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**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

- 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:

September 14, 2021

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 25, 2021 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 August 10, 2021, the Town Board passed a resolution granting permission to Race is Awesome to hold the “Great South Bay Run” on September 25, 2019 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 25, 2021, 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. 21

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into an agreement with  
Backflow Specialists, Inc. to perform RPZ testing on Suffolk County  
Water Authority's Pipes located in all Town of Islip facilities.**

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:** On September 20, 2020, the Town Board authorized the Supervisor to enter into an agreement with Backflow Specialists, Inc., 63 Greeley Avenue, Sayville, New York 11782 to perform RPZ testing on Suffolk County Water Authority's pipes located in all Town of Islip facilities.

The original term of said agreement was one (1) year from date of contract execution with an option to extend for a two-year period. The agreement was executed on October 26, 2020. This resolution will authorize the Supervisor to exercise the option to extend the agreement through October 26, 2023.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Residents of the Town of Islip
  2. Site or location effected by resolution: Various Locations
  3. Cost: \$6,995.00
  4. Budget Line: A.1630.4430
  5. Amount and source of outside 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

7/29/2021  
Date

September 14, 2021  
Resolution #

**WHEREAS**, on September 15, 2020, the Town of Islip Town Board (“the Town”) was authorized to enter into an agreement with Backflow Specialists, Inc., 63 Greeley Avenue, Sayville, New York 11782 to provide RPZ testing on Suffolk County Water Authority pipes located in Town of Islip facilities; and

**WHEREAS**, the original term for said agreement was one (1) year from date of contract execution with an option to extend for a two-year period; and

**WHEREAS**, the agreement was executed on October 26, 2020; and

**WHEREAS**, the Commissioner of the Department of Public Works, Thomas Owens, hereby recommends that the Town exercise its option to extend the agreement through October 26, 2023, and

**NOW THEREFORE**, on a motion of Council \_\_\_\_\_,  
seconded by Council \_\_\_\_\_, be it

**RESOLVED**, that the Town Board of the Town of Islip hereby exercises the Town’s option to extend its agreement with Backflow Specialists, Inc. for the final two-year period from October 26, 2021 to October 26, 2023; and be it 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:

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

No. 22

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an agreement with the CDA for Community Development Block Grant reimbursement funds for the purchase of several items for the Central Islip Senior Center.**

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 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 Supervisor no later than 12 days prior to the scheduled meeting.

---

**PURPOSE:** By this resolution, the Town Board authorizes the Supervisor to execute an Agreement with the Town of Islip Community Development Agency ("the CDA"), whereby the CDA will reimburse the Town of Islip a maximum amount of \$160,000.00 to purchase replacement windows and a new air conditioning system for the Central Islip Senior Center.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution:           Town of Islip Residents

Site or location effected by resolution:                 Central Islip Senior Center

Cost:   No cost to the Town of Islip

Budget Line:   Account TBD by Comptroller

Amount and source of outside funding:                \$160,000.00 Community Development Agency

---

**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:

9/1/2021  
Date:

September 14, 2021  
Resolution # \_\_\_\_\_

**WHEREAS**, the Town of Islip Community Development Agency (“the CDA”) is the recipient of Community Development Block Grant (“CDBG”) funds provided by the federal government for the purpose of public facility improvements; and

**WHEREAS**, the Town of Islip (“the Town”) is seeking funding to purchase replacement windows and a new air conditioning system for the Central Islip Senior Center;

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

**RESOLVED**, that the Town Board authorizes the Supervisor to execute an Agreement with the CDA, the form and content of which shall be subject to the approval of the Town Attorney, whereby the CDA will reimburse the Town of Islip the amount not to exceed \$160,000.00 for the purchase of the aforementioned items; and be it further

**RESOLVED**, that the Supervisor is hereby authorized to execute any and all necessary documentation required for the receipt of the above-referenced CDBG funding; and be it further

**RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with this resolution and any ensuing agreement that the Town may enter into for the receipt of the above-referenced CDBG funding.

**UPON A VOTE BEING TAKEN**, the result was: \_\_\_\_\_.

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

**No. 23**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board approval of the rates for the rental of machinery or equipment for snow and ice removal for the 2021/2022 season.**

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.

To approve the rates for the rental of equipment of machinery or equipment for snow and ice removal for the 2021/2022 season.

---

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents of the Town of Islip
2. Site or location effected by resolution: Townwide
3. Cost: To be determined
4. Budget Line: DS 5142.44080
5. Amount and source of outside funding: None

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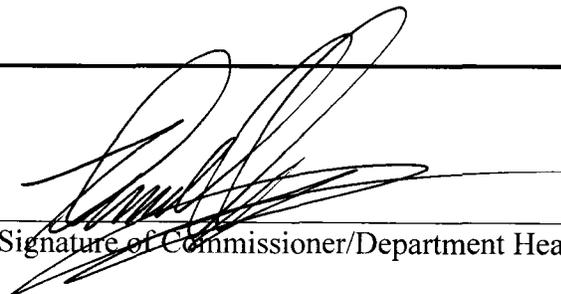
ENVIRONMENTAL IMPACT: What type of action is being authorized by this resolution?

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

8/31/2021  
Date

September 14, 2021

Resolution #

**WHEREAS**, the Town of Islip Department of Public Works deems it necessary to require assistance for the removal of snow and ice for the upcoming 2021/2022 season; and

**WHEREAS**, for the safety and benefit of the residents, the Department of Public Works hires outside snow contractors to aid in the removal of snow and ice from town roads and town parking lots; and

**WHEREAS**, the Department of Public Works proposes the rate schedule attached hereto; and

**WHEREAS**, the Department of Public Works also rents snow removal equipment from various vendors, e.g. payloaders and small backhoes; and

**WHEREAS**, due to the emergency nature of these rentals, the Commissioner of Public Works hereby proposes to rent the equipment without prior Town Board approval, regardless of whether the rental exceeds seven (7) days;

**NOW THEREFORE**, on a motion of Council \_\_\_\_\_, seconded by Council \_\_\_\_\_, be it

**RESOLVED**, that the Town Board of the Town of Islip hereby approves the rates for the rental of machinery or equipment for snow and ice removal for the 2021/2022 season as detailed in the schedule attached; and

**RESOLVED**, that due to the emergency nature of these rentals, the Commissioner of Public Work hereby proposes to rent the equipment without prior Town Board approval, regardless of whether the rental exceeds seven (7) days.

**BE IT FURTHER RESOLVED**, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with this resolution.

Upon a voted being taken, the result was:

8/31/2021

**2020-21 SNOW SEASON  
VENDOR RATES**

<b>DPW CODE #</b>	<b>EQUIPMENT</b>	<b>HOURLY RATE</b>
1	SUV and Pick Up (4x4)	\$ 88.00
2	Pick Up (4x4)/Dually	\$ 90.00
3	Truck, 6W (15-26,000 lbs w/plow)	\$ 100.00
4	Truck, 6W (greater than 26,000 lbs. w/ plow)	\$ 105.00
5	Truck, 10W - Tandem Axle w/plow	\$ 120.00
6	Bobcat/Skidsteer	\$ 105.00
7	Backhoe	\$ 100.00
8	Payloader (up to 2 yds. bucket)	\$ 132.00
9	Payloader (up to 3yds. bucket)/Backhoe (4x4) w/snow box	\$ 145.00
10	Payloader (up to 4 yds. bucket)	\$ 160.00
11	Payloader (up to 5 yds. bucket)	\$ 250.00
12	Payloader (up to 7 yds. bucket)	\$ 250.00
13	Dump Truck - Tandem Axle (12 - 16 cu. yds.)	\$ 80.00
14	Dump Trailer (20- 40 cu. yds w/tractor)- for transporting sand	\$ 114.00

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

**No. 24**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to sign any and all documents required to procure payment processing services through OGS Centralized Contract #PS68916 with Worldpay, 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:

**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 Town to enter into an agreement, in a form approved by the Islip Town Attorney, with Worldpay, LLC to provide payment processing services at our Town owned-golf courses and to become an Authorized User under the Centralized Contract for the Acquisition of Payment Processing Services by and between Contractor and the People of the State of New York. (the "Centralized Contract", referenced by the OGS as Contract # PS68916).

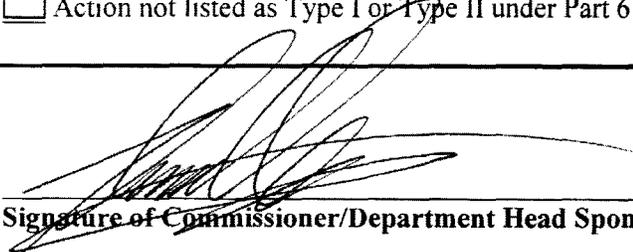
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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town-owned golf courses and their customers
  2. Site or location effected by resolution: Brentwood CC, Gull Haven GC, Holbrook CC
  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

8/31/2021  
\_\_\_\_\_  
Date

September 14, 2021  
Resolution# \_\_\_\_\_

**WHEREAS**, New York State (“NYS”) Finance Law § 163 authorizes the Commissioner of the NYS Office of General Services (“OGS”) to permit purchases of commodities and services by authorized users through OGS centralized contracts; and

**WHEREAS**, the Town of Islip (“the Town”) qualifies as an authorized user under NYS Finance Law §163(1)(k) and is authorized to make purchases of commodities, services, and technology through such OGS contracts pursuant to Section 104 of the NYS General Municipal Law; and

**WHEREAS**, the Town Department of Parks, Recreation and Cultural Affairs (“Parks Department”) recently upgraded its golf management software and database program, “Foreup,” at Town-owned golf courses, and

**WHEREAS**, Foreup can be integrated with payment processing services from Worldpay, LLC. (“Worldpay”), with offices at 8500 Governors Hill, Cincinnati, Ohio 44114, which would reduce the need for to manually enter golfers’ credit card payment information and improve recordkeeping accuracy and efficiency for Town employees; and

**WHEREAS**, OGS has an existing contract with Worldpay for payment processing services, which is identifiable as Centralized Contract # PS68916; and

**WHEREAS**, the Parks Department has been approved by OGS to become an authorized user under OGS Centralized Contract # PS68916, and it wishes to procure payment processing services through that contract;

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

**RESOLVED**, that the Supervisor is hereby authorized to sign any and all documents required to procure payment processing services through OGS Centralized Contract # PS68916 with Worldpay, LLC, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, that pursuant to NYS General Municipal Law § 5(c), the Town is authorized to require the payment of a service fee as a condition of accepting payment by credit card at Town-owned golf courses, which shall not exceed the costs incurred by the Town in connection with a credit card payment transaction, including any fee owed by the Town to the financing agency or card issuer arising from that transaction; and be it further

**RESOLVED**, that the Comptroller is authorized to make the accounting entries necessary to amend the budget in accordance with the terms of this resolution.

**UPON A VOTE BEING TAKEN**, the result was:

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

No. 25

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute a one-year contract renewal and amendment of the Professional Services Agreement with LiRo Engineers, Inc. for "Site Plan Review for Commercial Development" 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:

**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.

This resolution authorizes the Supervisor to enter into a one (1) year contract renewal and amendment of the professional services agreement with LiRo Engineers Inc. for "Site Plan Review for Commercial Development within the Town of Islip".

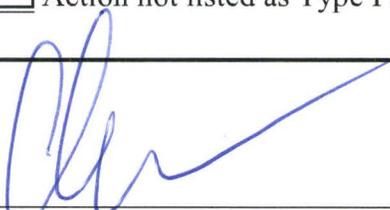
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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: \_\_\_\_\_
  2. Site or location effected by resolution: N/A
  3. Cost: \$100,000.00
  4. Budget Line: B1491.45000.00 Outside Professional
  5. Amount and source of outside 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

8-31-2021  
Date

Date: September 14, 2021

Resolution:

**WHEREAS**, on October 15, 2020, the Town of Islip ("the Town") entered into a professional services agreement with LiRo Engineers, Inc. ("the Consultant"), 3 Aerial Way, Syosset, NY 11791, for site plan review for Commercial Development within the Town of Islip; and

**WHEREAS**, the ensuing professional services agreement between the Town and the Consultant was for a term of one (1) year from the date of full execution with two (2) additional one (1) year options to renew upon mutual consent of the Town and the Consultant; and

**WHEREAS**, the Commissioner of Planning and Development and the Town Engineer have been satisfied with the services provided by the Consultant during the foregoing term; and

**WHEREAS**, on July 28, 2021, the Consultant requested that the Town renew the professional services agreement for the first one (1) year extension from October 15, 2021 to October 14, 2022, with a proposed three (3) percent (%) increase to the original rate for the Plan Reviewer from \$124.91 per hour to \$128.65 per hour (the Project Manager's rate is to remain the same at \$247.50 per hour); and

**WHEREAS**, the Commissioner of Planning and Development, Ron Meyer, and the Town Engineer, Christopher H. Poelker, P.E. recommend approval of this resolution, and

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

**RESOLVED**, that the Supervisor is hereby authorized to execute a one (1) year renewal and amendment of the professional services agreement with LiRo Engineers, Inc. for Site Plan Review for Commercial Development within the Town of Islip, for the rates identified above, 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 any and all necessary changes to the budget as needed in order to effectuate this professional services agreement.

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

Attachment "A"

<b>LiRo Engineers, Inc</b>	
<b>Title</b>	<b>Proposed Rate</b>
<b>Site Plan Reviewer</b> <i>Note: proposed increase of 3% from the original contract agreement.</i>	<b>New proposed rate is \$128.65 per hour.</b> (The original contract rate was 124.91 per hour)
<b>Project Manager</b> <i>Note: Rate remains the same as the original contract agreement.</i>	<b>\$247.50 per hour.</b> (no change in rate)

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

**No. 26**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Meeting of the Town of Islip Foreign Trade Zone Board.**

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:

**Brad Hemingway**

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

Agenda for Meeting of the Town of Islip Foreign Trade Zone Board

September 14, 2021

1. Meeting called to order;
2. Approval of the minutes from May 18, 2021 meeting of Town of Islip Foreign Trade Zone Board;
3. Authorization to extend twelve land leases between the Town of Islip and the Town of Islip Foreign Trade Zone Authority to and including August 31, 2061;
4. Authorization for the Town of Islip Foreign Trade Zone Authority to enter into a sublease with NSB MGMT LLC for Foreign Parcel 10, located at 101 Roebling Court, Ronkonkoma, NY 11779 ;
5. Adjournment;



TOWN OF ISLIP  
FOREIGN TRADE ZONE AUTHORITY

Brad Hemingway  
Executive Director

Jaime Martinez  
Deputy Director

May 18, 2021

The Town of Islip Foreign Trade Zone Authority has five items on the agenda.

**Item number one** is a meeting of the Town of Islip Foreign Trade Zone Authority. The meeting called to order at 2:24 P.M., on motion by Trish Bergin, seconded by John Cochrane Jr., and unanimously approved. Due to the Covid this meeting was held through a video conference via Zoom.

**Board Members Present**

Trish Bergin  
John Cochrane Jr.  
Mary Kate Mullen  
James O'Connor

**Officers Present**

Angie M. Carpenter, Chair  
Thomas Hemingway III, Executive Director  
Jaime Martinez, Treasurer (Present, not on screen)  
Shelly LaRose-Arken, Vice President and Secretary  
(Not present on screen)

**Item number two** is approval of the minutes from previous Town of Islip Foreign Trade Zone Board meeting on February 9, 2021. Motion to approve the minutes by James O'Connor, seconded by Trish Bergin, and approved by all.

**Item number three** is authorization to enter into a sub-lease agreement with NSB MGMT LLC for Parcel 13 with an address of 100 Trade Zone Drive, Ronkonkoma, New York 11779. With no questions asked, motion to approve by John Cochrane Jr., seconded by Trish Bergin and approved by all.

**Item number four** is authorization to enter into an agreement with PFK O'Connor Davies, LLP for professional auditing services for yearend 2020. With no questions asked, motion to approve by Mary Kate Mullen, seconded by John Cochrane Jr. and approved by all.

With no further business, **Item number five** is adjournment of the Foreign Trade Zone Board meeting. A motion by James O'Connor, seconded by Trish Bergin and approved by all at 2:26 P.M.

Jaime Martinez, Treasurer

**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 Town of Islip Foreign Trade Zone Authority would like authorization to extend the lease between Town of Islip and the Town of Islip Foreign Trade Zone Authority from June 30, 2060 to August 31, 2061.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Islip Foreign Trade Zone Authority
  2. Site or location effected by resolution: Islip Foreign Trade Zone Authority
  3. Cost: NA
  4. Budget Line: NA
  5. Amount and source of outside funding: NA
- 

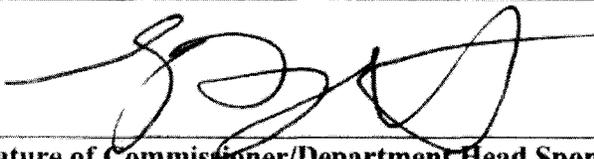
**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

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 32 . 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

8/31/2021

Date

WHEREAS, the Town of Islip and the Town of Islip Foreign Trade Zone Authority entered into 12 land lease agreements for real property which consists of the Foreign Trade Zone, located in Ronkonkoma, New York; and

WHEREAS, the Town of Islip granted an extension on May 12, 2020 for the 12 land leases to run until June 30, 2060; and

WHEREAS, the Town of Islip Foreign Trade Zone Authority wishes to extend all land leases with the Town of Islip for purpose of providing sublease extensions for the sub-tenants at the Foreign Trade Zone; and

WHEREAS, the Town of Islip wishes to extend its leases with the Authority for lots located at 2 Trade Zone Drive, Ronkonkoma, NY, Known as **parcel 1**, 1 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 2**, 1 Trade Zone Court, Ronkonkoma, NY, known as **parcel 3**, 50 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 4**, 151 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 5**, 101 Trade Zone Court, Ronkonkoma, NY, known as **parcel 6**, 300 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 7**, 200 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 8**, 1 Roebling Court, Ronkonkoma, NY, known as **parcel 9**, 101 Roebling Court, Ronkonkoma, NY, known as **parcel 10**, 2 Roebling Court, Ronkonkoma, known as **parcel 12** and 100 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 13** (collectively, the "Foreign Trade Zone Properties"); and

WHEREAS, the Authority would like to extend said leases to and including August 31, 2061; now

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

RESOLVED, the Islip Foreign Trade Zone Board hereby authorizes the Chair to execute an amendment of the lease between the Town of Islip Foreign Trade Zone Authority and the Town of Islip for each of the Foreign Trade Zone Property extending each of the leases to and including August 31, 2061.

Upon a vote being taken, the result was:

**TOWN of ISLIP  
FOREIGN TRADE ZONE  
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 of Islip Foreign Trade Zone Authority to enter into a sublease with NSB MGMT for property in the Foreign Trade Zone located at the address 2 Roebing Court, Ronkonkoma, New York 11779, also known as parcel 10.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip Foreign Trade Zone Authority
2. Site or location effected by resolution: Town of Islip Foreign Trade Zone Authority,  
1 Trade Zone Drive, Ronkonkoma, NY 11779
3. Cost: NA
4. Budget Line: NA
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 32 . SEQR review complete.

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

---



8/31/2021

---

Signature of Commissioner/Department Head Sponsor.

Date

September 14, 2021

WHEREAS, the Town of Islip is the owner of 52 acres of land adjacent to Long Island MacArthur Airport and commonly known as the Islip Town Foreign Trade Zone; and

WHEREAS, the Town of Islip currently leases certain real property within the Islip Town Foreign Trade Zone to the Town of Islip Foreign Trade Zone Authority, such property which consists of 1.63 acres and is known as 101 Roebling Court, Ronkonkoma, New York 11779, and otherwise known as Parcel 10 on the Map of the Town of Islip Foreign Trade Zone ("the Premises"); and

WHEREAS, the Town of Islip Foreign Trade Zone Authority desires to sub-lease the Premises to NSB MGMT, a limited liability corporation organized and existing pursuant to the laws of the State of New York, having its principal offices at 69-28 261<sup>st</sup> Street Glen Oaks, NY 11004 for a term to commence as set forth in Section 2.01 of the proposed sub-lease agreement; now

THEREFORE, on motion of FTZ Board member \_\_\_\_\_, seconded by FTZ Board member \_\_\_\_\_, be it

RESOLVED, that the Town of Islip Foreign Trade Zone Authority Board hereby authorizes the Town of Islip Foreign Trade Zone Authority to enter into the sub-lease agreement mentioned above, subject to the approval of such sub-lease by the Town of Islip Attorney's Office.

Upon a vote being taken, the result was:

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

No. 27

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an amendment extending the land leases between the Town of Islip and the Town of Islip Foreign Trade Zone Authority from August 30, 2060 to August 31, 2061.**

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:

**Brad Hemingway**

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.

Extension of land leases between Town of Islip and Town of Islip Foreign Trade Zone Authority from June 30, 2060 to August 31, 2061. Sites that may benefit from this extension are listed on a separate sheet.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Islip Foreign Trade Zone Authority
  2. Site or location effected by resolution: Islip Foreign Trade Zone Authority
  3. Cost: NA
  4. Budget Line: NA
  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 32 . SEQR review complete.
- Action not listed as Type I or Type II under Part 617 of the NYCRR. Short EAF required.
- 



8/31/2021

**Signature of Commissioner/Department Head Sponsor**

**Date**

2 Trade Zone Drive, Ronkonkoma, NY, Known as **parcel 1**

1 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 2**

1 Trade Zone Court, Ronkonkoma, NY, known as **parcel 3**

50 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 4**

151 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 5**

101 Trade Zone Court, Ronkonkoma, NY, known as **parcel 6**

300 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 7**

200 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 8**

1 Roebling Court, Ronkonkoma, NY, known as **parcel 9**

101 Roebling Court, Ronkonkoma, NY, known as **parcel 1,**

2 Roebling Court, Ronkonkoma, known as **parcel 12**

100 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 13**

WHEREAS, the Town of Islip and the Town of Islip Foreign Trade Zone Authority entered into 12 land lease agreements for real property which consists of the Foreign Trade Zone, located in Ronkonkoma, New York; and

WHEREAS, the Town of Islip granted an extension on May 12, 2020 for the 12 land leases to run until June 30, 2060; and

WHEREAS, the Town of Islip Foreign Trade Zone Authority wishes to extend all land leases with the Town of Islip for purpose of providing sublease extensions for the sub-tenants at the Foreign Trade Zone; and

WHEREAS, the Town of Islip wishes to extend its leases with the Authority for lots located at 2 Trade Zone Drive, Ronkonkoma, NY, Known as **parcel 1**, 1 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 2**, 1 Trade Zone Court, Ronkonkoma, NY, known as **parcel 3**, 50 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 4**, 151 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 5**, 101 Trade Zone Court, Ronkonkoma, NY, known as **parcel 6**, 300 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 7**, 200 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 8**, 1 Roebling Court, Ronkonkoma, NY, known as **parcel 9**, 101 Roebling Court, Ronkonkoma, NY, known as **parcel 10**, 2 Roebling Court, Ronkonkoma, known as **parcel 12** and 100 Trade Zone Drive, Ronkonkoma, NY, known as **parcel 13** (collectively, the "Foreign Trade Zone Properties"); and

WHEREAS, the Authority would like to extend said leases to and including August 31, 2061; now

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

RESOLVED, the Islip Town Board hereby authorizes the Supervisor to execute an amendment of the lease between the Town of Islip and the Town of Islip Foreign Trade Zone Authority for each of the Foreign Trade Zone Property extending each of the leases to and including August 31, 2061.

Upon a vote being taken, the result was:

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

No. 28

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Acceptance of a Donation by Deed from Michael and Roseanne Westly  
for Property at 0 Bay Walk, Fair Harbor and an authorization for the  
Supervisor to execute any and all documentation required.**

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.

Supervisor is hereby authorized to accept the donation by deed of that certain parcel known by the address of 0 Bay Walk, Fair Harbor, New York and identified on the Suffolk County Tax Map as SCTM#: 500-493.00-03.00-086.000 from Michael Westley and Roseanne Westley, and execute any and all documentation necessary to effectuate this resolution;

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: Underwater Land, Fair Harbor, NY (SCTM#: 500-493.00-03.00-086.000)
  3. Cost: \_\_\_\_\_
  4. Budget Line: \_\_\_\_\_
  5. Amount and source of outside 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 \_\_\_\_\_. 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**

*Amw*

\_\_\_\_\_  
**Date**

Date: September 14, 2021  
Resolution No.

**WHEREAS**, Michael Westley and Roseann Westley are the record fee owners of that certain a .04 acre parcel known by the address of 0 Bay Walk, Fair Harbor, New York and identified on the Suffolk County Tax Map as 500-493.00-03.00-086.000 (hereinafter "Parcel"); and

**WHEREAS**, due to erosion the Parcel is now underwater and part of the Great South Bay rendering it of no further use to the fee owners; and

**WHEREAS**, the fee owners have offered to donate the Parcel to the Town of Islip by deed transfer of all their rights title and interest in the Parcel; and

**WHEREAS**, the Town of Islip is the fee owner of the two adjacent parcels which are similarly situated, a title search revealed the Parcel is free from any encumbrances and monetary obligations, and the Town is willing to accept the offered land donation from Michael Westley and Roseanne Westley, provided the; and

**NOW, THEREFORE**, on a motion of

seconded by

be it

**RESOLVED**, that the Supervisor is hereby authorized to accept the donation by deed of that certain parcel known by the address of 0 Bay Walk, Fair Harbor, New York and identified on the Suffolk County Tax Map as SCTM#: 500-493.00-03.00-086.000 from Michael Westley and Roseanne Westley, and execute any and all documentation necessary to effectuate this resolution.

Upon a vote being taken, the result was:



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

**No. 29**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to apply for and accept funding from National Grid to compensate the Department of Public Works for the paving restoration of various roads 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:

**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.

To authorize the Supervisor to accept funds from National Grid in the amount of \$282,204.00 to compensate the Department of Public Works for the milling and overlay work required for Bayview Avenue, Brian Drive, Carlisle Lane, Duval Street, Summerwind Court, South Harrison Avenue, Suffolk Lane, William Avenue, Meeks Lane, Cranberry Drive, Wingam Drive, Dana Lane and Aymar Court due to the recently installed gas mains on these roads.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Residents of the Town of Islip
  2. Site or location effected by resolution: Various Locations
  3. Cost: N/A
  4. Budget Line: To be determined by the Comptroller
  5. Amount and source of outside funding: (National Grid \$282,204.00)
- 

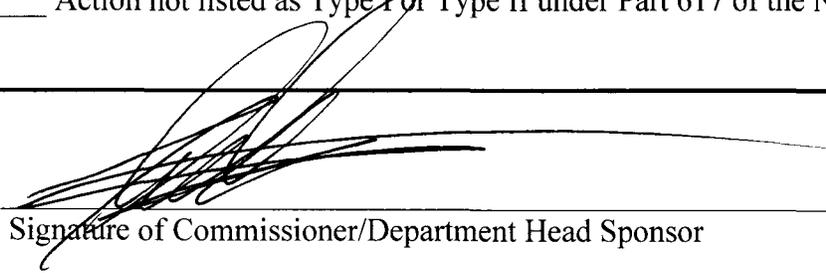
**ENVIRONMENTAL IMPACT:** What type of action is being authorized by this resolution?

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 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

8/31/2021  
\_\_\_\_\_  
Date

September 14, 2021  
Resolution #

**WHEREAS**, KeySpan East Gas Corporations d/b/a National Grid (“National Grid”) is in the process of completing work in the hamlet of Islip, Town of Islip (“the Town”), as part of its 2021 East Islip Gas Main Replacement Project MSL200368; and

**WHEREAS**, National Grid has offered funding in the amount of \$282,204.00 to the Town of Islip (“the Town”) Department of Public Works to perform the necessary overlay paving restoration of Bayview Avenue, Brian Drive, Carlisle Lane, Duval Street, Summerwind Court, South Harrison Avenue, Suffolk Lane, William Avenue, Meeks Lane, Cranberry Drive, Wingam Drive, Dana Lane and Aymar Court; and

**WHEREAS**, as condition of providing such funding, National Grid has requested that the Town assume liability for the paving restoration work; and

**WHEREAS**, the Commissioner of Department of Public Works, Thomas Owens, recommends approval of this resolution;

**NOW, THEREFORE**, on a motion of Council \_\_\_\_\_,  
seconded by Council \_\_\_\_\_, be it

**RESOLVED**, that the Supervisor is hereby authorized to request and accept funding from National Grid for the paving restoration of the above-referenced roads and to execute 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 upon approval and acceptance of payment of no less than \$282,204.00 for the paving restoration of the above-referenced roads, the Town shall assume liability for such paving restoration; and be it further

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

Upon a vote being taken, the result was:

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

**No. 30**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute any and all documents in order to effectuate the assumption of an existing Note and Mortgage held by the Town in connection with 25 Cortland Place in Bay Shore.**

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.

To authorize the Supervisor, on behalf of the Town of Islip, to execute any and all documents in order to effectuate the assumption of an existing Note and Mortgage held by the Town in the amount of \$25,000 recorded in Liber 22387, Page 900 by a Rhea Morris in connection with the sale of 25 Cortland Place, Bay Shore SCTM#0500-393.00-01.00-025.000) who has agreed to purchase the premises from Christopher M. Wood subject to the existing Note and Mortgage. The home is being sold in furtherance of the Affordable Housing Program.

---

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution: Town of Islip
  2. Site or location effected by resolution: N/A
  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

9/1/2021

\_\_\_\_\_  
Date

September 14, 2021

WHEREAS, the Town of Islip is the mortgagee holding a certain note and mortgage described as follows: Note and Mortgage dated the 22nd day of July, 2013, made by CHRISTOPHER M. WOOD ("First Borrower") to the Town of Islip in the principal sum of TWENTY FIVE THOUSAND DOLLARS (\$25,000.00), with the mortgage being recorded in Liber 22387, Page 900 in the Office of the Clerk of the County of Suffolk on September 4, 2013, a copy of which is annexed hereto as Exhibit A (the "Note and Mortgage"); and

WHEREAS, the First Borrower and RHEA MORRIS (the "Borrower") have entered into a Contract of Sale as of June 30, 2021, whereby Borrower agreed to purchase the premises located at 25 Cortland Place, Bay Shore, New York 11706 (SCTM# 0500-393.03-01.00-025.000) subject to the Note and Mortgage held by the Town referred to above; and

WHEREAS, the Borrower is hereby agreeing to assume in total the responsibilities of the First Borrower under the terms of the Note and Mortgage; and

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

RESOLVED, in consideration of the continued affordability and viability of the home, the Town hereby covenants and agrees with the Borrower that the above referenced Note and Mortgage held by the Town be assumed by and assigned to Borrower, and be it

FURTHER RESOLVED, that the Supervisor is hereby authorized to execute any and all documentation in order to effectuate same.

Upon a vote being taken, the result was:

# LONG ISLAND HOUSING PARTNERSHIP, INC. AND AFFILIATES

*A Private Not-for-Profit Developer, Sponsor and Facilitator of Affordable Homes*



## Board of Directors

### Chairman

Kevin S. Law  
*TRITEC Real Estate Company*

### Vice Chairman

Steven F. Philbin  
*M&T Bank*

### Second Vice Chairwoman

Mary Reid  
*Community Advocate*

### Treasurer

Anthony Esernio  
*TD Bank NA*

### Secretary

Elena A. Dundon  
*Local 338 RWDSU/UFCW*

Robert A. Isaksen

*Bank of America*

Lawrence S. Jones

*Bethpage Federal Credit Union*

Steven Cannella

*Brookhaven National Laboratory*

*Capital One Bank*

Laura A. Cassell

*Catholic Charities of Long Island*

Colleen Galvin

*Citi*

Peter Klein

*Developer*

Richard J. Locke

*Direct Energy Business*

Shirley E. Coverdale

*Family Community Life Center*

Robert C. Creighton

*Farrell Fritz, P.C.*

Rev. Dr. Daris Dixon-Clark

*First Baptist Church*

Vincent E. Giovinco

*Flushing Bank*

Thomas B. Haggerty

*HSBC Bank USA*

Kevin M. Harvey

*IBEW, Local 25*

Richard D. DeVerna

*JPMorgan Chase*

Matthew Cohen

*Long Island Association*

Mario Paventi Dilts

*Long Island Board of Realtors*

Peter G. Florey

*Long Island Builders Institute*

Patrick G. Halpin

*Mercury, LLC*

Belinda Pagdanganan

*National Grid*

Andrea Rothchild

*Newsday*

*New York Community Bank*

Thomas P. DeJesu

Christopher M. Hahn

*PSEG*

Vladimir Ortega

*Sterling National Bank*

Christopher McKeever

*Stewart Title Insurance Company*

Steven Krieger

*The Engel Burman Group*

Robert J. Coughlan

*TRITEC Real Estate Company*

August 31, 2021

Ernest J. Cannava, Esq.

Town of Islip

655 Main Street

Islip, NY 11751

RE: Assumption /Subordination of Cortland Square Resale- Town of Islip  
Homeowner: Christopher M. Wood  
Purchaser: Rhea Morris  
Address: 25 Cortland Place, Cortland Square, NY 11706

Dear Mr. Cannava:

Enclosed is the completed Town of Islip assumption and subordination form with copies of the contract of sale, commitment, mortgage application, appraisal, GFE and Income & Asset Calculation Form for Rhea Morris who is purchasing at the above referenced location. Also, enclosed is a copy of the Town of Islip Note and Mortgage, most recent affidavit and title schedule with recording information.

The purchase price of the home is \$324,023. The subsidies are NYS AHC grant of \$25,000, Suffolk County Economic Workforce Housing Grant of \$10,194, LIHP – HELP grant of \$25,000, Town of Islip grant of \$25,000 and Town of Islip Housing Authority grant of \$55,833. LIHP Admin. Lien of \$10,000 (does not reduce Purchase Price (below line)). The subsidized sales price of the home will be \$182,996.

If I can provide any additional information, please do not hesitate to call me at (631) 435-4710 at ext. 306.

Sincerely,

Linda Mathews

Executive Assistant

Enclosure(s)

Peter J. Elkowitz, Jr.  
*President  
Chief Executive Officer*

James Britz  
*Executive Vice-President  
Chief Operating Officer*

Valerie Canny  
*Chief Financial Officer*

Jill Rosen-Nikoloff  
*Senior Vice President/  
General Counsel  
(Compliance Officer)*

Counsel

Edward Puerta  
*Nixon Peabody LLP*



Town of Islip  
Assumption/Subordination Request Form

This form is designed to provide the information necessary for responding to a request for assumption of a Town of Islip Note and/or subordination of such note and mortgage to a subsequent note and mortgage made or to be delivered to another lender. Please fill out the form completely. Incomplete forms will be returned. Town of Islip may require additional information. It is within the Town of Islip sole discretion to agree to assume/subordinate its note and mortgage.

Amount of Grant to Homeowner: \$ 25,000 Project ("Project"): Cortland Square

Suffolk County Note and Mortgage Recording Information:

Date of Mortgage: July 22, 2013 Recording Date: 9/4/13  
Liber: 22387 Page: 900

Mortgaged Property Address: 25 Cortland Place, Bay Shore, NY 11706

Current Homeowner: Christopher M. Wood

Purchaser: Rhea Morris

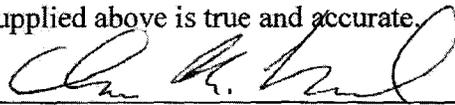
SCTM# 0500-393.03-01.00-025.000

Lending Institution (to which Town of Islip is requested to subordinate its Note & Mortgage): Freedom Mortgage Corporation

Amount of New Loan: \$182,996.00 Interest Rate: 3.000%  
Purchase Price: \$324,023.00 Contract Date: 6/30/21

Homeowner's Statement:

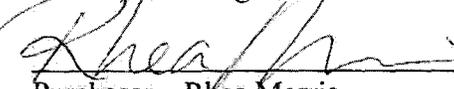
I am the owner and occupant of the above-captioned property, which is my principal residence. The information supplied above is true and accurate.

  
\_\_\_\_\_  
Homeowner – Christopher M. Wood

9-1-2021  
\_\_\_\_\_  
Date

Purchaser's Statement:

I hereby agree to assume the Town of Islip Mortgage and take the home subject to the terms and conditions thereof, including but not limited to the Recapture Obligation set forth therein.

  
\_\_\_\_\_  
Purchaser – Rhea Morris

9/1/2021  
\_\_\_\_\_  
Date

Recommendation of Certifying Entity:

We have reviewed the information supplied by Purchaser. Based on the information supplied, the Purchaser meets the affordability/income qualifications of the program to be considered a qualified purchaser. The purchaser's income is \$55,092 which does not exceed 80% of the median income for the area as determined in the HUD guidelines for a family size of (1), which is currently \$70,950.

Name of Certifying Entity: Long Island Housing Partnership  
Address: 180 Oser Avenue, Suite 800, Hauppauge, NY 11788 Phone: 631-435-4710

Signed By: \_\_\_\_\_  
Print Name: Peter J. Elkowitz  
Title: President/CEO

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

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

**No. 31**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an agreement with Landrum & Brown, Inc. to assist in the development of a comprehensive North Terminal alternative that will better balance aviation operational/maintenance and commercial development needs.**

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 enter into a professional services agreement with Landrum & Brown, Inc. to assist in the development of a comprehensive North Terminal Alternative at Long Island MacArthur Airport.

---

**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: TBD
  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 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**

9/02/2021

\_\_\_\_\_  
**Date**

September 14, 2021  
Resolution No.

**RESOLUTION AUTHORIZING** the Supervisor of the Town of Islip to enter into a professional services agreement with Landrum & Brown, Inc to provide professional services for Long Island MacArthur Airport.

**WHEREAS**, the Town of Islip (“Town”) owns and operates Long Island MacArthur Airport (“the Airport”), a 14 CFR Part 139 certified airport with commercial and general aviation operations; and

**WHEREAS** the Airport is a focal point of the Town of Islip and the success of the Airport is instrumental in the growth of the economy and the region at large; and

**WHEREAS**, the Department of Aviation and Transportation seeks to improve the financial stability of the Airport by promoting new opportunities for growth; and

**WHEREAS**, on June 15, 2021 the Town Board authorized the Supervisor to designate Jones Lang LaSalle Americas, Inc. (“JLL”) as the preferred responder as to its Midway Crossing proposal, a mixed use transit oriented development with associated retail, entertainment, office space and parking to be developed in conjunction with a proposed North Terminal at the Airport; and

**WHEREAS**, in furtherance of Midway Crossing and the proposed North Terminal there is a need to develop a comprehensive North Terminal alternative that will ensure a better balance of aviation operational/maintenance and commercial development needs; and

**WHEREAS**, JLL has agreed to reimburse the Town/Airport for the expense incurred to retain consultants to assist with the development of a comprehensive North Terminal alternative; and

**WHEREAS**, the Department of Aviation and Transportation would like to engage the services of Landrum & Brown, Inc to assist with said comprehensive North Terminal alternative; and

**WHEREAS**, Department of Aviation and Transportation has engaged the services of Landrum & Brown, Inc. associated with the Terminal Narrative Planning Study; and

**WHEREAS**, Landrum & Brown, Inc, located at 4445 Lake Forest Drive, Cincinnati, OH 45242 is a professional firm with public and private experience that is capable of serving the Department of Aviation & Transportation to develop strategies that will fulfill the goal of developing a comprehensive North Terminal alternative; and

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

**RESOLVED**, that the Supervisor, or her designee, is hereby authorized to execute an agreement with Landrum & Brown, Inc, to assist in the development of a comprehensive North Terminal alternative that will better balance aviation operational/maintenance and commercial development needs; and

**FURTHER RESOLVED**, that the comptroller is authorized to make any and all budgeting adjustments necessary to facilitate this contract.

Upon a vote being taken, the result was:

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

**No. 32**

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Town Board appointment of Michael Montiglio as a member to the  
Town of Islip Plumber's Board.**

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

September 14, 2021

WHEREAS, pursuant to Section 40-4 of the Islip Town Code, the Town Board is authorized to appoint members to fill an unexpired term on said Board, which term shall be at the discretion of the Town Board; and

WHEREAS, a vacancy currently exists on the Board due to the resignation of Anthony Difede; and;

WHEREAS, the Town Board wishes to appoint Michael Montiglio to fill Anthony Difede's seat; and

WHEREAS, Michael Montiglio has the necessary knowledge to perform the duties of a member of the Plumbers' Examining Board; and

NOW, THEREFORE, on a motion of \_\_\_\_\_, seconded by \_\_\_\_\_ be it

RESOLVED, that Michael Montiglio is hereby appointed as a member of the Town of Islip Plumbers' Examining Board.

Upon a vote being taken, the result was:

# MICHAEL MONTIGLIO

[REDACTED]

I HAVE BEEN EMPLOYED AS A PLUMBER FOR 35 YEARS. I STARTED WORKING IN THE FAMILY BUSINESS (MONTE PLUMBING INC.) WHILE STILL IN HIGH SCHOOL PART TIME. WHEN I GRADUATED I BEGAN WORKING FULL TIME UNTIL PRESENT TIME.

I BECAME A PARTNER IN THE BUSINESS APPROX. 21 YEARS AGO AROUND THE SAME TIME I BECAME A LICENSED MASTER PLUMBER IN BOTH TOWN OF ISLIP AND TOWN OF BABYLON. WHERE I HAVE A GOOD STANDING AND GREAT WORKING RELATIONSHIP WITH ALL THE PLUMBING INSPECTORS. LICENSES I STILL CARRY TODAY.

CURRENTLY I RUN THE DAY TO DAY PLUMBING OPERATION TO INCLUDE BILLING AND ESTIMATES.

## -SKILLS

I AM A VERY CAPABLE PLUMBING MECHANIC AT ALL PHASES OF PLUMBING TO INCLUDE.

- NEW RESIDENTIAL CONSTRUCTION
- COMMERCIAL AND INDUSTRIAL
- SERVICE CALLS AND JOBBING
- RADIANT HEAT SPECIALIST
- GAS AND OIL BOILER INSTALLATION AND SERVICE
- SEWER CONNECTIONS AND WATER MAINS/SERVICES
- NEW YORK STATE CERTIFIED BACKFLOW TESTER/ INSTALLER

I CURRENTLY CARRY MASTER PLUMBING LICENSES.

- TOWN OF ISLIP
- TOWN OF BABYLON
- SUFFOLK COUNTY