

TOWN BOARD DISCUSSION AGENDA

AUGUST 22, 2017

1. Appropriation Transfers.
2. Bid Awards.
3. Option Year Resolutions.
4. Authorization for the Supervisor to enter into an agreement with BOCES to participate in the Cooperative Purchasing Program for the 2017-2018 School Year.
5. Town Board authorization to clean up, secure or demolish certain properties in the Town of Islip.
6. Authorization for the Supervisor to apply for and accept reimbursement costs related to FEMA Public Assistance Disaster Declaration No. 4322-New York Severe Winter Storm and Snowstorm.
7. Meeting of the Town of Islip Resource Recovery Agency.
8. Special Events.
9. Meeting of the Town of Islip Industrial Development Agency.
10. Authorization for the Supervisor to enter into a contract with Bensin Contracting Inc. for Contract DPD 4-17, "Swimming Pool Renovation at Roberto Clemente Park, Brentwood, NY".
11. Authorization for the Supervisor to apply for and accept grant funding from the Dormitory Authority of the State of New York for "Improvements to Roberto Clemente Park Pool Facilities including the Installation of a Spray Park".
12. Authorization for the Supervisor to execute an agreement with Rich Jones to provide golf lessons at Town Hall West.

13. Authorization for the Town Attorney and the Commissioner of Parks to enter into negotiations for contract extensions with Douglas Jansen and Vincent Cirino for golf professional services provided at the Brentwood Country Club and Gull Haven Golf Course.
14. Authorization for the Supervisor to execute any and all documents required to apply for and accept grant funding from the Suffolk County WQPRP, Land Stewardship Initiatives, and Enhanced Program for an upgrade to the existing septic systems at Lake Ronkonkoma Park.
15. Authorization for the Supervisor to enter into an agreement with Connoisseur Media to produce and administer promotional advertisements for Town events.
16. Authorization for the Supervisor to enter a contract extension with The Landtek Group, Inc. for contract DPD 2-15 streetscapes/ Sidewalks.
17. Authorization for the Town Clerk to advertise for a public hearing to consider amendments to Chapter 68 entitled “Zoning”.
18. Authorization for the Supervisor to execute an agreement with Atlantic Coast Auto Brokers Inc. to utilize 200 square feet of office space at 150 Arrival Avenue, Ronkonkoma related to aviation travel and 10 parking spaces.
19. Authorization for the Supervisor to execute an agreement with Johnson, Kukata & Luchesi, P.C. for engineering services relating to the airfield pavement analysis and pavement management plan at Long Island MacArthur Airport.
20. Request for the Islip Planning Board to investigate and hold any necessary public hearings relating to the extension of the Planned Landmark Preservation District.

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

No. 1

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Appropriation Transfers

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Resolution Authorizing Appropriation Transfers

by Dolores Lucivero, Senior Clerk

$$8/22 \pm 9\%$$

For: Rigging gear for overhead lifting/ Lawn maintenance Equip.

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 prepared on 7/19/17 by Greg Hancock, Deputy Commissioner approved by Commissioner/
Department Head Greg Hancock and Comptroller Joseph Ludwig at the Town Board Meeting on
(date) 7/19/17, on a motion by Councilperson Greg Hancock, seconded by Councilperson Greg Hancock,
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

[illegible]

Justification: To transfer funds to cover personnel expense for constructing new haul road at cleanfill

Upon a vote being taken, the result was _____.

Date _____

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Town Clerk

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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. 2

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Bid Awards

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

BIDS TO BE AWARDED
AUGUST 22, 2017

- | | | |
|----|--|--|
| 1. | TIRES 26.5R25 V-STEEL M-TRACTION
(OR EQUAL) | -Barnwell House of Tires |
| 2. | TIRES 29.5R25 V-STEEL M-TRACTION
(OR EQUAL) | -Barnwell House of Tires |
| 3. | ONE-WAY TRIP PLOW WITH PARTS | -Suffolk County Brake Service |
| 4. | CONTRACTUAL EXTERMINATING SERVICES | -RJP Pest Elimination LTD
d/b/a M&M Exterminating |

NO: 1 TIRES 26.5R25 V-STEEL M-TRACTION (OR EQUAL)

BID PRICE: \$2,949.00/ea.

LOWEST RESPONSIBLE BIDDER: Barnwell House of Tires

COMPETITIVE BID: Yes – May 11, 2017

BUDGET ACCOUNT NUMBER: A8162.4-1270

A8170.4-1270

A8172.4-1270

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Tires are used on payloaders.

NO: 2 TIRES 29.5R25 V-STEEL M-TRACTION (OR EQUAL)

BID PRICE: \$3,894.00/ea.

LOWEST RESPONSIBLE BIDDER: Barnwell House of Tires

COMPETITIVE BID: Yes – May 11, 2017

BUDGET ACCOUNT NUMBER: A8162.4-1270

A8170.4-1270

A8172.4-1270

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Tires are used on payloaders.

NO: 3

ONE-WAY TRIP PLOW WITH PARTS

BID PRICE: Various Prices as per Bid Items #A, B1-14 and Discount Parts
Not Listed

LOWEST RESPONSIBLE BIDDER: Suffolk County Brake Service, Inc.

COMPETITIVE BID: Yes –June 21, 2017 (1st Advertisement)
July 12, 2017 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: DB1640.4-1220

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Parts to be used for repairs.

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

NO: 4 CONTRACTUAL EXTERMINATING SERVICES

BID PRICE: Various Prices as per Bid Items #1 through 7f

LOWEST RESPONSIBLE BIDDER: RJP Pest Elimination LTD, d/b/a M&M
Exterminating Co.

COMPETITIVE BID: Yes – June 21, 2017 (1st Advertisement)
July 12, 2017 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: A1620.4-4300

ANTICIPATED EXPENDITURE: \$10,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Eradication of pests at Town facilities.

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: 1 TIRES 26.5R25 V-STEEL M-TRACTION (OR EQUAL)

BID PRICE: \$2,949.00/ea.

LOWEST RESPONSIBLE BIDDER: Barnwell House of Tires

COMPETITIVE BID: Yes – May 11, 2017

BUDGET ACCOUNT NUMBER: A8162.4-1270

A8170.4-1270

A8172.4-1270

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Tires are used on payloaders.

WHEREAS, the Town solicited competitive bids for the purchase of TIRES 26.5R25 V-STEEL M-TRACTION (OR EQUAL), CONTRACT #517-22; and

WHEREAS, on May 11, 2017 sealed bids were opened and Barnwell House of Tires, 65 Jetson Lane, Central Islip, NY 11722 submitted the apparent low dollar bid; and

WHEREAS, Barnwell House of Tires 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 Barnwell House of Tires in the amount of \$2,949.00/ea. for one (1) year from date of award with the Town's option to renew for one (1) additional year.

Upon a vote being taken, the result was:

TIRES 26.5R25 V-STEEL
4-TRACTION (OR EQUAL)

CONTRACT # 517-22

DATE: MAY 11, 2017

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 # A8162.4-1270; A8170.4-1270; A8172.41270 ESTIMATED AMOUNT \$5,000.00

COMPTROLLER'S APPROVAL

ACCOUNT TITLE Tires/Repair/Supplies

BARNWELL HOUSE OF TIRES
65 JETSON LANE
CENTRAL ISLIP NY 11722

\$2,949.00/ea.

CUSTOM BANDAG OF LI LLC
124-02 ATLANTIC AVE
RICHMOND HILLS, NY 11419

\$3,255.21/ea.

CORSI TIRE
200 SO HIGHLAND AVE
OSSINING NY 10562

\$2,995.00/ea.

ATOM TIRE CORP
d/b/a HOUSE OF TIRES
3146 HEMPSTEAD TPKE
LEVITTOWN NY 11756

SERVICE TIRE TRUCK CENTERS
2225 AVENUE A
BETHLEHEM PA 18017

SMILEY TIRE & RETREADING
1615 CROGHAN ST
FREMONT OH 43420

\$3,904.00/ea.

NOT LICENSED IN NY STATE

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.
COMMISSIONER J. HEIL CONCURS.

SIGNED BY:

MICHAEL RAND
DIRECTOR

BARBARA MALTESE
PRINCIPAL CLERK

NO: 2 TIRES 29.5R25 V-STEEL M-TRACTION (OR EQUAL)

BID PRICE: \$3,894.00/ea.

LOWEST RESPONSIBLE BIDDER: Barnwell House of Tires

COMPETITIVE BID: Yes – May 11, 2017

BUDGET ACCOUNT NUMBER: A8162.4-1270

A8170.4-1270

A8172.4-1270

ANTICIPATED EXPENDITURE: \$5,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Tires are used on payloaders.

WHEREAS, the Town solicited competitive bids for the purchase of TIRES 29.5R25 V-STEEL M-TRACTION (OR EQUAL), CONTRACT #517-26; and

WHEREAS, on May 11, 2017 sealed bids were opened and Barnwell House of Tires, 65 Jetson Lane, Central Islip, NY 11722 submitted the apparent low dollar bid; and

WHEREAS, Barnwell House of Tires 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 Barnwell House of Tires in the amount of \$3,894.00/ea. for one (1) year from date of award with the Town's option to renew for one (1) additional year.

Upon a vote being taken, the result was:

TIRES 29.5R25 V-Steel
M-TRACTION (OR EQUAL)

CONTRACT # 517-26

DATE: MAY 11, 2017

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 # A8162.4-1270; A8170.4-1270
A8172.4-1270

ESTIMATED AMOUNT \$5,000.00

COMPTROLLER'S APPROVAL

ACCOUNT TITLE Tires/Repair/Supplies

BARNWELL HOUSE OF TIRES
65 JETSON LANE
CENTRAL ISLIP NY 11722

\$3,894.00/ea.

EAST COAST RETREADERS
65 JETSON LANE
CENTRAL ISLIP NY 11722

SERVICE TIRE TRUCK CENTER
2255 AVENUE A
BEHTLEHEM PA 18017

CUSTOM BANDAG OF LI LLC
124-02 ATLANTIC AVE
RICHMOND HILL NY 11419

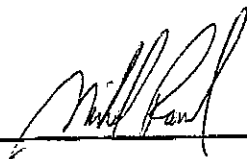
\$4,130.28/ea.

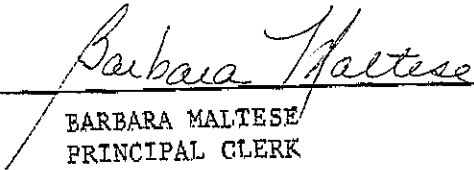
CORSI TIRE
200 SOUTH HIGHLAND AVE
OSSINING NY 10562

\$3,995.00/ea.

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.
COMMISSIONER J. HEIL CONCURS.

SIGNED BY:


MICHAEL RAND
DIRECTOR


BARBARA MALTESE
PRINCIPAL CLERK

NO: 3

ONE-WAY TRIP PLOW WITH PARTS

BID PRICE: Various Prices as per Bid Items #A, B1-14 and Discount Parts
Not Listed

LOWEST RESPONSIBLE BIDDER: Suffolk County Brake Service, Inc.

COMPETITIVE BID: Yes –June 21, 2017 (1st Advertisement)
July 12, 2017 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: DB1640.4-1220

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Parts to be used for repairs.

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

WHEREAS, the Town solicited competitive bids for the purchase of ONE-WAY TRIP
PLOWS WITH PARTS, CONTRACT #617-217; and

WHEREAS, the bid was advertised twice and opened on July 12, 2017; and

WHEREAS, Suffolk County Brake Service, Inc., 862 Lincoln Ave., Bohemia, NY 11716
submitted the only bid for this contract; and

WHEREAS, Suffolk County Brake Service, Inc. has been determined to be a responsible
bidder.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to
Suffolk County Brake Service, Inc. in the amount of various prices as per bid items #A; B1-14
and Discount Parts Not Listed 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:

ONE-WAY TRIP PLOWS
WITH PARTS

CONTRACT #

617-117

DATE: JULY 12, 2017

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 # DB1640.4-1220

ESTIMATED AMOUNT \$50,000.00

COMPTROLLER'S APPROVAL

ACCOUNT TITLE Motor Vehicle Supplies

(THIS BID WAS ADVERTISED TWICE)

TRIUS INC
P O BOX 158
458 JOHNSON AVE
BOHEMIA NY 11716

NON-RESPONSIVE DID NOT BID ACCORDING TO
SPECIFICATIONS

EDWARD EHRBAR
4 EXECUTIVE PLAZA
YONKERS NY 10701

NO BID

VASSO
159 COOK STREET
BROOKLYN NY 11206

SUFFOLK COUNTY BRAKE SRV
862 LINCOLN AVE
BOHEMIA NY 11716

award - items #A, B1-14; Discount 5%
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 CLERK

ONE-WAY TRIP PLOW	SUFFOLK COUNTY
WITH PARTS	BRAKE SERVICE
CONTRACT #617-217	
ITEM #	
A. One-Way trip Plow	\$10,668.00
B. Parts	
1. Cutting Edge	\$273.00
2. Noise Plate	\$48.94
3. Wear Plate	\$97.00
4. Wraparound Shoe	\$49.75
5. U-Bolt	\$12.00
6. Outer Spring	\$125.40
7. Innter Spring	\$125.40
8. Spring Plate	\$36.00
9. Stop Nut Elastic	\$3.00
10. Moldboard Shoe Bolt	\$3.50
11. Moldboard Shoe Bolt	\$3.50
12. Moldboard Shoe	\$88.20
13. Moldboard Nut	\$6.75
14. Moldboard Locker Washer	\$1.50
Disc. Parts Not Listed	5%

s/one-way trip plow with
parts 2017 tab

NO: 4 CONTRACTUAL EXTERMINATING SERVICES

BID PRICE: Various Prices as per Bid Items #1 through 7f

LOWEST RESPONSIBLE BIDDER: RJP Pest Elimination LTD, d/b/a M&M
Exterminating Co.

COMPETITIVE BID: Yes – June 21, 2017 (1st Advertisement)
July 12, 2017 (2nd Advertisement)

BUDGET ACCOUNT NUMBER: A1620.4-4300

ANTICIPATED EXPENDITURE: \$10,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Eradication of pests at Town facilities.

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 CONTRACTUAL
EXTERMINATING SERVICES, CONTRACT #617-04; and

WHEREAS, RJP Elimination, Ltd., d/b/a M&M Exterminating Co., 1004 Merriam Rd., Bay
Shore, NY 11706 submitted the only bid for this contract; and

WHEREAS, RJP Elimination Ltd., d/b/a M&M Exterminating Co. 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 RJP
Elimination Ltd., d/b/a M&M Exterminating Co. in the amount of various prices as per Bid Items
#1 through 7f for one (1) year from date of award with the Town's option to renew for two (2)
additional years.

Upon a vote being taken, the result was:

CONTRACTUAL EXTERMINATING
SERVICES

CONTRACT # 617-04

DATE: JULY 12, 2017

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 # A1620.4-4300

ESTIMATED AMOUNT \$10,000.00

COMPTROLLER'S APPROVAL

ACCOUNT TITLE: Service Contracts

(THIS BID WAS ADVERTISED TWICE)

ELIMINEX PEST CONTROL
30 POND ROAD
OAKDALE NY 11769

RJP PEST ELIMINATION LTD
d/b/a M&M EXTERMINATING
1004 MERRIAM RD
BAY SHORE NY 11706

award - items #1 through 7f
SEE ATTACHED SHEET

COLONEL EXTERMINATING SRV
120 STEVENS AVE
MT VERNON NY 10550

EXTERMITECH PEST CONTR
33 EAST MAIN STREET
EAST ISLIP NY 11730

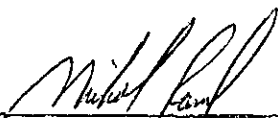
NO BID

ROYAL EXTERMINATING CO
108044 172ND STREET
JAMAICA NY 11433

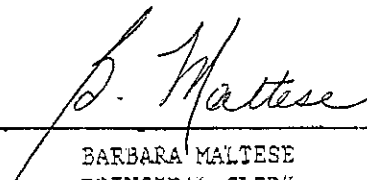
IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.

COMMISSIONER T. OWENS CONCURS.

SIGNED BY:



MICHAEL RAND
DIRECTOR



BARBARA MALTESE
PRINCIPAL CLERK

CONTRACTUAL EXTERMINATING	M&M
SERVICES	EXTERMINATING
CONTRACT #617-04	
ITEM #	
1. Cockroaches	\$1.25/linear ft.
2. Termites	
a. Interior of Buildings	\$3.00/linear ft.
b. Exterior of Buildings	\$3.25/linear ft.
3. Fleas	
a. Interior of Building	\$1.00/sq. ft.
b. Exterior of Building	\$1.00/sq. ft.
4. Ants/Other Insects	
a. Interior of Bldg. (spraying)	\$1.00/linear ft.
b. Exterior of Bldg. (spraying)	\$1.00/linear ft.
5. Bees, Wasps, Hornets, etc.	
a. Interior (Wall/Attic Treatments)	\$45.01/visit
b. Exterior Treatments & Nest Rem.	
1. 1' to 10' high	\$50.00/visit
2. 10' to 20' high	\$55.00/visit
3. 20' to 30' high	\$55.00/visit
6. Rodents (rats, mice ext)	
a. Bait (Mouse Seed and/ or Traps)	\$.20/ea.
b. Covered Bait Stations	\$.20/ea.
c. Mice Glue Boards/Traps	\$.20/ea.
d. Mice Bait Boxes	\$2.50/ea.
e. Rat Glue Boards/Traps	\$5.00/ea.
f. Rat Tamper-Proof Bait Boxes	\$50.00/ea.
7. Fire Island Services Rodents, etc.	
a. Bait (Mouse Seed and/or Traps)	\$.20/ea.
b. Covered Bait Stations	\$.20/ea.
c. Mice Glue Boards/Traps	\$.20/ea.
d. Mice Bait Boxes	\$2.50/ea.
e. Rat Glue Boards/Traps	\$5.00/ea.
f. Rat Tamper-Proof Boxes	\$50.00/ea.

s/contractual exterminating
services 2017 tab

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

No. 3

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Option Year Resolutions

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

OPTION YEAR RESOLUTIONS
AUGUST 22, 2017

- | | | |
|----|------------------------------------|--------------------------------------|
| 1. | SWEEPER PARTS & LABOR | -Long Island Sanitation
Equipment |
| 2. | WESTERN PLOW PARTS & LABOR | -Trius |
| 3. | PRINTING OF TAX RECEIVER ENVELOPES | -United Envelope Corp. |

NO: 1 SWEEPER PARTS & LABOR

VENDOR: Long Island Sanitation Equipment

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Parts/labor are used to repair Town-owned sweepers.

NO: 2 WESTERN PLOW PARTS & LABOR

VENDOR: Trius

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Repair work on Town-owned plows.

NO: 3 PRINTING OF TAX RECEIVER ENVELOPES

VENDOR: United Envelope Corp.

OPTION: First one (1) year period

ANTICIPATED EXPENDITURE: \$16,500.00

DEPARTMENT: Tax Receiver's Office

JUSTIFICATION OF NEED: Envelopes are used to mail tax bills to Town residents and to provide envelopes to the tax payers for their convenience in submitting their taxes.

NO: 1

SWEEPER PARTS & LABOR

VENDOR: Long Island Sanitation Equipment

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Parts/labor are used to repair Town-owned sweepers.

WHEREAS, by a Town Board resolution adopted August 9, 2016, Contract #516-187 for SWEEPER PARTS & LABOR was awarded to Long Island Sanitation Equipment, 1670 New Highway, Farmingdale, NY 11735, the lowest responsible bidder.

WHEREAS, said contract was for a period of one (1) year from date of award with an option to renew for two (2) year period.

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 the option to renew the contract with Long Island Sanitation Equipment (Contract # 516-187) 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 Clerk
DATE: July 14, 2017
RE: SWEEPER PARTS & LABOR

Maltese
2

The option year for the above mentioned contract is AUGUST 9, 2017.

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 SWEEPER PARTS & LABOR, CONTRACT #516-187; and

WHEREAS, the bid was advertised twice and opened on June 15, 2016; and

WHEREAS, Long Island Sanitation Equipment, 1670 New Highway, Farmingdale, NY 11735 submitted the apparent low dollar bid; and

WHEREAS, Long Island Sanitation Equipment has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Councilperson Trish Bergin Weichbrodt seconded by Councilperson John C. Cochrane, Jr., be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Long Island Sanitation Equipment in the amount of: A. Less 25% (Disc.) Parts (Elgin); \$130.00/hr. (Labor) for Sweeper Parts & Labor for one (1) year from date of award with the Town's option to renew for two (2) additional years.

Upon a vote being taken, the result was: 4-0 with Councilperson Mary Kate Mullen absent.

NO: 2 WESTERN PLOW PARTS & LABOR

VENDOR: Trius

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Repair work on Town-owned plows.

WHEREAS, by a Town Board resolution adopted AUGUST 9, 2016, Contract #516-184 for WESTERN PLOW PARTS & LABOR was awarded to Trius, 458 Johnson Ave., P. O. Box 158, Bohemia, NY 11716, the lowest responsible bidder.

WHEREAS, said contract was for a period of one (1) year from date of award with an option to renew for two (2) additional year period.

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 the option to renew the contract with Trius (Contract #516-184) 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 Clerk

DATE: July 14, 2017

RE: WESTERN PLOW PARTS & LABOR

B. Maltese

The option year for the above mentioned contract is AUGUST 9, 2017.

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

[Signature]

WHEREAS, the Town solicited competitive bids for the purchase of WESTERN PLOW PARTS & LABOR, CONTRACT #516-184; and

WHEREAS, the bid was advertised twice and opened on June 15, 2016; and

WHEREAS, Trius, 458 Johnson Ave., P. O. Box 158, Bohemia, NY 11716 submitted the only bid for this contract; and

WHEREAS, Trius has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Councilperson Trish Bergin Weichbrodt seconded by Councilperson John C. Cochrane, Jr., be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Trius in the amount of A. 15% (Disc.)/Parts; B. \$110.00/hr. (Labor) for Western Plow Parts & Labor for one (1) year from date of award with the Town's option to renew for two (2) additional years.

Upon a vote being taken, the result was: 4-0 with Councilperson Mary Kate Mullen absent

NO: 3 PRINTING OF TAX RECEIVER ENVELOPES

VENDOR: United Envelope Corp.

OPTION: First one (1) year period

ANTICIPATED EXPENDITURE: \$16,500.00

DEPARTMENT: Tax Receiver's Office

JUSTIFICATION OF NEED: Envelopes are used to mail tax bills to Town residents and to provide envelopes to the tax payers for their convenience in submitting their taxes.

WHEREAS, by a Town Board resolution adopted August 9, 2016, Contract #616-31 for PRINTING OF TAX RECEIVER ENVELOPES was awarded to United Envelope Corp., 65 Railroad Avenue, Ridgefield, NJ 07657, the lowest responsible bidder.

WHEREAS, said contract was for a period of one (1) year from date of award with an option to renew for two (2) one (1) year periods.

WHEREAS, the Tax Receiver has recommended that the Town exercise the option to renew this contract for the first one (1) year period.

NOW, THEREFORE, on a motion of
seconded by _____, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with United Envelope Corp. (Contract #616-31) for the first one (1) year period.

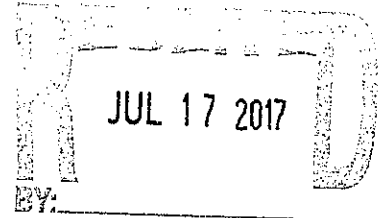
Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

401 MAIN STREET • ROOM 227 • ISLIP, NEW YORK 11751 • PHONE: (631) 224-5515 • FAX: (631) 224-5517

Angie M. Carpenter, Supervisor



TO: Alexis Weik, Tax Receiver
FROM: Barbara Maltese, Principal Clerk
DATE: July 14, 2017
RE: PRINTING OF TAX RECEIVER ENVELOPES, CONTRACT #616-31

The option year for the above mentioned contract is AUGUST 9, 2017.

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

Alexis Weik

WHEREAS, the Town solicited competitive bids for the purchase of PRINTING OF TAX RECEIVER ENVELOPES, CONTRACT #616-31; and

WHEREAS, on July 6, 2016 sealed bids were opened and 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 Councilperson Trish Bergin Weichbrodt seconded by Councilperson John G. Cochrane, Jr.,

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-d through 4a-f for Printing of Tax Receiver Envelopes for one (1) year from date of award with the Town's option to renew for two (2) one (1) year periods.

Upon a vote being taken, the result was: 4-0 with Councilperson Mary Kate Mullen absent.

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

No. 4

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into an agreement with BOCES to participate in the Cooperative Purchasing Program for the 2017-2018 School Year.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To participate with school districts and other municipalities
in Islip and Brookhaven in the joint bidding of goods and
services.

SPECIFY WHERE APPLICABLE:

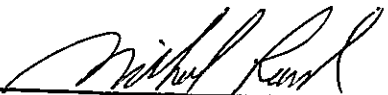
1. Entity or individual benefited by resolution: Town departments
2. Site or location effected by resolution:
 Town facilities/locations
3. Cost To be Determined
4. Budget line: A1345.4-5019
5. Amount and source of outside funding:

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

- _____ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an environmental review is required.
- ☒ No under Section II, Sub. _____, Number _____ of Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date



8/4/17

- WHEREAS, It is the desire of a number of public school districts, BOCES and other agencies in the Islip and Brookhaven Towns of Suffolk County, New York to bid jointly certain services, supplies and equipment; and
- WHEREAS, The Town of Islip is desirous of participating with other school districts and municipalities in the Islip and Brookhaven Towns of Suffolk County in the joint bidding as authorized by General Municipal Law, Section 119-0; and
- WHEREAS, The Town of Islip wishes to delegate to the BOCES Cooperative Purchasing Program the responsibility for drafting the specifications, advertising for the bids, accepting and opening bids, tabulating bids, reporting the results to the Governing boards and making recommendations regarding BOCES bids thereon;
- THEREFORE, On a motion of
seconded by
- BE IT RESOLVED, That the Town of Islip hereby appoints BOCES Cooperative Purchasing Program Steering Committee to represent it in all matters related above.
- BE IT FURTHER RESOLVED, That the Town of Islip authorizes the above-mentioned Committee to represent it in all matters leading up to the entering into a contract for the purchase as mentioned above; and
- BE IT FURTHER RESOLVED, That the Town of Islip agrees to assume its equitable share of the cost to participate in the BOCES Cooperative Purchasing Program, the amount of which is not determined until all participants have joined for the year; and
- BE IT FURTHER RESOLVED, That the Town Board of the Town of Islip authorizes the Town Supervisor to enter into an Agreement for the 2017-2018 school year.

Upon a vote being taken, the result was:

**Board of Cooperative Educational Services
First Supervisory District of Suffolk County
("Eastern Suffolk BOCES")**

PROGRAM DESCRIPTION

Joint Municipal Cooperative Bidding Program – CoSer 612

Description of the Program

Cooperative bidding is an alternative method of bidding that Eastern Suffolk BOCES can offer to local school districts and other municipalities. By using the Eastern Suffolk BOCES Joint Municipal Cooperative Bidding Program (hereinafter the "Program"), school districts, and other municipalities (hereinafter "Participants") may realize significant time allocation and cost savings within their purchasing functions. This method of bidding allows Participants to join with Eastern Suffolk BOCES to coordinate some or all of their bidding needs by cooperatively bidding goods and services for their mutual benefit. Eastern Suffolk BOCES will assign a Program Coordinator to administer the Program. The Program is offered pursuant to General Municipal Law §119-o and Education Law §1950.

Benefits of the Program

Participants may benefit from cooperative bidding activities with Eastern Suffolk BOCES in many ways, including the following:

1. **Lower (shared) administrative costs:** By eliminating duplicative efforts, Participants may save on administrative and clerical time as well as copying and legal publishing costs;
2. **Improved response from vendors:** Vendors may realize they are bidding on a potentially larger quantity and may be encouraged to compete for the purchase award. In addition, the bid solicitations may attract a broader range of vendors. Greater competition may lead to lower bid prices;
3. **Better product specifications:** Combining the knowledge and experience of all Participants in the Program may result in developing better bid specifications for goods and services; and
4. **Better compliance with State statutes on purchasing:** Since many purchases are subject to competitive bidding, cooperative bidding activities coordinated by Eastern Suffolk BOCES will potentially foster better compliance with bidding statutes and produce heightened awareness of legal requirements.

Participation in the Program

1. Participation in the Program must be evidenced by the adoption of either of the two attached (Exhibit 1 and Exhibit 2) Joint Municipal Cooperative Bidding Program Resolutions by the governing body of the Participant before its acceptance to the Program. A Participant

enrolling in the Program must file said resolution with Eastern Suffolk BOCES by July 31 of the school year in which it wishes to participate in awards of the Program.

2. The costs of operation of the Program will be prorated and will be paid by the Participant to Eastern Suffolk BOCES as an annual fee, payable over a period of ten (10) months commencing in September.
3. Eastern Suffolk BOCES shall act as the lead agency for Program Participants. Eastern Suffolk BOCES shall be responsible for drafting of bid specifications, advertising for bids, accepting and opening bids, tabulating bids, either recommending or awarding the bids dependent upon which resolution is filed, and reporting the results to the Participants.
4. A Membership Committee shall be formed to assist Eastern Suffolk BOCES. The Membership Committee shall consist of one (1) representative from each Participant. The Membership Committee shall meet at least annually.
5. An Advisory Council shall be formed pursuant to the guidelines in Exhibit 3.
6. Bids will be developed by Eastern Suffolk BOCES based upon categories determined pursuant to applicable procedures.
7. An invitation to bid, with a statement of requirements and general conditions, will be sent to vendors, and advertised pursuant to General Municipal Law § 103.
8. Eastern Suffolk BOCES will place all legal advertisements for such cooperative bidding in Newsday, which shall be designated as the official newspaper for the Program.
9. Bids received before the designated time for opening will remain sealed and confidential until the designated time for opening. Sealed envelopes containing the bids will be stamped to indicate the date, time, and place of receipt. A bidder may seek to change his/her bid before the bids are opened. If this occurs, there will be no objection on the part of the Program Coordinator, provided the revised bids are received prior to the time and date specified in the bid opening. Bids received after the time and date specified for bid opening shall be refused and returned to the bidder.
10. Awards will be recommended and/or made by Eastern Suffolk BOCES to the lowest responsible bidder who meets the specifications. Participants that elect not to delegate awarding authority to Eastern Suffolk BOCES are responsible for making all bid awards through their governing body.
11. Participants in the Program shall issue their own purchase orders when purchasing from an award of the Program and accept full responsibility for all payments due the vendor relating to said purchase orders.
12. Eastern Suffolk BOCES, as the lead agent, will comply with notice requirements imposed by New York State Labor Law § 220 after awarding a public works contract. All Participants

utilizing such an award are also individually responsible for notifying the Department of Labor of the name and address of the contractor, the date a contract was let, and the consideration stipulated in the contract, as well as following any other prevailing wage laws.

13. Participants in the Program may not deviate from the terms of the bid specifications when utilizing an award of the Program and will notify Eastern Suffolk BOCES of any material deviations by the vendor from the bid specifications.
14. School districts or other municipalities may only utilize awards of the Program if they are a member at the time of bid award.
15. Eastern Suffolk BOCES supports their bids through vendor issue resolution and manages any legal issue that may arise.

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

No. 5

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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

Taryn Prusinski

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

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**AUGUST 22, 2017 – 2:00 PM
TOWN BOARD MEETING**

1)	2 Manton Street, Sayville	0500-356.00-02.00-001.000	CU
2)	4 Winnifred Street, Bay Shore	0500-340.00-03.00-081.000	BC
3)	22 Jefferson Street, East Islip	0500-321.00-04.00-052.000	BC
4)	59 Wilson Street, Brentwood	0500-074.00-01.00-120.000	BC
5)	74 Claywood Drive, Brentwood	0500-138.00-02.00-096.000	BC
6)	82 Yale Avenue, Oakdale	0500-303.00-01.00-053.000	BC
7)	128 Cocoanut Street, Brentwood	0500-186.00-02.00-115.000	BC
8)	138 Walter Avenue, Hauppauge	0500-007.00-01.00-025.000	BU
9)	198 Connetquot Road, Oakdale	0500-403.00-02.00-111.000	BC
10)	494 Victory Drive, Ronkonkoma	0500-010.00-01.00-044.000	BC
11)	535 Grand Boulevard, Brentwood	0500-228.00-02.00-025.000	BC
12)	1410 Montauk Highway, Oakdale	0500-325.00-04.00-016.000	CU
13)	2034 Louis Kossuth Avenue, Ronkonkoma	0500-104.00-02.00-009.000	BC

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 2 Manton Street, Sayville, NY 11782.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 2 Manton Street, Sayville, NY 11782

2. Site or location effected by resolution:

2 Manton Street, Sayville, NY 11782

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an environmental review is required.

___ No under Section II, Sub. ___ Number ___ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 2 Manton Street, Sayville, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-356.00-02.00-001.000, have been received by the Town; and

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

WHEREAS, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Reinero A. Mangaluz, and also upon MERS, and also upon Accredited Home Lenders, Inc., and also upon Countrywide Home Loans, Inc., by Certified Mail, Return Receipt requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 22, 2017; 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017, and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 22, 2017, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

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

NOW, THEREFORE, UPON a motion by Councilperson _____,
seconded by Councilperson _____; be it

RESOLVED, that the Town Attorney be and he hereby is authorized to order that the work be
done to cut and remove the high grass and overgrown vegetation from the property along with all litter
and debris, 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-
356.00-02.00-001.000.

UPON a vote being taken, the result was:
(G: Clean Up - 2 Manton Street, Sayville)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 4 Winnifred Street, Bay Shore, NY 11706.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 4 Winnifred Street, Bay Shore, NY 11706

2. Site or location effected by resolution:

4 Winnifred Street, Bay Shore, NY 11706

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

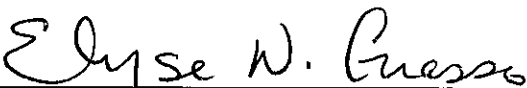
_____ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an environmental review is required.

_____ No under Section II, Sub. _____ Number _____ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 4 Winnifred Street, Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said Building 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, Stacy Denatalie, and also upon 21st Mortgage Group, and also upon Wells Fargo Bank, N.A., and also upon Frederick J. Petersen, Esq., Steven J. Baum, P.C., and also upon Christopher E. Medina, Esq., Rosicki, Rosicki & Associates, P.C., by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building 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, 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. 0500-340.00-03.00-081.000.

UPON a vote being taken, the result was:
(G:\Board up/Clean-up - 4 Winnifred Street, Bay Shore)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 22 Jefferson Street, East Islip, NY 11730.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 22 Jefferson Street, East Islip, NY 11730

2. Site or location effected by resolution:

22 Jefferson Street, East Islip, NY 11730

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

____ Yes under Section I, Sub. A, Number ____ of Town of Islip 617 Check List, an environmental review is required.

____ No under Section II, Sub. ____ Number ____ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 22 Jefferson Street, East 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 of the Code of the Town of Islip, the said Building Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, John and Josephine Fitzpatrick, and also upon Thomas J. Nolter and Bonnie Nolter, by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building Inspector be and he hereby is authorized to order that the work be done to secure the building(s), including the detached garage, 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, 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. 0500-321.00-04.00-052.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 22 Jefferson Street, East Islip)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 59 Wilson Street, Brentwood, NY 11717.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 59 Wilson Street, Brentwood, NY 11717

2. Site or location effected by resolution:

59 Wilson Street, Brentwood, NY 11717

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

____ Yes under Section I, Sub. A, Number ____ of Town of Islip 617 Check List, an environmental review is required.
____ No under Section II, Sub. ____ Number ____ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017


ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 59 Wilson 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 of the Code of the Town of Islip, the said Building 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, Herve Jean Louis, and also upon MERS, and also upon New Century Mortgage Corporation, and also upon Deutsch Bank National Trust, as Trustee under Pooling and Servicing Agreement dated as of April 1, 2007 Securitized Asset Backed Receivables LLC Trust 2007-BR2 Mortgage Pass-Through Certificates, Series 2007-BR2, Special Assets-NC4742, and also upon Ocwen Loan Servicing, LLC, and also upon Benjamin Casolaro, Esq., Leopold & Associates, PLLC, by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building Inspector be and he hereby is authorized to order that the work be done to secure the building(s), including the shed, 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, 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. 0500-074.00-01.00-120.000.

UPON a vote being taken, the result was:
(G:\Board up/Clean-up - 59 Wilson Street, Brentwood)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 74 Claywood Drive, Brentwood, NY 11717.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 74 Claywood Drive, Brentwood, NY 11717

2. Site or location effected by resolution:

74 Claywood Drive, Brentwood, NY 11717

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

____ Yes under Section I, Sub. A, Number ____ of Town of Islip 617 Check List, an environmental review is required.
____ No under Section II, Sub. ____ Number ____ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 74 Claywood Drive, 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 of the Code of the Town of Islip, the said Building 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, Carlos A. Ramirez and Jacqueline Martinez, and also upon MERS, and also upon Hogar Mortgage and Financial Services, Inc., and also upon Chase Home Finance LLC, and also upon Secretary of Housing and Urban Development, and also upon V Mortgage Acquisitions, LLC, and also upon Janet DeMarzo, Commissioner of Social Services, by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building 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, 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. 0500-138.00-02.00-096.000.

UPON a vote being taken, the result was:
(G:\Board up/Clean-up - 74 Claywood Drive, Brentwood)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 82 Yale Avenue, Oakdale, NY 11769.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 82 Yale Avenue, Oakdale, NY 11769

2. Site or location effected by resolution:

82 Yale Avenue, Oakdale, NY 11769

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an environmental review is required.

___ No under Section II, Sub. ___ Number ___ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017

Elyse N. Grasso

ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 82 Yale Avenue, Oakdale, 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 of the Code of the Town of Islip, the said Building 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, Fay Pagnani and Anne J. Tornabene, Trustees or their Successors in Trust Under the Fay Pagnani Living Trust, and also upon MERS, and also upon Financial Freedom Acquisition LLC, a Subsidiary of OneWest Bank, FSB, and also upon OneWest Bank, N.A., and also upon Secretary of Housing and Urban Development, and also upon Stein, Wiener & Roth, LLP, by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building Inspector be and he hereby is authorized to order that the work be done to secure the building(s), including the shed, 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, 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. 0500-303.00-01.00-053.000.

UPON a vote being taken, the result was:
(G:\Board up\Clean-up - 82 Yale Avenue, Oakdale)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 128 Cocoanut Street, Brentwood, NY 11717.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 128 Cocoanut Street, Brentwood, NY 11717

2. Site or location effected by resolution:

128 Cocoanut Street, Brentwood, NY 11717

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

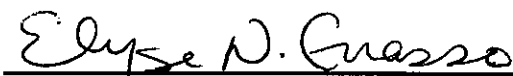
___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an environmental review is required.

___ No under Section II, Sub. ___ Number ___ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 128 Cocoanut 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 of the Code of the Town of Islip, the said Building 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, Neville Bushell, and also upon Ocwen Loan Servicing, LLC, and also upon MERS, and also upon BNC Mortgage, Inc., and also upon American Home Mortgage Servicing, Inc., as Successor-in-Interest to Option One Mortgage Corporation, and also upon U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, 2006-BNC3, and also upon Michael J. Chatwin, Esq., Shapiro, DiCaro & Barak, LLC, and also upon Natalie Giraldo, Esq., McCabe Weisberg & Conway, P.C., by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building 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, 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. 0500-186.00-02.00-115.000.

UPON a vote being taken, the result was:
(G:\Board up/Clean-up - 128 Cocoanut Street, Brentwood)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 138 Walter Avenue, Hauppauge, NY 11788.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 138 Walter Avenue, Hauppauge, NY 11788

2. Site or location effected by resolution:

138 Walter Avenue, Hauppauge, NY 11788

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an environmental review is required.

___ No under Section II, Sub. ___ Number ___ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017

Elyse N. Grasso

ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 138 Walter Avenue, Hauppauge, NY 11788, 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 Building 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, Soon Gil Hong, by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building 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. 0500-007.00-01.00-025.000.

UPON a vote being taken, the result was:

(G:\Board up - 138 Walter Avenue, Hauppauge, NY 11788)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 198 Connetquot Road, Oakdale, NY 11769.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 198 Connetquot Road, Oakdale, NY 11769

2. Site or location effected by resolution:

198 Connetquot Road, Oakdale, NY 11769

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

_____ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an environmental review is required.

_____ No under Section II, Sub. _____ Number _____ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 198 Connetquot Road, Oakdale, 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 of the Code of the Town of Islip, the said Building 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, Gloria Kacinski, and also upon Reverse Mortgage Solutions, Inc., and also upon EverBank Reverse Mortgage LLC, and also upon MetLife Home Loans LLC, S/B/M to MetLife Home Loans, a Division of MetLife Bank, N.A., as Successor to EverBank Reverse Mortgage LLC, and also upon Christiana Trust, a Division of Wilmington Savings Fund Society, FSB not in its individual capacity but solely as SHAP R Trustee Assignee, and also upon Natalie Giraldo, Esq., McCabe, Weisberg & Conway, P.C., by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building 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, 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. 0500-403.00-02.00-111.000.

UPON a vote being taken, the result was:
(G:\Board up/Clean-up - 198 Connetquot Road, Oakdale)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 494 Victory Drive, Ronkonkoma, NY 11779.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 494 Victory Drive, Ronkonkoma, NY 11779

2. Site or location effected by resolution:

494 Victory Drive, Ronkonkoma, NY 11779

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

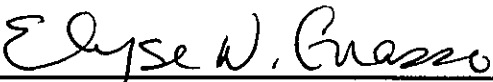
____ Yes under Section I, Sub. A, Number ____ of Town of Islip 617 Check List, an environmental review is required.

____ No under Section II, Sub. ____ Number ____ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 494 Victory Drive, Ronkonkoma, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation, a fence in disrepair and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said Building 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, Rochell B. and Amy Doberman, and also upon Argent Mortgage Company, LLC, and also upon Bank of America, N.A., and also upon Nationstar Mortgage, LLC, and also upon Shapiro, DiCaro & Barak, LLC, by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building 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, repair or remove the fence in disrepair and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris, 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. 0500-010.00-01.00-044.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 494 Victory Drive, Ronkonkoma)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 535 Grand Boulevard, Brentwood, NY 11717.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 535 Grand Boulevard, Brentwood, NY 11717

2. Site or location effected by resolution:

535 Grand Boulevard, Brentwood, NY 11717

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

____ Yes under Section I, Sub. A, Number ____ of Town of Islip 617 Check List, an environmental review is required.

____ No under Section II, Sub. ____ Number ____ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 535 Grand Boulevard, 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 of the Code of the Town of Islip, the said Building 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, Verna Morant, and also upon Ocwen Loan Servicing LLC, and also upon Option One Mortgage Corporation, and also upon American Home Mortgage Servicing, Inc., as successor-in-interest to Option One Mortgage Corporation, and also upon Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-3 Asset-Backed Certificates, Series 2007-3, and also upon Shapiro, DiCaro & Barak, LLC, and also upon McCabe, Weisberg & Conway, P.C., by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building Inspector be and he hereby is authorized to order that the work be done to secure the building(s), including the shed, 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, by the lowest responsible bidder, and be it

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-228.00-02.00-025.000.

UPON a vote being taken, the result was:
(G:\Board up/Clean-up - 535 Grand Boulevard, Brentwood)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 1410 Montauk Highway, Oakdale, NY 11769.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 1410 Montauk Highway, Oakdale, NY 11769

2. Site or location effected by resolution:

1410 Montauk Highway, Oakdale, NY 11769

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

_____ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an environmental review is required.
_____ No under Section II, Sub. _____ Number _____ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSE N. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 1410 Montauk Highway, Oakdale, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-325.00-04.00-016.000, 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, John and Agnes DiGiacomo, and also upon Bank of Long Island, N.A., by Certified Mail, Return Receipt requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the notice and completion of removal prior to August 22, 2017; 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017, and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on Tuesday, August 22, 2017, at Islip Town Hall, Town Board Room, 655 Main Street, Islip, New York, 11751, at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

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

NOW, THEREFORE, UPON a motion by Councilperson _____,
seconded by Councilperson _____; be it

RESOLVED, that the Town Attorney be and he hereby is authorized to order that the work be
done to cut and remove the high grass and overgrown vegetation from the property along with all litter
and debris, 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-
325.00-04.00-016.000.

UPON a vote being taken, the result was:
(G: Clean Up - 1410 Montauk Highway, Oakdale)

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

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 2034 Louis Kossuth Avenue, Ronkonkoma, NY 11779.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 2034 Louis Kossuth Avenue, Ronkonkoma, NY 11779

2. Site or location effected by resolution:

2034 Louis Kossuth Avenue, Ronkonkoma, NY 11779

3. Cost N/A

4. Budget Line N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

___ Yes under Section I, Sub. A, Number ___ of Town of Islip 617 Check List, an environmental review is required.

___ No under Section II, Sub. ___ Number ___ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

Signature of Commissioner/Department Head Sponsor:

Dated: August 10, 2017



ELYSEN. GRASSO, ASSISTANT TOWN ATTORNEY

August 22, 2017

WHEREAS, the Building Inspector of the Town of Islip has declared a certain building(s) and real property situated at 2034 Louis Kossuth Avenue, Ronkonkoma, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said Building 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, Ronald and Virginia London, and also upon BSI Financial Services, and also upon Fay Servicing, LLC and also upon RAS Boriskin LLC, by Registered Mail, Return Receipt Requested on August 10, 2017, which Notice directed the commencement of the removal of said nuisance within five (5) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, pursuant to Chapter 68 of the Code of the Town of Islip, the said Building 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 10, 2017, which Notice directed the commencement of the removal of said nuisance within (five) days after service of the Notice and completion of removal prior to August 22, 2017; and

WHEREAS, said Notice specified that in the event the nuisance was not voluntarily removed within the time specified, a Hearing would be held before the Town Board of the Town of Islip on August 22, 2017, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Building Inspector's determination; and

WHEREAS, at the time and place specified for the Hearing, the Town Board has received evidence supporting the Building 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 Chief Building Inspector be and he hereby is authorized to order that the work be done to secure the building(s), including the shed, 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, 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. 0500-104.00-02.00-009.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 2034 Louis Kossuth Avenue, Ronkonkoma)

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

No. 6

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to apply for and accept reimbursement costs related to FEMA Public Assistance Disaster Declaration No. 4322-New York Severe Winter Storm and Snowstorm.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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

Anthony D'Amico

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

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**Town of Islip
Sponsor's Memorandum
For Town Board Resolution**

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 Town Attorney no later than 12 days prior to the scheduled meeting.

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

This Resolution would allow the Town to participate as an applicant in FEMA Public Assistance Disaster Declaration 4222 entitled New York Severe Winter Storm and Snowstorm.

On March 14, 2017 and March 15, 2017 heavy snow fell throughout all of New York State, prompting emergency declarations under Article 2B of the New York State Executive Law by the Town of Islip, Suffolk County and New York State. On July 12, 2017, the President of the United States issued a Major Disaster Declaration. As an applicant, the Town will apply for and accept reimbursement for costs related to the storm. Additionally, the Comptroller will be authorized to make necessary budgetary adjustments related to the reimbursement funds from this disaster.

Specify Where Applicable:

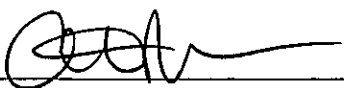
1. Entity or individual benefitted by resolution: Townwide
2. Site or Location effected by resolution: Townwide
3. Cost: N/A
4. Budget Line: N/A
5. Amount and source of outside funding: N/A

Environmental Impact: Is this action subject to a SEQR environmental review ?

_____ Yes under Section 1, Sub.A, Number _____ of the Town of Islip 617 Check List, an environmental review is required

 x No under Section 2, Sub. _____, Number _____ of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor: Anthony J. D'Amico Date: 08/07/2017



Town Board
August , 2017
Resolution #

WHEREAS, on March 14, 2017 and March 15, 2017 heavy snow fell throughout all of New York State, prompting emergency declarations under Article 2B of the New York State Executive Law by the Town of Islip, Suffolk County and New York State;

WHEREAS, after reviewing the impact on all of New York State, the President of the United States issued a Major Disaster Declaration on July 12, 2017;

WHEREAS, the Town of Islip is an eligible applicant under FEMA's Public Assistance Program to apply for and receive reimbursement for costs related to this disaster;

WHEREAS, the Comptroller is authorized to make any and all budgetary adjustments to effectuate the purpose of this resolution;

WHEREAS, the Commissioner of Public Safety, Anthony J. D'Amico recommends 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 may apply for and accept reimbursement for costs related to FEMA Public Assistance Disaster Declaration No. 4322 - New York Severe Winter Storm and Snowstorm and the Comptroller may perform necessary budgetary apportionments related to this resolution,

UPON A VOTE BEING TAKEN, the result was:

New York State Office of Emergency Management

PRESIDENTIAL DECLARATION

FEMA-4322-DR / EM-NY

STATE OFFICE of EMERGENCY MANAGEMENT
APPLICANT CERTIFICATION

This is to certify the receipt of the guidelines, and associated documents for the Presidential Declaration as administered by the State Office of Emergency Management (SOEM).

The signature below indicates the intent of the (circle one and PRINT in the name):

County City Town Village State Agency School Fire District Non-profit

of Islip, hereinafter referred to as the subgrantee, to participate in the Presidential Declaration FEMA- 4322 -DR or EM-NY

The public assistance program is voluntary. It is understood that by choosing to participate in the grant program, the subgrantee is responsible to: 1) comply with all federal and state laws, regulations, policies, and procedures; 2) fulfill the eligibility requirements to participate as a subgrantee of the State; and 3) certify that all figures to be provided in the application are true and correct for costs associated with the declaration provisions.

If debris removal is authorized, the subgrantee agrees to indemnify and hold harmless the State of New York and the United States of America for any claims arising from the removal of debris or wreckage for this disaster. The sub-grantee agrees that debris removal from public and private property will not occur until all state and federal requirements are met.

The undersigned agrees to participate in this program and certifies that to the best of their knowledge and belief, all work and costs claimed are eligible in accordance with the grant conditions and all work claimed has been or will be completed.

SIGNED: _____ DATE: _____

CHIEF EXECUTIVE OFFICER

NAME: Angie M. Carpenter PHONE NO.: (631) 224-5500
Please type or print name/address

ADDRESS: 655 Main Street

CITY, STATE: Islip, NY ZIP CODE: 11751

Designation of the Point of Contact if different from above:

NAME: Anthony J. D'Amico PHONE NO.: (631) 224-5730
Please type or print name

TITLE &
ADDRESS: Commissioner, Public Safety Enforcement
401 Main Street, Islip, NY 11751

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

No. 7

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Meeting of the Town of Islip Resource Recovery Agency

**FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON AUGUST
22, 2017 AT 2PM IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.**

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

James Heil

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

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF



ISLIP RESOURCE RECOVERY AGENCY

August 22, 2017

1. Call the Meeting of the Islip Resource Recovery Agency to Order.
2. Approval of the minutes for the June 20, 2017 Agency Board Meeting.
3. Authorizing the President to enter into a Contract between the Agency and Pace Analytical Services, Inc. for Calendar years 2018, 2019 and 2020; for Professional Services related to Laboratory Analytical Services for Groundwater and Ash Analysis for all Islip Resource Recovery Agency (IRRA) Sites.
4. Authorizing the President to Implement a Contract Extension for the Inter-Municipal Agreement (IMA) between the Islip Resource Recovery Agency ("the Agency") and the Town of Southampton, NY ("the Town"), to provide for the sale of Commingled Recyclable Containers from its Residents and other sources; to the Agency for Commingled Recyclable Containers delivered to the Town of Islip's Multi-Purpose Recycling Facility ("the MRF").
5. Other Business
6. Adjournment





ISLIP RESOURCE RECOVERY AGENCY

June 20, 2017

On a motion of Ms. Bergin-Weichbrodt seconded by: Mr. Cochrane, a meeting of the Islip Resource Recovery Agency was convened at 3:40 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
Steven J. Flotteron
Trish Bergin-Weichbrodt
John C. Cochrane, Jr.
Mary Kate Mullen

OFFICERS PRESENT

James. H. Heil, P.E., President
Catherine L. Barberine, Secretary

On a motion of Ms. Bergin-Weichbrodt, seconded by Mr. Cochrane and unanimously approved; the minutes from the April 25, 2017 Agency Board Meeting were approved.

On a motion of Mr. Cochrane, seconded by Ms. Bergin-Weichbrodt and unanimously approved; a Resolution was passed authorizing the President to negotiate a Shared Services Agreement between the Agency and the Town of Brookhaven for the further recycling, refinement and reuse of Ash generated by the Agency and other municipalities.

On a motion of Ms. Mullen, seconded by Mr. Flotteron and unanimously approved; a Resolution was passed authorizing the President to enter into a Contract Extension between the Agency and Tully Environmental, Inc., for the Hauling and Disposal of Leachate from the Blydenburgh Road Landfill Complex through December 31, 2018.

On a motion of Mr. Cochrane, seconded by Ms. Bergin-Weichbrodt and unanimously approved; a Resolution was passed authorizing the President to enter into a Contract with D&B Engineers and Architects, P.C., to provide Professional Engineering and Design Services related to the separation of Aluminum Can and Glass, and Operating Control Improvements at the Town's Multi-Purpose Recycling Facility (MRF).

On a motion of Mr. Flotteron, seconded by Ms. Mullen and unanimously approved; a Resolution was passed authorizing the President to execute an Amendment of Leases of Agency property at the Blydenburgh Landfill and the Lincoln Avenue Landfill for the Installation of Solar Panel Power Generation Projects.

On a motion of Mr. Cochrane, seconded by Mr. Flotteron and unanimously approved; a resolution was passed authorizing the Board of the Islip Resource Recovery to appoint Linda M. Bunde, Secretary to the Agency pursuant to Public Authorities Law 2046-c.

There being no further business to come before the Board, the meeting was adjourned on a motion of Ms. Mullen seconded by Ms. Bergin-Weichbrodt and unanimously approved.

Respectfully submitted,


Catherine L. Barberine
Secretary



Islip Resource Recovery Agency

Sponsor's Memorandum for Agency Board Resolution

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 Town Attorney no later than 12 days prior to the scheduled meeting.

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

Authorizing the President to enter into a Contract between the Agency and Pace Analytical Services, Inc. for Calendar years 2018, 2019 and 2020; for Professional Services related to Laboratory Analytical Services for Groundwater and Ash Analysis for all Islip Resource Recovery Agency (IRRA) Sites.

Specify Where Applicable:

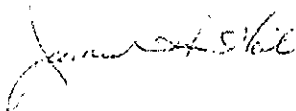
1. Entity or individual benefitted by resolution: **Islip Resource Recovery Agency**
2. Site or Location effected by resolution: **All IRRA Sites**
3. Cost: **\$523,166.20**

2018 - \$170,947.00
2019 - \$174,365.94
2020 - \$177,853.26
4. Budget Line: **ZR02 1020.4-8162 (Construction Expenses – Hauppauge)**
5. Amount and source of outside funding: **N/A**

Environmental Impact: Is this action subject to a SEQR environmental review?

_____ Yes under Section I, Sub.A, Number _____ of the Town of Islip 617 Check List, an environmental review is required

 X No under Section II, Sub. _____, Number _____ of the Town of Islip 617 Check List, no environmental review is required



Signature of Agency President:

Date: August 22, 2017

August 22, 2017

AUTHORIZING THE PRESIDENT TO ENTER INTO A CONTRACT BETWEEN THE AGENCY AND PACE ANALYTICAL SERVICES, INC FOR CALENDAR YEARS 2018, 2019 AND 2020; FOR PROFESSIONAL SERVICES RELATED TO LABORATORY ANALYTICAL SERVICES FOR GROUNDWATER AND ASH ANALYSIS FOR ALL ISLIP RESOURCE RECOVERY AGENCY (IRRA) SITES.

WHEREAS the Agency is responsible for the construction, operation and maintenance of all solid waste systems in the Town of Islip; and

WHEREAS the Agency is required by the New York State Department of Environmental Conservation (NYSDEC) through various permits, Orders-on-Consent, and other regulatory requirements to undertake site investigations and provide for environmental monitoring of all IRRA sites; and

WHEREAS the current contract between the Agency and Pace Analytical Services, Inc. to provide the aforementioned laboratory analytical services is due to expire; and

WHEREAS the Agency authorized the above-referenced contract at the December 1, 2015 Board Meeting and

NOW, THEREFORE, on a motion of _____ seconded by _____, be it hereby

RESOLVED, that the President is authorized to enter into a contract between the Agency and Pace Analytical Services, Inc. for Calendar years 2018, 2019 and 2020. The total amount for the term of the contract will not exceed \$523,166.20. The amount for each year is as follows: 2018 - \$170,947.00, 2019 - \$174,365.94 and 2020 - \$177,853.26.

Upon a vote being taken, the result was: _____

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

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

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

This Resolution would authorize the President to Implement a Contract Extension for the Inter-Municipal Agreement (IMA) between the Islip Resource Recovery Agency ("the Agency") and the Town of Southampton, NY ("the Town"), to provide for the sale of Commingled Recyclable Containers from its Residents and other sources; to the Agency for Commingled Recyclable Containers delivered to the Town of Islip's Multi-Purpose Recycling Facility ("the MRF").

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by this resolution:
Islip Resource Recovery Agency

2. Locations affected by resolution:

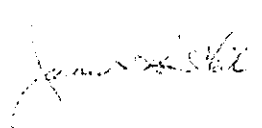
Town of Islip Multi-Purpose Recycling Facility (MRF).

3. Cost: N/A

4. Budget Line: N/A

5. Amount and source of outside funding: N/A

ENVIRONMENTAL IMPACT: Is this action subject to SEQRA environmental review:
____ YES, under Section I, Sub. A, Number ____ of Town of Islip 617 Check List, an environmental review is required.
 X NO, under Section II, Sub ____ Number ____ of Town of Islip 617 Check List, no environmental review is required.


James H. Heil, P.E., President

August 22, 2016

August 22, 2017

RESOLUTION AUTHORIZING THE PRESIDENT TO IMPLEMENT A CONTRACT EXTENSION FOR THE INTER-MUNICIPAL AGREEMENT (IMA) BETWEEN THE ISLIP RESOURCE RECOVERY AGENCY ("the Agency"), AND THE TOWN OF SOUTHAMPTON, NY ("the Town"), TO PROVIDE FOR THE SALE OF COMMINGLED RECYCLABLE CONTAINERS FROM ITS RESIDENTS AND OTHER SOURCES; TO THE AGENCY FOR COMMINGLED RECYCLABLE CONTAINERS DELIVERED TO THE TOWN OF ISLIP'S MULTI-PURPOSE RECYCLING FACILITY (the "MRF").

WHEREAS the Agency owns and operates a Multi-Purpose Recycling Facility (the "MRF") located at 1155 Lincoln Avenue in Holbrook, NY., which is capable of receiving, processing, disposing, and/or marketing of recyclable materials; and

WHEREAS the Town collects and/or receives commingled recyclable containers from its residents and other sources, and desires to sort, process and/or market such material; and

WHEREAS the Agency and the Town make this Agreement to provide for the recycling of the Town's Commingled Material by execution of the terms set forth in the Agreement; and

WHEREAS the Agency authorized the above-referenced contract at the June 28, 2016 Board Meeting, which also provided for the option to extend said contract for two (2), one-year extensions; and

THEREFORE on motion of _____, seconded by _____, be it hereby

RESOLVED that the President is hereby authorized to implement a contract extension for the Inter-Municipal Agreement between the Agency and the Town of Southampton, 116 Hampton Road, Southampton, NY 11968. The Town shall pay the Agency a tipping fee of \$21.00 per ton for material delivered to the MRF; and be it further

RESOLVED that the Agency agrees to accept from the Town and the Town agrees to supply to the Agency, Commingled Material commencing July 1, 2017 until June 30, 2018, for extension year (1) of the (2) one-year extension, at the sole option of the Town.

UPON A VOTE BEING TAKEN, the result was: _____

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

No. 8

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Special Events.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

August 22, 2017

On a motion of

Seconded by

be it,

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

- A. Block Party- 402 Pine Drive- Bay Shore- Saturday- August 26, 2017 (RD: 08/27/2017) 11- 11: Pm; Pine Drive will be closed from: Iroquois Drive to Penataquit Drive.
- B. Block Party-202 Thunder Road- Holbrook- Saturday- September 09, 2017 (RD: 09/16/2017) 11-11: Pm, Thunder Road will be closed from: Chute Lane to Omni Lane; Cross Street: Jet Lane.
- C. Block Party- 1128 Washington Avenue- West Islip- Saturday- September 02, 2017 (RD: 09/03/2017) 11-11: Pm; Washington Avenue will be closed from: Dunwoodle Rd. to Fairfax Avenue.
- D. Block Party- 3- Blythe Road - Ronkonkoma- Saturday – September 02, 2017 (RD: 09/03/2017) 11-11: Pm, Blythe Road will be closed from: Rosevale Avenue to the End.
- E. Block Party- 16 Andover Drive- Bohemia- Saturday- September 09, 2017(RD: 09/10/2017) 11-11: Pm; Andover Drive will be closed from: Ocean Avenue to Locust Avenue.
- F. Block Party-24 Willow Avenue- Islip- Saturday- September 09, 2017 (RD: 09/10/2017) 11-11: Pm. Willow Avenue will be closed from: Raymond Street to Montauk Hway.
- G. Block Party- 15 Knollwood Ct. - Holbrook- Saturday- August 26, 2017 (RD: 08/27/2017) 11- 11: Pm; Knollwood Ct. will be closed from: 5TH Avenue to the End.
- H. Block Party- 113 Bucknell Road- West Sayville- Saturday- September 02, 2017 (RD: 09/03/2017) 11-11: Pm; Bucknell Road will be closed from: Fremont Road to Hillary Street.
- I. Block Party- 210 Mc Call Avenue- West Islip – Saturday- September 09, 2017 (RD: 09/10/2017) 11-11: Pm; Mc Call Avenue will be closed from: 2nd Street to 3rd Street.
- J. Block Party-2 Charles Avenue- Islip Terrace- Sunday- September 03, 2017 (RD: 09/09/2017) 11-11: Pm; Charles Avenue will be closed from: Manhattan Blvd. to Fischer Avenue.

- K. Italian Family Feast - West Islip - Our Lady of Lourdes Church - Wednesday to Sunday, September 13 to September 17, 2017. Hours of operation: Wednesday/Thurs. 6PM to 10PM Friday/Saturday 6PM to 11PM Sunday from 2PM to 10PM. The Feast will be held on the grounds of Our Lady of Lourdes Church. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- L. Homecoming Parade, Brentwood High School, Saturday, September 16, 2017 Requesting permission to close 3rd Avenue toward 1st Street, left on 1st right on 2nd Avenue, right onto Brentwood Road right on 6th Avenue. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- M. Veterans Expo-Project Miller-22 Plus 1-Saturday, September 23, 2017- from 11AM to 6PM. Event will take place at the East Islip Marina and will provide information and resources to veterans.
- N. Homecoming Parade - West Islip - West Islip High School - Saturday October 7, 2017 from 12:30PM to 1:45PM. Parade assembles 12:30PM at the Westbrook Elementary School, Higbie Lane proceeds south on Higbie Lane to the West Islip High School, Lions Path. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- O. Block Party-31 Hemlock Street- Islip- Saturday- September 09, 2017 (RD: 10/14/2017) 11-11: Pm. Hemlock Street will be closed from: Islip Avenue to Ferndale Blvd.
- P. Sayville Elementary Duathlon-Sayville-Sayville School District-Saturday, October 21, 2017 from 8AM to 9:30AM (set-up 7AM). Event will feature a ½ mile run and 3 mile bike ride. Route for the ½ mile run: One loop on grass around Lincoln Avenue. Campus and back to transition area. Route for the 3 mile bike ride: Head to front of school onto Lincoln Avenue, head north onto Barnsley Lane left onto Swindon Row east onto Ort Court and right onto Loop Drive, head west back onto Ort court, south onto Lincoln Avenue, then turn right into Lincoln Avenue. School and then back to transition area. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- Q. Homecoming Parade - Central Islip – Central Islip High School Student Government Saturday, October 21, 2017 from 11:45AM to 1PM. Assembles at Checkers Restaurant on Wheeler Road head North on Wheeler Road to Adams Road. Travel East on Adams Road to the Football Field. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- R. Block Party- 55 Hamilton Street- Sayville- Saturday – October 14 (RD: 10/15/2017) 11-11: PM; Hamilton Street will be closed from: Foster Avenue to the End.
- S. Block Party- 27 Shebar Drive- Islip- Saturday- September 16, 2017 (RD: None) 11-11: PM; Shebar Drive will be closed from: South Bay Avenue to St. Marks Ln.

- T. Kids Safety Day- East Islip- Joseph Falcon's Eagle Project- Scout from Troop 205 Saturday, September 23, 2017 (RD: 9/24/2017) from 10:00AM to 3PM (set up at 8:00AM). Event will take place at Brookwood Hall and will bring safety awareness to children of the Town of Islip. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.

Permission will be granted pending approval from Town and County Offices and proof of liability insurance.

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

No. 9

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Meeting of the Town of Islip Industrial Development Agency.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

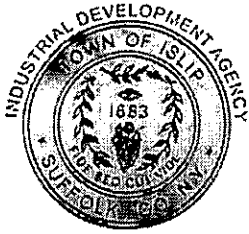
SHOULD YOU HAVE ANY QUESTIONS, OR IF YOU REQUIRE ADDITIONAL INFORMATION RELATIVE TO THE ATTACHED, PLEASE CONTACT:

William Mannix

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

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

August 22, 2017

Agenda

1. The Meeting of the Town of Islip Industrial Development Agency was called to order.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the minutes from the meeting on **July 25, 2017**.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **1600 LRE, LLC/Emergency Ambulance Service Inc.** Located at 1580 Ocean Avenue, Bohemia, New York. (0500-17100-0100-064000).
4. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **The Corner Stone at Hauppauge**. Located at the N/E/C of Motor Parkway and Joshua's Path, Hauppauge, New York. (0500-05400-00100-007000, 008000, 009000, 011000, 012000 & 006004).
5. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Gull Haven Commons**. Located at 0 Carleton Avenue, Central Islip, New York. (0500-165.00-13.00-002002).
6. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **CVD Equipment Corporation 2017**. Located 355 South Technology Drive, Central and 555 North Research Place, Central Islip. (0500-20600-0300-001003 & 0500-16400-0400-007001).
7. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Brothers Duo 3, LLC**. Located at 0 Carleton Avenue, Central Islip. (0500-20700-0100-004018).
8. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Nationwide Court Services**. Located at 761 Koehler Ave, Ronkonkoma. (0500-12700-0100-005002).
9. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Jack Pedowitz Enterprises, Inc.** Located at 1765 Express Drive North, Hauppauge. (0500-03800-0100-001000).

10. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **Constance Court Partners, LLC/Competition Architectural Metals**. Located at 10-40 Constance Court, Hauppauge.
11. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **Bay Shore Main & 4th LLC**.
12. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **Brightview Sayville, LLC**.
13. To consider the adoption of a Resolution Authorizing **Bridgestone America Tire Operations, LLC as Tenant in the Heartland Boys II, L.P./Sheralven Enterprises, Ltd. 2014 Facility** and the Town of Islip Industrial Development Agency.
14. To consider **any other business** to come before the Agency.

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017**

AGENDA ITEM # 2

TYPE OF RESOLUTION: 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 25, 2017

COMPANY: N/A

PROJECT LOCATION: N/A

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

INVESTMENT: N/A



MEETING OF THE TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY

July 25, 2017

Meeting Minutes

1. The Meeting of the Town of Islip Industrial Development Agency was **called to order** on a motion by Councilwoman Bergin Weichbrodt and seconded by Chairwoman Carpenter.
- Members Angie M. Carpenter, Councilwoman Mary Kate Mullen, Councilman John Cochrane, Councilman Steve Flotteron and Councilwoman Trish Bergin Weichbrodt were present and the Chairwoman acknowledged a quorum.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **minutes** from the meeting on June 20, 2017. On a motion by Councilman Cochrane and seconded by Councilwoman Bergin Weichbrodt.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Competition Architectural Metals**. Located at 10-40 Constance Court, Hauppauge, New York. (0500-023000-0200-011006 & 028002). On a motion by Councilman Cochrane and seconded by Councilwoman Bergin Weichbrodt.
4. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **M & M Awning & Canvas Inc.** Located at 200 Oval Drive, Islandia, New York. (504-01100-0100-026000). On a motion by Councilwoman Bergin Weichbrodt and seconded by Councilman Flotteron.
5. To consider the adoption of an Amended Authorizing Resolution between the Town of Islip and **The Nature's Bounty Co.** Located at 10 Vitamin Drive, Bayport. 35 Vitamin Drive, Bayport. 60 Orville Drive, Bohemia. 90 Orville Drive, Bohemia. 105 Orville Drive, Bohemia. 115 Orville Drive, Bohemia. 815 Grundy Avenue, Holbrook. 2100 Smithtown Avenue, Ronkonkoma and 4320 Veterans Memorial Highway, Holbrook. (0500-26100-0100-028014), (0500-26100-0100-028006), (0500-19100-0200-065000), (0500-19100-0200-061005), (0500-19200-0100-020001), (0500-21400-0100-092518), (0500-175-0200-066000), (0500-10603-0100-005001), (0500-17300-0100-019001). On a motion by Councilman Flotteron and seconded by Councilwoman Mullen.
6. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **108 Hoffman Realty, LLC/Towne Bus Corp.** Located at 108 Hoffman Lane, Islandia. (504-01200-0100-002000). On a motion by Councilman Cochrane and seconded by Councilwoman Bergin Weichbrodt.
7. To consider any other business to come before the Agency. On a motion by Councilman Flotteron and seconded by Councilwoman Mullen.

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017**

AGENDA ITEM # 3

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION
OF AN INDUCEMENT RESOLUTION

COMPANY: 1600 LRE, LLC/EMERGENCY
AMBULANCE SERVICE, INC.

PROJECT LOCATION: 1580 OCEAN AVE, BOHEMIA

JOBS (RETAINED/CREATED): RETAINED 140
CREATE 60

INVESTMENT: \$3,380,000

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING 1600 LRE LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF 1600 LRE LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND EMERGENCY AMBULANCE SERVICE INC., A NEW YORK BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF EMERGENCY AMBULANCE SERVICE INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, 1600 LRE LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 1600 LRE LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the **"Company"**) and Emergency Ambulance Service Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Emergency Ambulance Service Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the **"Sublessee"**), have applied to the Town of Islip Industrial Development Agency (the **"Agency"**), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 2.50 acre parcel of land located at 1600 Locust Avenue, Bohemia, New York 11788 (the **"Land"**), the renovation of an existing approximately 22,000 square foot building located thereon (the **"Improvements"**), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the **"Facility Equipment"**); and, together with the Land and the Improvements, the **"Company Facility"**), which Company Facility is to be leased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property, including but not limited to lifts, compressors and machinery necessary to operate a transportation company (the **"Equipment"**); and together with the Company Facility, the **"Facility"**), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as a transportation dispatch, employee base and for the repair, maintenance and cleaning of vehicles in its business as an ambulance transportation company (the **"Project"**); and

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

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, 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; 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 the Sublessee and to representations by the Company and the Sublessee that the proposed financial assistance is either an inducement to the Company and the Sublessee to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

WHEREAS, the Company and the Sublessee 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 leasing of the Facility by the Agency to the Company and the Sublessee.

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

WHEREAS, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company and Sublessee have prepared and

submitted to the Agency an Environmental Assessment Form and related documents (the "Questionnaire") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, the Questionnaire has been reviewed by the Agency.

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

Section 1. Based upon the Environmental Assessment Form completed by the Company and the Sublessee and reviewed by the Agency and other representations and information furnished by the Company and the Sublessee regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, 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, renovation and equipping of the Facility by the Agency, the subleasing and leasing of the Company Facility to the Company for further subleasing to the Sublessee, the leasing of the Equipment to the Sublessee and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

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

Section 4. The Company and the Sublessee hereby agree to comply with Section 875 of the Act. The Company and the Sublessee further agree that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act and the recapture provisions of the Lease and Project Agreement, dated a date to be determined (the "Lease Agreement"), by and between the Company and the Agency, and the Agency Compliance Agreement, dated a date to be determined (the "Agency Compliance Agreement"), by and between the Sublessee and the Agency.

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

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

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company and the Sublessee. By acceptance hereof, the Company and the Sublessee agree to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 8. This resolution shall take effect immediately.

ADOPTED: August 22, 2017

ACCEPTED: _____ 2017

1600 LRE LLC

By: _____
Name:
Title:

**EMERGENCY AMBULANCE
SERVICE INC.**

By: _____
Name:
Title:

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

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

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

Such resolution was passed at a meeting of the Agency duly convened in public session on August 22, 2017, 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 is in substantially the form presented to and approved at such meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand as of August 22, 2017.

Assistant Secretary

**TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017**

AGENDA ITEM #4

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION
OF AN INDUCEMENT RESOLUTION

COMPANY: THE CORNER STONE AT HAUPPAUGE

PROJECT LOCATION: N/E/C OF MOTOR PARKWAY &
JOSHUA'S PATH, HAUPPAUGE

JOBS (RETAINED/CREATED): RETAINED - 00 -
CREATE - 04 -

INVESTMENT: \$22,500,000.00

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION
TOWARD APPOINTING TERWILLIGER BARTONE
PROPERTIES LLC, A DELAWARE LIMITED LIABILITY
COMPANY, ON BEHALF OF ITSELF AND/OR THE
PRINCIPALS OF TERWILLIGER BARTONE PROPERTIES
LLC AND/OR AN ENTITY FORMED OR TO BE FORMED
ON BEHALF OF ANY OF THE FOREGOING AS AGENT(S)
OF THE AGENCY FOR THE PURPOSE OF ACQUIRING,
DEMOLISHING, CONSTRUCTING AND EQUIPPING THE
FACILITY AND MAKING CERTAIN FINDINGS AND
DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, Terwilliger Bartone Properties LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Terwilliger Bartone Properties 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 9.0 acre parcel of land (Tax Map #0500-054.00-01.00-006.001, 007.000, 008.000, 009.000 011.000 & 012.000) located at the northeast corner of Motor Parkway and Joshua's Path, Hauppauge, New York (the "**Land**"), the demolition of an existing approximately 5,000 square foot building located thereon and the construction of an approximately 108,800 square foot building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and, together with the Land and the Improvements, the "**Facility**"), which Facility is to be leased by the Agency to the Company and is to be used by the Company as a senior living residential community (the "**Project**"); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment, will sublease and lease 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 Agency contemplates that it will provide financial assistance to the Company in connection with the Facility, 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 Facility, 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; 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, the Agency has required the Company to provide to the Agency a feasibility report (the "**Feasibility Study**"), together with such letters or reports from interested parties and governmental agencies or officials (the "**Letters of Support**"; and together with the Feasibility Study, the "**Requisite Materials**") to enable the Agency to make findings and determinations that the Facility qualifies as a "project" under the Act and that the Facility satisfies all other requirements of the Act, and such Requisite Materials are listed below and attached as Exhibit C hereof:

1. Strategic Market Analysis for Seniors Rental Housing Development – Hauppauge, New York, dated August 2, 2017 by Robert Charles Lesser & Co. Real Estate Advisors;
2. Long Island Builders Institute Letter, dated July 14, 2017;
3. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and
4. Ryan et al. v. Town of Hempstead Industrial Development Agency et al.; and

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

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, demolition, construction, equipping, furnishing 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. Prior to the Agency adopting any final resolution granting of economic benefits contemplated hereunder in connection with the Facility, the Company shall, in addition to the requirements set forth in these Resolutions, provide such additional information in such form and content satisfactory to the Agency, as the Agency may deem necessary or desirable to assist the Board of the Agency in making all determinations and findings as may be necessary under the Act in connection with the acquisition, demolition, construction, equipping and furnishing of the Facility. Subject to the receipt of the additional materials, the Agency hereby makes the following preliminary determinations and findings based upon information provided by the Company, with respect to the Facility, and other public information:

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

- (c) The Facility, by providing such senior housing will enable persons to remain in the Town of Islip and thereby to support the businesses, retailers, banks, and other financial institutions, insurance companies, health care and legal services providers and other merchants in the Town of Islip which will increase the economic health and well-being of the residents of the Town of Islip, help preserve and increase permanent private sector jobs in furtherance of the Agency's public purposes as set forth in the Act, and therefore the Agency finds and determines that the Facility is a commercial project within the meaning of Section 854(4) of the Act;
- (d) The Facility will provide services, i.e., senior housing, which but for the Facility, would not otherwise be reasonably accessible to the residents of the Town of Islip.

Section 3. The acquisition, demolition, construction, equipping and furnishing of the Facility by the Agency, the subleasing and leasing of the Facility to the Company and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 4. Subject to the provisions of this resolution, the Agency shall (i) acquire, demolish, construct, equip and furnish the Facility, and (ii) lease and sublease the Facility to the Company.

Section 5. The Company hereby agrees to comply with Section 875 of the Act. The Company further agrees that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act the recapture provisions of the Lease and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency.

Section 6. 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 7. 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 8. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company. By acceptance hereof, the Company agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless

against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 9. This resolution shall take effect immediately.

ADOPTED: August 22, 2017

ACCEPTED: _____, 2017

**TERWILLIGER BARTONE
PROPERTIES LLC**

By: _____
Name:
Title:

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

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

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

Such resolution was passed at a meeting of the Agency duly convened in public session on August 22, 2017, 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 is in substantially the form presented to and approved at such meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand as of August 22, 2017.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency ("the **Agency**") on the ____ day of _____, 2017, at _____ .m., local time, at _____, New York _____ in connection with the following matters:

Terwilliger Bartone Properties LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Terwilliger Bartone Properties 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 9.0 acre parcel of land (Tax Map #0500-054.00-01.00-006.001, 007.000, 008.000, 009.000 011.000 & 012.000) located at the northeast corner of Motor Parkway and Joshua's Path, Hauppauge, New York (the "**Land**"), the demolition of an existing approximately 5,000 square foot building located thereon and the construction of an approximately 108,800 square foot building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and, together with the Land and the Improvements, the "**Facility**"), which Facility is to be leased by the Agency to the Company and is to be used by the Company as a senior living residential community (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 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 abatement of real property taxes, consistent with the policies of the Agency.

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

Dated: _____, 2017

TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2017

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(TERWILLIGER BARTONE PROPERTIES LLC 2017 FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the "Agency") called the hearing to order.

Section 2. _____ 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:

Terwilliger Bartone Properties LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Terwilliger Bartone Properties 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 9.0 acre parcel of land (Tax Map #0500-054.00-01.00-006.001, 007.000, 008.000, 009.000 011.000 & 012.000) located at the northeast corner of Motor Parkway and Joshua's Path, Hauppauge, New York (the "**Land**"), the demolition of an existing approximately 5,000 square foot building located thereon and the construction of an approximately 108,800 square foot building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and, together with the Land and the Improvements, the "**Facility**"), which Facility is to be leased by the Agency to the Company and is to be used by the Company as a senior living residential community (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 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 abatement of real property taxes, consistent with the policies of the Agency.

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the "Agency") on the ____ day of _____ 2017, at _____ .m., local time, at _____, New York, 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 _____, 2017.

Assistant Secretary

EXHIBIT C

Requisite Materials

EXHIBIT C-1

Strategic Market Analysis for Seniors Rental Housing Development – Hauppauge, New York

EXHIBIT C-2

Long Island Builders Institute Letter

EXHIBIT C-3

New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential
Developments for IDA Benefits

EXHIBIT C-4

Ryan et al. v. Town of Hempstead Industrial Development Agency et al.

EXHIBIT D

Town of Islip Industrial Development Agency Uniform Tax Exemption Policy

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017

AGENDA ITEM # 5

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION OF AN
INDUCEMENT RESOLUTION

COMPANY: GULL HAVEN COMMONS

PROJECT LOCATION: 0 CARLETON AVENUE,
CENTRAL ISLIP

JOBS (RETAINED/CREATED): RETAINED - 00 -
CREATE - 07 -

INVESTMENT: \$52,210,000.00

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

WHEREAS, Gull Haven Commons, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Gull Haven Commons, 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 28.9 acre parcel of land (Tax Map #0500-165.00-13.00-p/o 002.001) located at Gullhaven Road, 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 to be leased by the Agency to the Company and is to be used by the Company as a 268-unit residential apartment complex (the **"Project"**); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment, will sublease and lease 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 Agency contemplates that it will provide financial assistance to the Company in connection with the Facility, 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 Facility, 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; 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, the Agency has required the Company to provide to the Agency a feasibility report (the "**Feasibility Study**"), together with such letters or reports from interested parties and governmental agencies or officials (the "**Letters of Support**"; and together with the Feasibility Study, the "**Requisite Materials**") to enable the Agency to make findings and determinations that the Facility qualifies as a "project" under the Act and that the Facility satisfies all other requirements of the Act, and such Requisite Materials are listed below and attached as Exhibit C hereof:

1. Benefits Analysis for Town of Islip Industrial Development Agency – Gull Haven Commons, dated August, 2017 by VHB Engineering, Surveying and Landscape Architecture, P.C.;
2. Long Island Builders Institute Letter, dated June 19, 2017;
3. Long Island Housing Partnership, Inc. Letter, dated June 20, 2017;
4. Town Supervisor – Town of Islip Letter, dated June 16, 2016;
5. BHC Architects Letter, dated March 23, 2017;
6. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and
7. Ryan et al. v. Town of Hempstead Industrial Development Agency et al.; and

WHEREAS, the Agency's Uniform Tax Exemption Policy ("UTEP"), which such UTEP is annexed hereto as Exhibit D, provides for the granting of financial assistance by the Agency for housing projects pursuant to Section I.A.4.; 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, demolition, construction, equipping, furnishing and operation of the Facility is an "unlisted" action, as that term is defined in the SEQR Act. The Agency also determines that the action will not have a "significant effect" on the environment, and, therefore, an environmental impact statement will not be prepared. This determination constitutes a negative declaration for purposes of SEQR. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQR or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

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

- (a) There is a lack of affordable, safe, clean and modern rental housing in the Town of Islip, Suffolk County;
- (b) Such lack of rental housing has resulted in individuals leaving the Town of Islip and therefore adversely affecting employers, businesses, retailers, banks, financial institutions, insurance companies, health and legal services providers and other merchants in the Town of Islip and otherwise adversely impacting

the economic health and well-being of the residents of the Town of Islip, employers, and the tax base of the Town of Islip;

- (c) The Facility, by providing such rental housing will enable persons to remain in the Town of Islip and thereby to support the businesses, retailers, banks, and other financial institutions, insurance companies, health care and legal services providers and other merchants in the Town of Islip which will increase the economic health and well-being of the residents of the Town of Islip, help preserve and increase permanent private sector jobs in furtherance of the Agency's public purposes as set forth in the Act, and therefore the Agency finds and determines that the Facility is a commercial project within the meaning of Section 854(4) of the Act;
- (d) The Facility will provide services, i.e., rental housing, which but for the Facility, would not otherwise be reasonably accessible to the residents of the Town of Islip.

Section 3. The acquisition, demolition, construction, renovation, equipping and furnishing of the Facility by the Agency, the subleasing and leasing of the Facility to the Company and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

Section 4. Subject to the provisions of this resolution, the Agency shall (i) acquire, demolish, construct, renovate, equip and furnish the Facility, and (ii) lease and sublease the Facility to the Company.

Section 5. The Company hereby agrees to comply with Section 875 of the Act. The Company further agrees that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act the recapture provisions of the Lease and Project Agreement, dated a date to be determined (the "Lease Agreement"), by and between the Company and the Agency.

Section 6. 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 7. 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 8. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company. By acceptance

hereof, the Company agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 9. This resolution shall take effect immediately.

ADOPTED: August 22, 2017

ACCEPTED: _____, 2017

GULL HAVEN COMMONS, LLC

By: _____
Name: _____
Title: _____

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

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

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

Such resolution was passed at a meeting of the Agency duly convened in public session on August 22, 2017, 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 is in substantially the form presented to and approved at such meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand as of August 22, 2017.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency ("the **Agency**") on the ____ day of _____, 2017, at _____.m., local time, at _____, New York _____ in connection with the following matters:

Gull Haven Commons, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Gull Haven Commons, 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 28.9 acre parcel of land (Tax Map #0500-165.00-13.00-p/o 002.001) located at Gullhaven Road, 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 to be leased by the Agency to the Company and is to be used by the Company as a 268-unit residential apartment complex (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 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 abatement of real property taxes, consistent with the policies of the Agency.

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

Dated: August ___, 2017

TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2017

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(GULL HAVEN COMMONS, LLC 2017 FACILITY)

Section 1. _____, _____ of the Town of Islip Industrial Development Agency (the "**Agency**") called the hearing to order.

Section 2. _____ 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:

Gull Haven Commons, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Gull Haven Commons, 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 28.9 acre parcel of land (Tax Map #0500-165.00-13.00-p/o 002.001) located at Gullhaven Road, 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 to be leased by the Agency to the Company and is to be used by the Company as a 268-unit residential apartment complex (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 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 abatement of real property taxes, consistent with the policies of the Agency.

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the "Agency") on the ____ day of _____ 2017, at _____ .m., local time, at _____, New York, 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 _____, 2017.

Assistant Secretary

EXHIBIT C

Requisite Materials

EXHIBIT C-1

Benefits Analysis for Town of Islip Industrial Development Agency – Gull Haven Commons

EXHIBIT C-2

Long Island Builders Institute Letter

EXHIBIT C-3

Long Island Housing Partnership, Inc. Letter

EXHIBIT C-4

Town Supervisor – Town of Islip Letter

EXHIBIT C-5

BHC Architects Letter

EXHIBIT C-6

New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential
Developments for IDA Benefits

EXHIBIT C-7

Ryan et al. v. Town of Hempstead Industrial Development Agency et al.

EXHIBIT D

Town of Islip Industrial Development Agency Uniform Tax Exemption Policy

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017

AGENDA ITEM # 6

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION OF AN
INDUCEMENT RESOLUTION

COMPANY: CVD EQUIPMENT CORPORATION

PROJECT LOCATION: 355 SOUTH TECHNOLOGY
DRIVE, CENTRAL ISLIP & 555 NORTH RESEARCH
PLACE, CENTRAL ISLIP

JOBS (RETAINED/CREATED): RETAINED 166
CREATE 30

INVESTMENT: \$18,800,000

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION
TOWARD APPOINTING CVD EQUIPMENT CORPORATION,
A BUSINESS CORPORATION, ON BEHALF OF ITSELF
AND/OR THE PRINCIPALS OF CVD EQUIPMENT
CORPORATION 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,
RENOVATING AND EQUIPPING THE FACILITY AND
MAKING CERTAIN FINDINGS AND DETERMINATIONS
WITH RESPECT TO THE FACILITY.

WHEREAS, CVD Equipment Corporation, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of CVD Equipment Corporation 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 11.88 acre parcel of land located at 555 North Research Place, Central Islip, New York 11722 (the **"Land"**), the renovation of an approximately 179,000 square foot building located thereon, together with the acquisition, installation and equipping of improvements, structures and other related facilities attached to the Land (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 used by the Company as a manufacturing facility to process surface treatments or films and coatings on various product lines in its business as a manufacturer of equipment and materials for the semiconductor industry (the **"Project"**); and

WHEREAS, the Agency has previously provided assistance to the Company and FAE Holdings 411519R, LLC, a New York limited liability company (**"FAE"**), in the acquisition, construction and equipping of an approximately 120,000 square foot building on approximately 8.0 acres of land located at 355 South Technology Drive, Central Islip, Suffolk County, New York (the **"Original Facility"**); and

WHEREAS, the Company and FAE have now requested an extension of the lease term and the property tax abatements granted on the Original Facility such that the lease term and the property tax abatements on the Original Facility are coterminous with the lease term and property tax abatements to be granted on the Facility (the **"Extension"**); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Equipment and will lease 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 the Extension 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 connection with the Facility and the Original Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes, exemptions from sales and use taxes, continued abatement of real property taxes on the Original Facility 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, 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; 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 and the Original 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, renovation, equipping, and operation of the Facility is an "unlisted" action, as that term is defined in the SEQRA 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 SEQRA. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQRA or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

Section 2. The acquisition, renovation 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 and the Original 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, renovate and equip the Facility, (ii) lease and sublease the Facility to the Company, and (iii) continue to lease and sublease the Original Facility to FAE.

Section 4. The Company hereby agrees to comply with Section 875 of the Act. The Company further agrees 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 and Project Agreement, dated a date to be determined (the "Lease Agreement"), by and between the Company and the Agency.

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 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. By acceptance hereof, the Company agrees 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.

ADOPTED: August 22, 2017

ACCEPTED: _____, 2017

CVD EQUIPMENT CORPORATION

By: _____

Name:

Title:

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

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

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

Such resolution was passed at a meeting of the Agency duly convened in public session on August 22, 2017, 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 is in substantially the form presented to and approved at such meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand as of August 22, 2017.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the ____ day of _____ 2017, 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:

CVD Equipment Corporation, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of CVD Equipment Corporation 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 11.88 acre parcel of land located at 555 North Research Place, Central Islip, New York 11722 (the **"Land"**), the renovation of an approximately 179,000 square foot building located thereon, together with the acquisition, installation and equipping of improvements, structures and other related facilities attached to the Land (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 used by the Company as a manufacturing facility to process surface treatments or films and coatings on various product lines in its business as a manufacturer of equipment and materials for the semiconductor industry (the **"Project"**). The Facility will be initially owned, operated and/or managed by the Company.

The Agency has previously provided assistance to the Company and FAE Holdings 411519R, LLC, a New York limited liability company (**"FAE"**), in the acquisition, construction and equipping of an approximately 120,000 square foot building on approximately 8.0 acres of land located at 355 South Technology Drive, Central Islip, Suffolk County, New York (the **"Original Facility"**).

The Company and FAE have now requested an extension of the lease term and the property tax abatements granted on the Original Facility such that the lease term and the property tax abatements on the Original Facility are coterminous with the lease term and property tax abatements to be granted on the Facility (the **"Extension"**).

The Agency will acquire a leasehold interest in the Land and the Improvement 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 in connection with the financing or any subsequent refinancing or permanent financing of the Facility, exemptions from sales and use taxes, continued abatement of real property taxes on the Original Facility and abatement of real property taxes on the Facility, all consistent with the policies of the Agency.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed

financial assistance to the Company or the location or nature of the Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: _____, 2017

TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2017

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(CVD EQUIPMENT CORPORATION 2017 FACILITY)

1. William G. Mannix, Executive Director of the Town of Islip Industrial Development Agency (the "Agency") called the hearing to order.

2. William G. Mannix then appointed himself 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:

CVD Equipment Corporation, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of CVD Equipment Corporation 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 11.88 acre parcel of land located at 555 North Research Place, Central Islip, New York 11722 (the "**Land**"), the renovation of an approximately 179,000 square foot building located thereon, together with the acquisition, installation and equipping of improvements, structures and other related facilities attached to the Land (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 used by the Company as a manufacturing facility to process surface treatments or films and coatings on various product lines in its business as a manufacturer of equipment and materials for the semiconductor industry (the "**Project**"). The Facility will be initially owned, operated and/or managed by the Company.

The Agency has previously provided assistance to the Company and FAE Holdings 411519R, LLC, a New York limited liability company ("**FAE**"), in the acquisition, construction and equipping of an approximately 120,000 square foot building on approximately 8.0 acres of land located at 355 South Technology Drive, Central Islip, Suffolk County, New York (the "**Original Facility**").

The Company and FAE have now requested an extension of the lease term and the property tax abatements granted on the Original Facility such that the lease term and the property tax abatements on the Original Facility are coterminous with the lease term and property tax abatements to be granted on the Facility (the “**Extension**”).

The Agency will acquire a leasehold interest in the Land and the Improvement 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 in connection with the financing or any subsequent refinancing or permanent financing of the Facility, exemptions from sales and use taxes, continued abatement of real property taxes on the Original Facility 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 _____, 2017, at ____ a.m., local time, at Town of Islip, Offices of Economic Development, 40 Nassau Avenue, Islip, New York 11751, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2017.

Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017

AGENDA ITEM # 7

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION OF AN
INDUCEMENT RESOLUTION

COMPANY: BROTHERS DUO 3, LLC

PROJECT LOCATION: 0 CARLETON AVENUE,
CENTRAL ISLIP

JOBS (RETAINED/CREATED): RETAINED 0
CREATE 10

INVESTMENT: \$9,650,000

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING BROTHERS DUO 3, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF BROTHERS DUO 3, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND SUSA SOCCER TRAINING, LLC, A NEW YORK BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF SUSA SOCCER TRAINING, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, Brothers Duo 3, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Brothers Duo 3, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and SUSA Soccer Training, LLC, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of SUSA Soccer Training, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 31.87 acre parcel of land located on the west side of Carlton Avenue at DPW Drive, Central Islip, New York (Tax Map NO. 0500-207.00-01.00-p/o lot 4.18) currently owned by the Town of Islip (collectively, the "**Land**"), the construction of approximately five (5) outdoor multipurpose sports fields and the construction of an approximately 10,000 square foot administrative building including, but not limited to, a concession area, locker rooms and associated facilities to be located thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) including, but not limited to, soccer goals, turf maintenance equipment, artificial turf systems, office equipment and furnishings, HVAC units, electrical work and field lighting, and grandstand or bleachers (the "**Facility Equipment**"; and, together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased by the Agency to the Company and the Facility will be further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as an outdoor recreational facility to include state-of-the-art outdoor playing fields for youth with concession area, locker rooms and associated facilities (the "**Project**"); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and Equipment, will sublease and lease the Company Facility to the Company for further sublease to the Sublessee and will lease the

Equipment to the Sublessee, all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the "Act"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, 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; 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 Facility will be used for recreational use as outdoor playing fields, and a food court and pro shop and retail space, to customers who personally visit the Facility and would be considered a "recreational facility" as defined in Section 854(9) of the Act and a facility described in the provisions of Section 858 of the Act; and

WHEREAS, based upon the representations and warranties of the Company in the application for financial assistance filed by the Company with the Agency, dated August 7, 2017 (the "**Application**"), the facilities and property that are primarily used in making retail sales of goods and services to customers who personally visit the Facility will not constitute more than one-third (1/3) of the total costs of the Facility in accordance with Section 862(2) of the Act; and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to representations by the Company and the Sublessee that the proposed financial assistance is either an inducement to the Company and the Sublessee to maintain the

Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

WHEREAS, 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, the Agency constitutes an "Involved Agency" (as defined in SEQR); and

WHEREAS, the construction and operation of the Facility is an "Action" under SEQR; and

WHEREAS, pursuant to SEQR, an Environmental Assessment Form ("EAF") was completed to review the potential environmental impacts for the Action; and

WHEREAS, the Town Board of the Town of Islip (the "Town"), acted as Lead Agency, determined that the Action is a Type 1 Action for SEQR purposes; and

WHEREAS, the Town, as Lead Agency, issued a Positive Declaration for the Action; and

WHEREAS, the Town accepted a Draft Supplemental Generic Environmental Impact Statement ("DSEIS") for the Action on September 28, 2010; and

WHEREAS, a public hearing on the DSEIS was held on October 28, 2010, and written comments were accepted until November 8, 2010; and

WHEREAS, a Final Supplemental Environmental Impact Statement ("FSEIS"), including the responses to all comments, was accepted by the Town on November 16, 2010; and

WHEREAS, the Town issued its Lead Agency findings statement on November 30, 2010; and

WHEREAS, on November 30, 2010, the Town, as Lead Agency, determined that the Action is one that avoids or minimizes adverse environmental impact to the maximum extent practicable and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating, as conditions to the decision, those mitigative measures and operational enhancements and mitigation that were identified as practicable during the environmental review process; and

WHEREAS, the Town, as Lead Agency, determined that, based upon its review of the information, the appropriate criteria for determination of significance, and such other and further information which the Lead Agency felt necessary to review, that the potential presence of the Facility does not present either newly discovered information or a change in circumstances resulting in potentially significant adverse impacts to the environment that would

require a supplemental environmental impact statement, which determination is binding on the Agency; and

WHEREAS, as an Involved Agency, the Agency must make its own findings under SEQRA prior to funding, undertaking, or approving an Action; and

WHEREAS, the Agency has reviewed the DSEIS, the FSEIS and the documents incorporated by reference therein, as well as such other documents as the Agency felt it necessary or appropriate to examine to adequately review the proposed Action; and

WHEREAS, the Agency finds that the Findings Statement attached hereto as Exhibit C accurately and adequately examines environmental issues presented by the Action; and

WHEREAS, the Company and the Sublessee 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 leasing of the Facility by the Agency to the Company and the Sublessee.

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

Section 1.

(a) The Findings Statement attached hereto as Exhibit C is hereby accepted and adopted by the Agency.

(b) In response to issues raised by the public, and based upon the other representations and information furnished regarding the Action, on October 28, 2010, the Town, as Lead Agency, determined that, based upon its review of the information, the appropriate criteria for determination of significance, and such other and further information which the Lead Agency felt necessary to review, that the potential presence of the Facility does not present either newly discovered information or a change in circumstances resulting in potentially significant adverse impacts to the environment that would require a supplemental environmental impact statement, which determination is binding on the Agency.

(c) Having considered the DSEIS and FSEIS, and such other documents as may be necessary or appropriate, the Agency certifies that:

(i) The requirements of 6 NYCRR Part 617 have been met;

(ii) Consistent with the social, economic and other essential considerations, from among the reasonable alternatives thereto, the Action is one which minimizes or avoids adverse environmental effects to the maximum extent practicable, including effects disclosed in the environmental impact statement; and

(iii) Consistent with social, economic, and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the

environmental impact statement will be minimized or avoided by incorporating as conditions those mitigative measures which were identified as practicable.

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

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

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

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

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

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company and the Sublessee. By acceptance hereof, the Company and the Sublessee agree to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 8. This resolution shall take effect immediately.

ADOPTED: August 22, 2017

ACCEPTED: _____ 2017

BROTHERS DUO 3, LLC

By: _____
Name:
Title:

SUSA SOCCER TRAINING, LLC

By: _____
Name:
Title:

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

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

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

Such resolution was passed at a meeting of the Agency duly convened in public session on August 22, 2017, 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 is in substantially the form presented to and approved at such meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand as of August 22, 2017.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the ____ day of _____, 2017, at _____, m., local time, at 40 Nassau Avenue, Islip, New York 11751 in connection with the following matters:

Brothers Duo 3, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Brothers Duo 3, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and SUSA Soccer Training, LLC, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of SUSA Soccer Training, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 31.87 acre parcel of land located located on the west side of Carlton Avenue at DPW Drive, Central Islip, New York (Tax Map NO. 0500-207.00-01.00-p/o lot 4.18) currently owned by the Town of Islip (collectively, the "**Land**"), the the construction of approximately five (5) outdoor multipurpose sports fields and the construction of an approximately 10,000 square foot administrative building including, but not limited to, a concession area, locker rooms and associated facilities to be located thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) including, but not limited to, HVAC units, electrical work and field lighting, and grandstand or bleachers (the "**Facility Equipment**"; and, together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased by the Agency to the Company and the Facility will be further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as an outdoor recreational facility to include state-of-the-art outdoor playing fields for youth soccer goals, turf maintenance equipment, artificial turf systems, office equipment and furnishings, and adults with concession area, locker rooms and associated facilities (the "**Project**"). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

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

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee 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 and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: _____, 2017

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT
AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2017

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(BROTHERS DUO 3, LLC/SUSA SOCCER TRAINING, LLC 2017 FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the "Agency") called the hearing to order.

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

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

Brothers Duo 3, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Brothers Duo 3, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") and SUSA Soccer Training, LLC, a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of SUSA Soccer Training, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), have applied to the Town of Islip Industrial Development Agency (the "Agency"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 31.87 acre parcel of land located on the west side of Carlton Avenue at DPW Drive, Central Islip, New York (Tax Map NO. 0500-207.00-01.00-p/o lot 4.18) currently owned by the Town of Islip (collectively, the "Land"), the the construction of approximately five (5) outdoor multipurpose sports fields and the construction of an approximately 10,000 square foot administrative building including, but not limited to, a concession area, locker rooms and associated facilities to be located thereon (the "Improvements"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) including, but not limited to, soccer goals, turf maintenance equipment, artificial turf systems, office equipment and furnishings, HVAC units, electrical work and field lighting, and grandstand or bleachers (the "Facility Equipment"; and, together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased by the

Agency to the Company and the Facility will be further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "Equipment"; and together with the Company Facility, the "Facility"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as an outdoor recreational facility to include state-of-the-art outdoor playing fields for youth with concession area, locker rooms and associated facilities (the "Project"). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

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

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the "Agency") on the ____ day of _____, 2017, at _____ .m., local time, at 40 Nassau Avenue, Islip, New York, 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 _____, 2017.

Assistant Secretary

EXHIBIT C

Findings

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017

AGENDA ITEM # 8

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION OF AN
INDUCEMENT RESOLUTION

COMPANY: NATIONWIDE COURT SERVICES.

PROJECT LOCATION: 761 KOEHLER AVENUE,
RONKONKOMA

JOBS (RETAINED/CREATED): RETAINED 88
CREATE 10

INVESTMENT: \$4,675,000

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION
TOWARD APPOINTING NATIONWIDE COURT
SERVICES, INC., A NEW YORK BUSINESS
CORPORATION ON BEHALF OF ITSELF AND/OR THE
PRINCIPALS OF NATIONWIDE COURT SERVICES, INC.
AND/OR AN ENTITY FORMED OR TO BE FORMED ON
BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF
THE AGENCY FOR THE PURPOSE OF ACQUIRING,
RENOVATING, CONSTRUCTING AND EQUIPPING THE
FACILITY AND MAKING CERTAIN FINDINGS AND
DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, Nationwide Court Services, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Nationwide Court Services, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), has applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 2.60 acre parcel of land located at 761 Koehler Avenue, Ronkonkoma, New York 11779 (the "**Land**"), the renovation of an existing approximately 17,719 square foot building located thereon and the construction of an approximately 7,500 square foot addition thereto (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "**Facility Equipment**"; and, together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased by the Agency to a real estate holding company to be formed on behalf of the Sublessee and/or the principals of the Sublessee (collectively, the "**Company**"), and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as office space in its business of legal service providers including, but not limited to process service, legal advertising, court document retrieval, title insurance, abstract services, tax searches, legal research and skip tracing (the "**Project**"); and

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

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, 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; 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 the Sublessee and to representations by the Company and the Sublessee that the proposed financial assistance is either an inducement to the Company and the Sublessee to maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

WHEREAS, the Company and the Sublessee 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 leasing of the Facility by the Agency to the Company and the Sublessee.

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

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

WHEREAS, the Questionnaire has been reviewed by the Agency.

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

Section 1. Based upon the Environmental Assessment Form completed by the Company and the Sublessee and reviewed by the Agency and other representations and information furnished by the Company and the Sublessee regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, equipping, and operation of the Facility is an "unlisted" action, as that term is defined in the SEQRA 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 SEQRA. Notice of this determination shall be filed to the extent required by the applicable regulations under SEQRA or as may be deemed advisable by the Chairman or Executive Director of the Agency or counsel to the Agency.

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

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

Section 4. The Company and the Sublessee hereby agree to comply with Section 875 of the Act. The Company and the Sublessee further agree that the exemption of sales and use tax provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this resolution is subject to termination and recapture of benefits pursuant to Section 875 of the Act and the recapture provisions of the Lease and Project Agreement, dated a date to be determined (the "**Lease Agreement**"), by and between the Company and the Agency, and the Agency Compliance Agreement, dated a date to be determined (the "**Agency Compliance Agreement**"), by and between the Sublessee and the Agency.

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

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

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company and the Sublessee. By acceptance hereof, the Company and the Sublessee agree to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 8. This resolution shall take effect immediately.

ADOPTED: August 22, 2017

ACCEPTED: _____ 2017

[REAL ESTATE HOLDING COMPANY]

By: _____
Name:
Title:

NATIONWIDE COURT SERVICES, INC.

By: _____
Name:
Title:

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

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

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

Such resolution was passed at a meeting of the Agency duly convened in public session on August 22, 2017, 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 is in substantially the form presented to and approved at such meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand as of August 22, 2017.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the ____ day of _____, 2017, at _____.m., local time, at 40 Nassau Avenue, Islip, New York 11751 in connection with the following matters:

Nationwide Court Services, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Nationwide Court Services, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), has applied to the Town of Islip Industrial Development Agency (the "Agency"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 2.60 acre parcel of land located at 761 Koehler Avenue, Ronkonkoma, New York 11779 (the "Land"), the renovation of an existing approximately 17,719 square foot building located thereon and the construction of an approximately 7,500 square foot addition thereto (the "Improvements"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "Facility Equipment"; and, together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased by the Agency to a real estate holding company to be formed on behalf of the Sublessee and/or the principals of the Sublessee (collectively, the "Company"), and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "Equipment"; and together with the Company Facility, the "Facility"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as office space in its business of legal service providers including, but not limited to process service, legal advertising, court document retrieval, title insurance, abstract services, tax searches, legal research and skip tracing (the "Project"). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the renovation, construction and equipping of the Facility and exemption of real property taxes consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee 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 and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: _____, 2017

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT
AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2017

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(NATIONWIDE COURT SERVICES, INC. 2017 FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the "Agency") called the hearing to order.

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

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

Nationwide Court Services, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Nationwide Court Services, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), has applied to the Town of Islip Industrial Development Agency (the "Agency"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 2.60 acre parcel of land located at 761 Koehler Avenue, Ronkonkoma, New York 11779 (the "Land"), the renovation of an existing approximately 17,719 square foot building located thereon and the construction of an approximately 7,500 square foot addition thereto (the "Improvements"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "Facility Equipment"; and, together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased by the Agency to a real estate holding company to be formed on behalf of the Sublessee and/or the principals of the Sublessee (collectively, the "Company"), and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "Equipment"; and together with the Company Facility, the "Facility"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as office space in its business of legal service providers including, but not limited to process service, legal advertising, court document retrieval, title insurance, abstract services, tax searches,

legal research and skip tracing (the "Project"). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

The Agency contemplates that it will provide financial assistance to the Company and the Sublessee in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the renovation, construction and equipping of the Facility and exemption of real property taxes consistent with the policies of the Agency.

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the "Agency") on the ____ day of _____, 2017, at _____ .m., local time, at 40 Nassau Avenue, Islip, New York, 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 _____, 2017.

Assistant Secretary

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION
TOWARD APPOINTING 1765 EXPRESS DRIVE NORTH
LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON
BEHALF OF ITSELF AND/OR THE PRINCIPALS OF 1765
EXPRESS DRIVE NORTH LLC AND/OR AN ENTITY
FORMED OR TO BE FORMED ON BEHALF OF ANY OF
THE FOREGOING AND JACK PEDOWITZ ENTERPRISES,
INC., A NEW YORK BUSINESS CORPORATION ON
BEHALF OF ITSELF AND/OR THE PRINCIPALS OF JACK
PEDOWITZ ENTERPRISES, INC. AND/OR AN ENTITY
FORMED OR TO BE FORMED ON BEHALF OF ANY OF
THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR
THE PURPOSE OF ACQUIRING, RENOVATING AND
EQUIPPING THE FACILITY AND MAKING CERTAIN
FINDINGS AND DETERMINATIONS WITH RESPECT TO
THE FACILITY

WHEREAS, 1765 Express Drive North LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 1765 Express Drive North LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the **"Company"**) and Jack Pedowitz Enterprises, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Jack Pedowitz Enterprises, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the **"Sublessee"**), have applied to the Town of Islip Industrial Development Agency (the **"Agency"**), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 3.35 acre parcel of land located at 1765 Express Drive North, Hauppauge, New York 11788 (the **"Land"**), the renovation of an existing approximately 51,150 square foot building located thereon (the **"Improvements"**), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the **"Facility Equipment"**); and, together with the Land and the Improvements, the **"Company Facility"**), which Company Facility is to be leased by the Agency to the Company and the Facility will be further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the **"Equipment"**); and together with the Company Facility, the **"Facility"**), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for trucking, machinery and rigging services, and warehouse space for short-term and long-term storage in its business of hauling, rigging, installing, dismantling, reassembling and storage and heavy machinery and equipment and the Company will sublease portions of the Facility to other tenants as may be determined (the **"Project"**); and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and Equipment, will sublease and lease the Company Facility to the Company for further sublease to the Sublessee and will lease the Equipment to the Sublessee, all pursuant to Title 1 of Article 18-A of the General Municipal

Law of the State of New York, as amended, and Chapter 47 of the Laws of 1974 of the State of New York, as the same may be amended from time to time (collectively, the "Act"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, 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; 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, while the Company and the Sublessee have represented to the Agency that the approval of the Facility will result in the closure of a plant located at 1550 Sunrise Highway, Copiague, New York and the Agency would otherwise be prohibited from granting benefits pursuant to the provisions of Section 862 of the Act; and

WHEREAS, based upon the representations of the Company and the Sublessee in the Application for financial assistance filed by the Company and the Sublessees with the Agency (the "**Application**"), the closure of the plant is reasonably necessary for the Company and the Sublessee to maintain their competitive position in their respective industries and therefore not subject to the prohibitions contained in Section 862 of the Act; and

WHEREAS, the Agency has given due consideration to the application of the Company and the Sublessee and to representations by the Company and the Sublessee that the proposed financial assistance is either an inducement to the Company and the Sublessee to

maintain the Facility in the Town of Islip or is necessary to maintain the competitive position of the Company and the Sublessee in their respective industries; and

WHEREAS, in accordance with Section 859-a(5)(d) of the Act, the Agency has notified the chief executive officer of Suffolk County of the removal of the Company's and/or Sublessee's facility in Copiague, New York, and its relocation to the Town of Islip, Suffolk County; and

WHEREAS, the Company and the Sublessee 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 leasing of the Facility by the Agency to the Company and the Sublessee.

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

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

WHEREAS, the Questionnaire has been reviewed by the Agency.

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

Section 1. Based upon the Environmental Assessment Form completed by the Company and the Sublessee and reviewed by the Agency and other representations and information furnished by the Company and the Sublessee regarding the Facility, the Agency determines that the action relating to the acquisition, renovation, 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, renovation and equipping of the Facility by the Agency, the subleasing and leasing of the Company Facility to the Company for further subleasing to the Sublessee, the leasing of the Equipment to the Sublessee and the provision of financial assistance pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

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

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

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

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

Section 7. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company and the Sublessee. By acceptance hereof, the Company and the Sublessee agree to pay such expenses and further agree to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 8. This resolution shall take effect immediately.

ADOPTED: August 22, 2017

ACCEPTED: _____ 2017

1765 EXPRESS DRIVE NORTH LLC

By: _____
Name:
Title:

JACK PEDOWITZ ENTERPRISES, INC.

By: _____
Name:
Title:

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

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

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

Such resolution was passed at a meeting of the Agency duly convened in public session on August 22, 2017, 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 is in substantially the form presented to and approved at such meeting.

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

IN WITNESS WHEREOF, I have hereunto set my hand as of August 22, 2017.

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the ____ day of _____ 2017, at _____ .m., local time, at 40 Nassau Avenue, Islip, New York 11751 in connection with the following matters:

1765 Express Drive North LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 1765 Express Drive North LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Jack Pedowitz Enterprises, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Jack Pedowitz Enterprises, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 3.35 acre parcel of land located at 1765 Express Drive North, Hauppauge, New York 11788 (the "**Land**"), the renovation of an existing approximately 51,150 square foot building located thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "**Facility Equipment**"; and, together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for trucking, machinery and rigging services, and warehouse space for short-term and long-term storage in its business of hauling, rigging, installing, dismantling, reassembling and storage and heavy machinery and equipment and the Company will sublease portions of the Facility to other tenants as may be determined (the "**Project**"). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

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

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee 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 and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: ____ __, 2017

TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY

By: William G. Mannix
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
_____, 2017

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(1765 EXPRESS DRIVE NORTH LLC/JACK PEDOWITZ ENTERPRISES, INC. 2017
FACILITY)

Section 1. _____ of the Town of Islip Industrial Development Agency (the "Agency") called the hearing to order.

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

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

1765 Express Drive North LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 1765 Express Drive North LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") and Jack Pedowitz Enterprises, Inc., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Jack Pedowitz Enterprises, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), have applied to the Town of Islip Industrial Development Agency (the "Agency"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 3.35 acre parcel of land located at 1765 Express Drive North, Hauppauge, New York 11788 (the "Land"), the renovation of an existing approximately 51,150 square foot building located thereon (the "Improvements"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "Facility Equipment"; and, together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "Equipment"; and together with the Company Facility, the "Facility"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee for trucking, machinery and rigging services,

and warehouse space for short-term and long-term storage in its business of hauling, rigging, installing, dismantling, reassembling and storage and heavy machinery and equipment and the Company will sublease portions of the Facility to other tenants as may be determined (the "Project"). The Company Facility will be initially owned, operated and/or managed by the Company. The Equipment will be initially owned, operated and/or managed by the Sublessee.

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

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the "Agency") on the ____ day of _____, 2017, at _____ .m., local time, at 40 Nassau Avenue, Islip, New York, 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 _____, 2017.

Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017

AGENDA ITEM # 10

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION AN
AUTHORIZING RESOLUTION

COMPANY: CONSTANCE COURT PARTNERS,
LLC/COMPETITION ARCHITECTURAL METALS.

PROJECT LOCATION: 10-40 CONSTANCE COURT,
HAUPPAUGE

JOBS (RETAINED/CREATED): RETAINED 21
CREATE 9

INVESTMENT: \$3,965,000

Date: August 22, 2017

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 22nd day of August, 2017 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of title to a certain industrial development facility more particularly described below (Constance Court Partners, LLC/Competition Architectural Metals, Inc. 2017 Facility) and the leasing of the facility to Constance Court Partners, LLC for further subleasing to Competition Architectural Metals, Inc.

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, RENOVATION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT OF CONSTANCE COURT PARTNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF CONSTANCE COURT PARTNERS, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, COMPETITION ARCHITECTURAL METALS, INC., A NEW YORK BUSINESS CORPORATION, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF COMPETITION ARCHITECTURAL METALS, INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING AN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

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

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

WHEREAS, Constance Court Partners, LLC, a limited liability company, organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Constance Court Partners, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (the "Company"), and Competition Architectural Metals, Inc., a business corporation, organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Competition Architectural Metals, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (the "Sublessee"), have applied to the Agency to enter into a transaction in which the Agency will assist in: (a) the acquisition of an approximately 1.80 acre parcel of land located at 10-40 Constance Court, Hauppauge, New York 11788 (the "Land"), the renovation of an existing approximately 26,000 square foot building located thereon (the "Improvements"), and the acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "Facility Equipment"; and, together with the Land and the Improvements, the "Company Facility"), which Company Facility is to be leased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property, including but not

limited to a waterjet machine, power brake, power shears, welding machine, tube benders, hydraulic up-cut saw, and polishing equipment (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as manufacturing and warehouse space in its business of the design, drafting and manufacturing of architectural metal and glass products to be used in the construction industry (the "**Project**"), including the following as they relate to the appointment of the Company and the Sublessee as agents of the Agency with respect to the acquisition, renovation and equipping of such Facility, whether or not any materials or supplies described below are incorporated into or become an integral part of such Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, renovation and equipping of the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with the acquisition, renovation and equipping of the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery and other tangible personal property (including installation costs with respect thereto) installed or placed in, upon or under such Facility; and

WHEREAS, the Agency, by resolution duly adopted on July 25, 2017 (the "**Inducement Resolution**"), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of August 1, 2017 or such other date as the Chairman, the Executive Director or the Deputy Executive Director of the Agency and counsel to the Agency shall agree (the "**Company Lease**"), by and between the Company and the Agency; and

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

WHEREAS, the Agency will sublease and lease the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of August 1, 2017 or such other date as the Chairman, the Executive Director or the Deputy Executive Director of the Agency and counsel to the Agency shall agree (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Equipment Bill of Sale (the "**Equipment Bill of Sale**"), from the Sublessee to the Agency; and

WHEREAS, the Agency will lease the Equipment to the Sublessee pursuant to a certain Equipment Lease Agreement, dated as of August 1, 2017 or such other date as the Chairman, the Executive Director or the Deputy Executive Director of the Agency and counsel to the Agency shall agree (the "**Equipment Lease Agreement**"), by and between the Agency and the Sublessee; and

WHEREAS, in connection with the subleasing of the Company Facility to the Sublessee, the Sublessee and the Agency will enter into a certain Agency Compliance Agreement, dated as of August 1, 2017 or such other date as the Chairman, the Executive Director, or the Deputy Executive Director of the Agency and counsel to the Agency shall agree (the "**Agency Compliance Agreement**"), whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee, in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$3,420,000 but not to exceed \$3,800,000 in connection with the financing 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, (ii) exemptions from sales and use taxes in an amount not to exceed \$14,250, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency; and

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

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

WHEREAS, the Company and the Sublessee 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 leasing of the Facility by the Agency to the Company and the Sublessee.

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

Section 1. The Agency hereby finds and determines:

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

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

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

(d) The acquisition, renovation and equipping of the Facility by the Agency is reasonably necessary to induce the Company and the Sublessee to maintain and expand their respective business operations in the Town of Islip.

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

(f) It is desirable and in the public interest for the Agency to lease the Company Facility to the Company and the Equipment to the Sublessee; and

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

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

(i) The Equipment Lease Agreement will be an effective instrument whereby the Agency leases the Equipment to the Sublessee; and

(j) The Agency Compliance Agreement will be an effective instrument whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and

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

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

Section 3. In consequence of the foregoing, the Agency hereby determines to:
(i) lease the Land and the Improvements from the Company pursuant to the Company Lease,

(ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Company Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) lease the Equipment to the Sublessee pursuant to the Equipment Lease Agreement, (vi) execute, deliver and perform the Equipment Lease Agreement, (vii) execute and deliver the Agency Compliance Agreement, (viii) grant a mortgage on and security interests in and to the Facility pursuant to the Loan Documents, and (ix) execute and deliver the Loan Documents to which the Agency is a party.

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

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

Section 6. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company and the Sublessee in connection with the acquisition, renovation and equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$3,420,000 but not to exceed \$3,800,000 in connection with the financing 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, (ii) exemptions from sales and use taxes in an amount not to exceed \$14,250, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency.

Section 7. Subject to the provisions of this resolution, the Company and the Sublessee are herewith and hereby appointed the agents of the Agency to acquire, renovate and equip the Facility. The Company and the Sublessee are hereby empowered to delegate their respective status as agent of the Agency to their respective agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company and the Sublessee may choose in order to acquire, renovate and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company and the Sublessee as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company and the Sublessee, as agents of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company and the Sublessee of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor

Vehicles for use on public highways or streets. The Company and the Sublessee shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company and the Sublessee, as agent of the Agency. The aforesaid appointment of the Company and the Sublessee as agents of the Agency to acquire, renovate and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company and/or the Sublessee have received exemptions from sales and use taxes in an amount not to exceed \$14,250 in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company and/or the Sublessee if such activities and improvements are not completed by such time. The aforesaid appointment of the Company and the Sublessee is subject to the completion of the transaction and the execution of the documents contemplated by this resolution.

Section 8. The Company and the Sublessee hereby agree to comply with Section 875 of the Act. The Company and the Sublessee further agree that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this Authorizing Resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement and the Agency Compliance Agreement.

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

Section 10. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the Agency Compliance Agreement and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Agency Documents"). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 11. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 12. 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 13. 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 22nd day of August, 2017, 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 22nd day of August, 2017.

By: _____
Assistant Secretary

EXHIBIT A

Proposed PILOT Benefits

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

Definitions

Normal Tax Due = Those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Islip (including any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located) which are or may be imposed for special improvements or special district improvements, that the Company and/or the Sublessee would pay without exemption.

Formula: 10-year abatement starting at 50% decreasing at 5% annually

Payment

2018/2019	100% Normal Tax Due on the taxable assessed value of \$153,000
2019/2020	100% Normal Tax Due on the taxable assessed value of \$168,300
2020/2021	100% Normal Tax Due on the taxable assessed value of \$183,600
2021/2022	100% Normal Tax Due on the taxable assessed value of \$198,900
2022/2023	100% Normal Tax Due on the taxable assessed value of \$214,200
2023/2024	100% Normal Tax Due on the taxable assessed value of \$229,500
2024/2025	100% Normal Tax Due on the taxable assessed value of \$244,800
2025/2026	100% Normal Tax Due on the taxable assessed value of \$260,100
2026/2027	100% Normal Tax Due on the taxable assessed value of \$275,400
2027/2028	100% Normal Tax Due on the taxable assessed value of \$290,700
2028/2029	100% Normal Tax Due on the full assessed value

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017

AGENDA ITEM # 11

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION OF AN
AUTHORIZING RESOLUTION

COMPANY: BAY SHORE MAIN & 4TH LLC

PROJECT LOCATION: 1-19 & 21-27 EAST MAIN
STREET, BAY SHORE

JOBS (RETAINED/CREATED): RETAINED 15
CREATE 30

INVESTMENT: \$10,200,000

Date: August 22, 2017

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 22nd day of August, 2017 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of title to a certain industrial development facility more particularly described below (Bay Shore Main & 4th LLC 2017 Facility) and the leasing of the facility to Bay Shore Main & 4th LLC.

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, RENOVATION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT OF BAY SHORE MAIN & 4TH LLC, A LIMITED LIABILITY COMPANY ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF BAY SHORE MAIN & 4TH LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING AN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

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

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

WHEREAS, Bay Shore Main & 4th LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Bay Shore Main & 4th 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 1.573 acre parcel of land located at 1-19 and 21-27 East Main Street, Bay Shore, New York 11706 (the “Land”), the renovation of two (2) existing buildings, totaling approximately 68,500 square feet located thereon, together with the acquisition, installation and equipping of improvements, structures and other related facilities attached to the Land (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 used by the Company as a mixed-use facility to be subleased to various residential and commercial tenants (the “Project”); and

WHEREAS, the Agency, by resolution duly adopted on September 20, 2016 (the “Inducement Resolution”), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of August 1, 2017 or such other date as the Chairman or Executive Director of the Agency and counsel to the

Agency shall agree (the "**Company Lease**"), by and between the Company and the Agency; and

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

WHEREAS, the Agency will sublease and lease the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of August 1, 2017 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company consistent with the policies of the Agency, in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$18,955,000 but not to exceed \$21,000,000 in connection with the financing 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, (ii) exemptions from sales and use taxes in an amount not to exceed \$316,710, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof); and

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

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

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

1. Benefits Analysis for Town of Islip Industrial Development Agency – Bay Shore Main & 4th, dated August, 2017 by VHB Engineering, Surveying and Landscape Architecture, P.C.;
2. Long Island Housing Partnership, Inc. Letter, dated July 21, 2017;
3. Vision Long Island Letter, dated August 2, 2017;
4. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and
5. Ryan et al. v. Town of Hempstead Industrial Development Agency et al.; and

WHEREAS, the Agency's Uniform Tax Exemption Policy ("UTEP"), which such UTEP is annexed hereto as Exhibit C, provides for the granting of financial assistance by the Agency for housing projects pursuant to Section I.A.4.; 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. In connection with the acquisition, renovation and equipping of the Facility the Agency hereby makes the following determinations and findings based upon the Agency's review of the information provided by the Company with respect to the Facility, including, the Company's Application, the Requisite Materials and other public information:

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

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

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

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

Section 2. The Agency hereby finds and determines:

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

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

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

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

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

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

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

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

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

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

Section 3. The Agency has assessed all material information included in connection with the Company's application for financial assistance, including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Company Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) grant a mortgage on and security interests in and to the Facility pursuant to the Loan Documents, and (vi) execute and deliver the Loan Documents to which the Agency is a party.

Section 5. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 6. The Agency is hereby further authorized to execute and deliver the Loan Documents in connection with the financing of the costs of acquiring, renovating and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, renovating and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 7. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company in connection with the acquisition, renovation and equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$18,955,000 but not to exceed \$21,000,000 in connection with the financing 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, (ii) exemptions from sales and use taxes in an amount not to exceed \$316,710, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), consistent with the policies of the Agency.

Section 8. Subject to the provisions of this resolution, the Company is herewith and hereby appointed the agent of the Agency to acquire, renovate, construct and equip the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to its agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to acquire, renovate, construct and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agent of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor

or supplier, and the Company, as agent of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency. The aforesaid appointment of the Company as agent of the Agency to acquire, renovate, construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company has received exemptions from sales and use taxes in an amount not to exceed \$316,710 in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time. The aforesaid appointment of the Company is subject to the execution of the documents contemplated by this resolution.

Section 9. The Company hereby agrees to comply with Section 875 of the Act. The Company further agrees that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company as agent of the Agency pursuant to this Authorizing Resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement.

Section 10. The form and substance of the Company Lease, the Lease Agreement and the Loan Documents to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 11.

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

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

Section 12. 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 13. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town
of Islip Industrial Development Agency (the "Agency"), including the resolutions contained
therein, held on the 22nd day of August, 2017, 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 22nd day of
August, 2017.

By: _____
Assistant Secretary

EXHIBIT A

Proposed PILOT Benefits

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

Definitions

X = \$418,000

Y = increase in assessment above X resulting from the improvement of the Facility

Normal Tax Due = Those payments for taxes and assessments, and other special ad valorem levies, special assessments and service charges against real property located in the Town of Islip (including any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located) which are or may be imposed for special improvements or special district improvements, that the Company would pay without exemption.

Formula

<u>Year</u>	
1	100% Normal Tax Due on X and 0% Normal Tax Due on Y
2	100% Normal Tax Due on X and 0% Normal Tax Due on Y
3	100% Normal Tax Due on X and 0% Normal Tax Due on Y
4	100% Normal Tax Due on X and 10% Normal Tax Due on Y
5	100% Normal Tax Due on X and 20% Normal Tax Due on Y
6	100% Normal Tax Due on X and 30% Normal Tax Due on Y
7	100% Normal Tax Due on X and 40% Normal Tax Due on Y
8	100% Normal Tax Due on X and 50% Normal Tax Due on Y
9	100% Normal Tax Due on X and 60% Normal Tax Due on Y
10	100% Normal Tax Due on X and 70% Normal Tax Due on Y
11	100% Normal Tax Due on X and 80% Normal Tax Due on Y
12	100% Normal Tax Due on X and 90% Normal Tax Due on Y
And thereafter: 100% Normal Tax Due on X and 100% Normal Tax Due on Y	

EXHIBIT B

Requisite Materials

EXHIBIT B-1

Benefits Analysis for Town of Islip Industrial Development Agency – Bay Shore Main & 4th

EXHIBIT B-2

Long Island Housing Partnership, Inc. Letter

EXHIBIT B-3

Vision Long Island Letter

EXHIBIT B-4

New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential
Developments for IDA Benefits

EXHIBIT B-5

Ryan et al. v. Town of Hempstead Industrial Development Agency et al.

EXHIBIT C

Town of Islip Industrial Development Agency Uniform Tax Exemption Policy

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017

AGENDA ITEM # 12

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION OF AN
AUTHORIZING RESOLUTION

COMPANY: BRIGHTVIEW SAYVILLE, LLC

PROJECT LOCATION: SOUTHEAST CORNER OF
SUNRISE HIGHWAY, SOUTH SERVICE ROAD &
BROADWAY AVENUE, SAYVILLE

JOBS (RETAINED/CREATED): RETAINED 0
CREATE 78

INVESTMENT: \$63,917,630

Date: August 22, 2017

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 22nd day of August, 2017 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of title to a certain industrial development facility more particularly described below (Brightview Sayville, LLC/BV Sayville Operator, LLC 2017 Facility) and the leasing of the facility to Brightview Sayville, LLC for further subleasing to BV Sayville Operator, LLC

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY APPROVING THE ACQUISITION, DEMOLITION, CONSTRUCTION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT OF BRIGHTVIEW SAYVILLE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF BRIGHTVIEW SAYVILLE, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, BV SAYVILLE OPERATOR, LLC, A NEW YORK BUSINESS CORPORATION, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF BV SAYVILLE OPERATOR, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, DEMOLISHING, CONSTRUCTING AND EQUIPPING AN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE FORM, SUBSTANCE AND EXECUTION OF RELATED DOCUMENTS.

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

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

WHEREAS, Brightview Sayville, LLC, a limited liability company organized and existing under the laws of the State of Maryland and authorized to transact business in the State of New York, on behalf of itself and/or the principals of Brightview Sayville, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") and BV Sayville Operator, LLC, a limited liability company organized and existing under the laws of the State of Maryland and authorized to transact business in the State of New York, on behalf of itself and/or the principals of BV Sayville Operator, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Sublessee"), have applied to the Town of Islip Industrial Development Agency (the "Agency"), to enter into a transaction in which the Agency will assist in (a) the acquisition of an approximately 7.34 acre parcel of land (Tax Map #0500-238.00-02.00-003.002 & 004.000) located at the southeast corner of Sunrise Highway South Service Road and Broadway Avenue, Sayville, New York (the "Land"), the demolition of an existing approximately 4,880 square foot building located thereon and the construction of an approximately 157,559 square foot building thereon (the "Improvements"), and the

acquisition and installation therein of certain equipment and personal property, not part of the Equipment (as such term is defined herein) (the "**Facility Equipment**"; and, together with the Land and the Improvements, the "**Company Facility**"), which Company Facility is to be leased by the Agency to the Company and further subleased by the Company to the Sublessee; and (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by the Sublessee as a senior living residential community (the "**Project**"), including the following as they relate to the appointment of the Company and the Sublessee as agents of the Agency with respect to the acquisition, demolition, construction and equipping of such Facility, whether or not any materials or supplies described below are incorporated into or become an integral part of such Facility: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with the acquisition, demolition, construction and equipping of the Facility, (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with the acquisition, demolition, construction and equipping of the Facility, and (iii) all purchases, leases, rentals and uses of equipment, machinery and other tangible personal property (including installation costs with respect thereto) installed or placed in, upon or under such Facility; and

WHEREAS, the Agency, by resolution duly adopted on June 20, 2017 (the "**Inducement Resolution**"), decided to proceed under the provisions of the Act; and

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of August 1, 2017 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Company Lease**"), by and between the Company and the Agency; and

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

WHEREAS, the Agency will sublease and lease the Company Facility to the Company pursuant to a certain Lease and Project Agreement, dated as of August 1, 2017 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Equipment Bill of Sale (the "**Equipment Bill of Sale**"), from the Sublessee to the Agency; and

WHEREAS, the Agency will lease the Equipment to the Sublessee pursuant to a certain Equipment Lease Agreement, dated as of August 1, 2017 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Equipment Lease Agreement**"), by and between the Agency and the Sublessee; and

WHEREAS, in connection with the subleasing of the Company Facility to the Sublessee, the Sublessee and the Agency will enter into a certain Agency Compliance Agreement, dated as of August 1, 2017 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Agency Compliance Agreement**"), whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee, in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$47,938,222 but not to exceed \$55,000,000 in connection with the financing of the acquisition, demolition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, demolishing, constructing and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$2,683,796, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency; and

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

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

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

1. Desktop Market Study and Demand Estimates, dated July 21, 2017 by Vinca Group L.L.C.;
2. Long Island Builders Institute Letter, dated June 16, 2017;

3. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and
4. Ryan et al. v. Town of Hempstead Industrial Development Agency et al.; and

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

WHEREAS, the Company and the Sublessee 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 leasing of the Facility by the Agency to the Company and the Sublessee.

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

Section 1. In connection with the acquisition, demolition, construction and equipping of the Facility the Agency hereby makes the following determinations and findings based upon the Agency's review of the information provided by the Company and the Sublessee with respect to the Facility, including, the Company's and the Sublessee's Application, the Requisite Materials and other public information:

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

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

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

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

Section 2. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (b) The Facility constitutes a "project", as such term is defined in the Act; and
- (c) The acquisition, demolition, construction and equipping of the Company Facility, the leasing of the Company Facility to the Company, the subleasing of the Company Facility by the Company to the Sublessee, the acquisition and installation of the Equipment, and the leasing of the Equipment to the Sublessee will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Town of Islip, and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.
- (d) The acquisition, demolition, construction and equipping of the Facility by the Agency is reasonably necessary to induce the Company and the Sublessee to maintain and expand their respective business operations in the State of New York.
- (e) Based upon representations of the Company, the Sublessee and counsel to the Company and the Sublessee, the Facility conforms with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located.
- (f) It is desirable and in the public interest for the Agency to lease the Company Facility to the Company and the Equipment to the Sublessee; and
- (g) The Company Lease will be an effective instrument whereby the Agency leases the Land and the Improvements from the Company; and
- (h) The Lease Agreement will be an effective instrument whereby the Agency leases and subleases the Company Facility to the Company, the Agency and the Company set forth the terms and conditions of their agreement regarding payments-in-lieu of taxes, the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will describe the circumstances in which the Agency may recapture some or all of the benefits granted to the Company; and
- (i) The Equipment Lease Agreement will be an effective instrument whereby the Agency leases the Equipment to the Sublessee; and
- (j) The Agency Compliance Agreement will be an effective instrument whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; and
- (k) The Loan Documents to which the Agency is a party will be effective instruments whereby the Agency and the Company agree to secure the loan made to the Company by the Lender.

Section 3. The Agency has assessed all material information included in connection with the Company's and Sublessee's application for financial assistance,

including but not limited to, the cost-benefit analysis prepared by the Agency and such information has provided the Agency a reasonable basis for its decision to provide the financial assistance described herein to the Company and the Sublessee.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (i) lease the Land and the Improvements from the Company pursuant to the Company Lease, (ii) execute, deliver and perform the Company Lease, (iii) sublease and lease the Company Facility to the Company pursuant to the Lease Agreement, (iv) execute, deliver and perform the Lease Agreement, (v) lease the Equipment to the Sublessee pursuant to the Equipment Lease Agreement, (vi) execute, deliver and perform the Equipment Lease Agreement, (vii) execute and deliver the Agency Compliance Agreement, (viii) grant a mortgage on and security interests in and to the Facility pursuant to the Loan Documents, and (ix) execute and deliver the Loan Documents to which the Agency is a party.

Section 5. The Agency is hereby authorized to acquire the real property and personal property described in Exhibit A and Exhibit B, respectively, to the Lease Agreement, and the personal property described in Exhibit A to the Equipment Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 6. The Agency is hereby authorized to acquire the Facility and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed. The Agency is hereby further authorized to execute and deliver the Loan Documents in connection with the financing of the costs of acquiring, demolishing, constructing and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, demolishing, constructing and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 7. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company and the Sublessee in connection with the acquisition, demolition, construction and equipping of the Facility in the form of (i) exemptions from mortgage recording taxes for one or more mortgages securing an amount presently estimated to be \$47,938,222 but not to exceed \$55,000,000 in connection with the financing of the acquisition, demolition, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, demolishing, constructing and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$2,683,796, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof), all consistent with the policies of the Agency.

Section 8. Subject to the provisions of this resolution, the Company and the Sublessee are herewith and hereby appointed the agents of the Agency to acquire, renovate and equip the Facility. The Company and the Sublessee are hereby empowered to delegate their respective status as agent of the Agency to their respective agents, subagents,

contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company and the Sublessee may choose in order to acquire, renovate and equip the Facility. The Agency hereby appoints the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company and the Sublessee as agents of the Agency solely for purposes of making sales or leases of goods, services and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company and the Sublessee, as agents of the Agency, shall be deemed to be on behalf of the Agency and for the benefit of the Facility. This agency appointment expressly excludes the purchase by the Company and the Sublessee of any motor vehicles, including any cars, trucks, vans or buses which are licensed by the Department of Motor Vehicles for use on public highways or streets. The Company and the Sublessee shall indemnify the Agency with respect to any transaction of any kind between and among the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company and the Sublessee, as agent of the Agency. The aforesaid appointment of the Company and the Sublessee as agents of the Agency to acquire, renovate and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, (b) a date which the Agency designates, or (c) the date on which the Company and/or the Sublessee have received exemptions from sales and use taxes in an amount not to exceed \$2,683,796 in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company and/or the Sublessee if such activities and improvements are not completed by such time. The aforesaid appointment of the Company and the Sublessee is subject to the completion of the transaction and the execution of the documents contemplated by this resolution.

Section 9. The Company and the Sublessee hereby agree to comply with Section 875 of the Act. The Company and the Sublessee further agree that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this Authorizing Resolution are subject to termination and recapture of benefits pursuant to Sections 859-a and 875 of the Act and the recapture provisions of the Lease Agreement and the Agency Compliance Agreement.

Section 10. The form and substance of the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the Agency Compliance Agreement and the Loan Documents to which the Agency is a party (each in substantially the forms presented to or approved by the Agency and which, prior to the execution and delivery thereof, may be redated and renamed) are hereby approved.

Section 11. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Company Lease, the Lease Agreement, the Equipment Lease Agreement, the Agency Compliance Agreement and the Loan Documents to which the Agency is a party, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and counsel to the Agency, necessary or appropriate to effect the transactions contemplated by this resolution

(hereinafter collectively called the "Agency Documents"). The execution thereof by the Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

Section 12. The Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

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

Section 14. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town
of Islip Industrial Development Agency (the "Agency"), including the resolutions contained
therein, held on the 22nd day of August, 2017, 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 22nd day of
August, 2017.

By: _____
Assistant Secretary

EXHIBIT A

Proposed PILOT Benefits

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

Definitions

X = \$104,000 (current combined FV)

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

Normal Tax Due = Those payments for taxes and assessments, other than special ad valorem levies, special assessments and service charges against real property located in the Town of Islip (including any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is wholly or partially located) which are or may be imposed for special improvements or special district improvements, that the Company would pay without exemption.

Payment

<u>Year</u>	<u>Formula</u>
1	100% Normal Tax Due on X and 0% Normal Tax Due on Y.
2	100% Normal Tax Due on X and 10% Normal Tax Due on Y.
3	100% Normal Tax Due on X and 20% Normal Tax Due on Y.
4	100% Normal Tax Due on X and 30% Normal Tax Due on Y.
5	100% Normal Tax Due on X and 40% Normal Tax Due on Y.
6	100% Normal Tax Due on X and 50% Normal Tax Due on Y.
7	100% Normal Tax Due on X and 60% Normal Tax Due on Y.
8	100% Normal Tax Due on X and 70% Normal Tax Due on Y.
9	100% Normal Tax Due on X and 80% Normal Tax Due on Y.
10	100% Normal Tax Due on X and 90% Normal Tax Due on Y.
11	100% Normal Tax Due on the full assessed value
and thereafter	

EXHIBIT B

Requisite Materials

EXHIBIT B-1

Desktop Market Study and Demand Estimates

EXHIBIT B-2

Long Island Business Institute Letter

EXHIBIT B-3

New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential
Developments for IDA Benefits

EXHIBIT B-4

Ryan et al. v. Town of Hempstead Industrial Development Agency et al.

EXHIBIT C

Town of Islip Industrial Development Agency Uniform Tax Exemption Policy

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR AUGUST 22, 2017

AGENDA ITEM # 13

TYPE OF RESOLUTION: TO CONSIDER THE ADOPTION OF AN
AUTHORIZING RESOLUTION

COMPANY: BRIDGESTONE AMERICA TIRE OPERATIONS, LLC
AS TENANT IN THE HEARTLAND BOYS II, L.P./SHERALVEN
ENTERPRISES, LTD. 2014 FACILITY

PROJECT LOCATION: 2 RODEO DRIVE, EDGEWOOD

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

INVESTMENT: N/A

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY PERTAINING TO THE
CONSENT TO THE SUBLEASING OF THE HEARTLAND
BOYS II, L.P./SHERALVEN ENTERPRISES, LTD. 2014
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 provided its assistance to Heartland Boys II, L.P., a limited partnership duly organized and validly existing under the laws of the State of New York, having its office at 1 Executive Drive, Edgewood, New York 11717 (the "Company"), and Sheralven Enterprises, Ltd., a business corporation duly authorized and validly existing under the laws of the State of New York, having an office at 360 Moreland Road, Commack, New York 11725 (the "Sublessee"), in the acquisition, renovation and equipping of an existing facility consisting of an approximately 148,500 square foot building located on an approximately 9.79 acre parcel of land situated at 2 Rodeo Drive, Edgewood, New York (Tax Map No. 0500-156.00-03.00-001.103) (the "Land"), and which renovation and equipping shall include the construction of approximately 15,000 square feet of office space within the existing building (the "Improvements"), and installation of certain equipment not part of the Equipment (the "Facility Equipment"; and, together with the Land and the Improvements, the "Company Facility"), all to be leased by the Agency to the Company, for further sublease by the Company to, and used by, the Sublessee; and (b) the acquisition and installation of the Equipment (the "Equipment"), which Equipment is to be leased by the Agency to the Sublessee for its wholesale distribution of fragrances and beauty products (the Company Facility and the Equipment collectively referred to herein as the "Facility"); and

WHEREAS, the Agency acquired a leasehold interest in the Land and the Improvements pursuant to a certain Company Lease Agreement, dated as of May 1, 2014 (the "Company Lease"), by and between the Company, as lessor, and the Agency, as lessee; and

WHEREAS, the Agency currently leases the Company Facility to the Company pursuant to a certain Lease Agreement, dated as of May 1, 2014, (the "Lease Agreement"), by and between the Agency, as lessor, and the Company, as lessee; and

WHEREAS, the Company is negotiations to sublease a 44,500 square foot portion of the Facility (the "Demised Premises"), to Bridgestone Americas Tire Operations, LLC, (the "Tenant"), pursuant to certain Agreement of Lease, dated a date to be determined (the "Tenant Lease"), by and between the Company and the Tenant, for a term of ten (10) years

to be used for warehousing, non-retail sales and distribution of new tires and offices in connection therewith; and

WHEREAS, the Company has requested that the Agency consent to the subleasing of the Demised Premises to the Tenant; and

WHEREAS, the Facility may not be subleased, in whole or in part, without the prior written consent of the Agency; and

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

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

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

(c) The Agency consents to the sublease of the Demised Premises to the Tenant; and

(d) The execution of the Tenant Agency Compliance Agreement will satisfy the requirement of Section 9.3 of the Lease Agreement that any sublease of the Facility be consented to in writing by the Agency; and

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

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

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

Section 4.

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

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

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

Section 6. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town
of Islip Industrial Development Agency (the "Agency"), including the resolutions contained
therein, held on the 22nd day of August, 2017, 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 22nd day of
August, 2017.

By _____
Assistant Secretary

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

No. 10

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into a contract with Bensin Contracting Inc. for Contract DPD 4-17, "Swimming Pool Renovation at Roberto Clemente Park, Brentwood, NY".

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

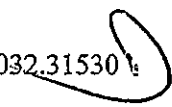
TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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 Town Attorney no later than 12 days prior to the scheduled meeting.

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

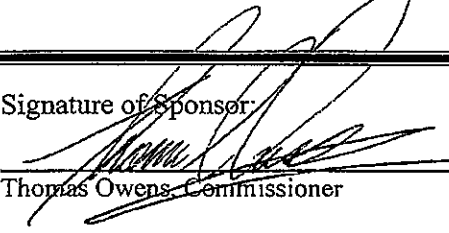
This resolution authorizes the Supervisor to enter into a contract with **Bensin Contracting Inc. for "Swimming Pool Renovation at Roberto Clemente Park, Brentwood NY", Contract DPD 4-17.**

SPECIFY WHERE APPLICABLE:

1. Entity or Individual benefitted by resolution: The Town
2. Site or location effected by resolution: Roberto Clemente Park, Brentwood
3. Cost: \$2,782,500.00
4. Budget Line: H17.7032.31530 
5. Amount and source of outside funding:

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

NO Under 6 NYCRR 617.5(c) (2), the proposed action is not subject to environmental review.

Signature of Sponsor: 

Thomas Owens, Commissioner

Date: 8/10/17

:ms

Date:
Resolution:

WHEREAS, the Town of Islip (“the Town”) Department of Planning and Development solicited competitive bids for DPD 4-17, “Swimming Pool Renovation at Roberto Clemente Park”; and

WHEREAS, on August 3, 2017, sealed bids for DPD 4-17 were opened, and Bensin Contracting Inc., 652 Union Avenue, Holtsville NY 11742, submitted the lowest total base bid of \$2,688,000.00, and the lowest add alternate item 1 bid of \$94,500.00; and

WHEREAS, Bensin Contracting Inc., has been determined to be a responsible bidder; and

WHEREAS, the Commissioner of Parks, Recreation and Cultural Affairs, Thomas Owens, and the Town Engineer, Christopher H. Poelker, P.E., recommend approval of this resolution;

NOW, THEREFORE, on a motion by Councilperson_____, seconded by Councilperson_____, be it

RESOLVED that the Supervisor is hereby authorized to execute a contract with Bensin Contracting Inc. for Contract DPD 4-17, “Swimming Pool Renovation at Roberto Clemente Park, Brentwood NY,” in the amount of \$2,782,500 (total base bid price + add alternate item 1 price); and be it further

RESOLVED that the Comptroller is hereby authorized to make any and all necessary changes to the budget in accordance with the terms of the contract.

UPON a vote being taken the result was:

BID ANALYSIS

**Swimming Pool Renovation at
Roberto Clemente Park, Brentwood NY
Contract DPD 4-17**

Bid Opening: August 3, 2017

<u>Contractor Name</u>	<u>Total Base Bid</u>	<u>Add Alternate 1</u>
Bensin Contracting Inc.	\$2,688,000.00	\$94,500.00
Philip Ross Industries Inc.	\$3,120,000.00	\$102,000.00

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

No. 11

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to apply for and accept grant funding from the Dormitory Authority of the State of New York for "Improvements to Roberto Clemente Park Pool Facilities including the Installation of a Spray Park".

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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

The resolution authorizes Supervisor to apply for and accept grant funding.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution: Town of Islip Residents
Site or location effected by resolution: Roberto Clemente Park and Pool
Cost: \$2,000,000
Budget Line: N/A
Amount and source of outside funding: DASNY Grant \$2,000,000

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an Environmental review is required.

☒ No under section II, Sub. _____, Number _____ of Town of Islip 617 Check List, no Environmental review is required.



Signature of Commissioner/Department Head Sponsor:

Date: 8/10/17

August 22, 2017

Resolution #

WHEREAS, the Town of Islip (“the Town”) Department of Parks, Recreation and Cultural Affairs has identified a need for the installation of a spray park at Roberto Clemente Pool; and

WHEREAS, New York State has identified grant funding in the amount of \$2,000,000.00 (Two Million Dollars) to financially assist the Town of Islip for the project titled, “Improvements to Roberto Clemente Park Pool Facilities including Installation of a Spray Park,” which is being offered through the State and Municipal Facilities Program administered by the Dormitory Authority of New York State (“DASNY”); and

WHEREAS, the Town is desirous of receiving the foregoing funding to make improvements to the pool infrastructure systems in order to facilitate the erection of a spray park at Roberto Clemente Pool;

NOW, THEREFORE, on a motion by Councilperson _____, seconded by Councilperson _____, be it

RESOLVED that the Supervisor is hereby authorized to execute any and all documents required to apply for and accept grant funding from the Dormitory Authority of the State of New York (“DASNY”) for “Improvements to Roberto Clemente Park Pool Facilities including Installation of a Spray Park,” 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 this resolution and the terms of the grant agreement.

UPON a vote being taken, the result was:

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

No. 12

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute an agreement with Rich Jones to provide golf lessons at Town Hall West.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
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: Rich Jones will offer the following golf lessons: Six (6) separate Quick Start sessions, October 2, 2017 thru November 8, 2017. Each session will consist of 4 lessons. Lessons will be held on Mondays and Wednesdays for one hour each. *Dates are subject to change at the discretion of the Town of Islip Department of Parks, Recreation & Cultural Affairs.* The fees are as follows: \$75.00 per session per registrant, and a \$15.00 non-resident surcharge per session per registrant. These programs will be self-sustaining. Compensation for said services to Rich Jones will be 80% of the total revenue for an amount not to exceed \$9,000.00 excluding the non-resident surcharge. A similar resolution was passed for Rich Jones in 2016.

SPECIFY WHERE APPLICABLE:

Entity of individual benefitted by resolution: Rich Jones

Site or location effected by resolution: Town Hall West Gym, 401 Main Street, Islip, NY 11751

Cost: No cost to the Town of Islip

Budget Line: A7035.4-5006

Amount and source of outside funding: Maximum revenue is \$13,500.00 including non-resident surcharge

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

X No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management



Signature of Commissioner/Department Head Sponsor

8/7/17

Date:

August 22, 2017

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 golf programs for our citizens; and

WHEREAS, Rich Jones, located at PO Box 193, Moriches, New York, 11955 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 Rich Jones to provide said instruction.

NOW, THEREFORE, on a motion of Councilperson _____,
seconded by Councilperson _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with Rich Jones to provide golf programs to our citizens for an amount not to exceed \$9,000.00, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

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

UPON A VOTE BEING TAKEN, the result was:

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

No. 13

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Attorney and the Commissioner of Parks, Recreation and Cultural Affairs to enter into negotiations for contract extensions with Douglas Jensen, golf professional at Brentwood Country Club and Vincent Cirino, golf professional at Gull Haven Golf Course.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

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

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

PURPOSE:

By this resolution, the Town Board authorizes the Town Attorney and Commissioner of Parks, Recreation and Cultural Affairs to enter into negotiations for contract extensions with Douglas Jansen and Vincent Cirino for golf professional services provided at Brentwood Country Club and Gull Haven Golf Course.

SPECIFY WHERE APPLICABLE:

Entity of individual benefitted by resolution:	Town of Islip residents, Douglas Jansen, Vincent Cirino
Site or location effected by resolution:	Gull Haven Golf Course; Brentwood Country Club
Cost:	TBD
Budget Line:	A.7115.45000; A.7115.45074; A.7116.45000; A.7116.45074
Amount and source of outside funding:	Golf Course Revenues

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number of Town of Islip 617 Check List, an Environmental review is required.

☐ No under 6NYCRR 617.5(c) (20) – routine or continuing agency administration and management

Signature of Commissioner/Department Head Sponsor:

Date:



5/18/17

August 22, 2017

Resolution #

Whereas, the Town of Islip Department of Parks, Recreation and Cultural Affairs owns, operates, and maintains Brentwood Country Club and Gull Haven Golf Course, which includes contracting for golf professional services at the courses; and

Whereas, the contracts for Vincent Cirino, the golf professional at Gull Haven Golf Course, and Douglas Jansen, the Golf Professional at Brentwood Country Club, are due to expire in the near future; and

Whereas, Vincent Cirino and Douglas Jansen have the necessary experience, skills, knowledge, and attributes to continue successfully providing golf professional services at these golf courses; and

Whereas, the Town of Islip Department of Parks, Recreation and Cultural Affairs has an interest in negotiating an extension of these agreements;

Now, therefore, on a motion of _____,

And seconded by, _____, be it

Resolved, that the Town Board hereby authorizes the Town Attorney and the Commissioner of Park, Recreation, and Cultural Affairs to enter into negotiations for contract extensions with Douglas Jansen, golf professional at Brentwood Country Club, and Vincent Cirino, golf professional at Gull Haven Golf Course.

Upon a vote being taken, the result was:

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

No. 14

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute any and all documents required to apply for accept grant funding from the Suffolk County WQPRP, Land Stewardship Initiatives, and Enhanced Program for an upgrade to the existing septic systems at Lake Ronkonkoma Park.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF


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

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

PURPOSE:

The resolution authorizes the Supervisor to apply for and accept grant funding.

SPECIFY WHERE APPLICABLE:

Entity of individual benefitted by resolution:	Town of Islip Residents
Site or location effected by resolution:	Lake Ronkonkoma Beach Park
Cost:	\$115,000 total project cost
Budget Line:	H14.7031.30541 
Amount and source of outside funding:	Suffolk County WQPRP-Grant Funding up to \$57,500

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number of Town of Islip 617 Check List, an Environmental review is required.

☒ No under 6NYCRR 617.5(c) (20) – routine or continuing agency administration and management

Signature of Commissioner/Department Head Sponsor:

Date:  8/11/17

August 22, 2017

Resolution #

Whereas, the Town of Islip (“the Town”) Department of Parks, Recreation and Cultural Affairs has identified a need to upgrade the existing septic systems at Lake Ronkonkoma Park;

Whereas, Suffolk County administers grant programs through the Water Quality Protection and Restoration Program (“WQPRP”), Land Stewardship Initiatives, and the Enhanced Suffolk County Water Quality Protection Program (“Enhanced Program”); and

Whereas, such grant programs are open to municipalities that wish to make wastewater treatment improvements at municipal parks (i.e. innovative alternative nitrogen reducing technologies, composting toilets, wastewater reuse); and

Whereas, the Town is eligible to receive up to 50% of the cost of upgrading the existing septic systems at Lake Ronkonkoma Park through such grant programs; and

Whereas, the Town Commissioner of Parks Recreation and Cultural Affairs recommends approval of this resolution;

Now, therefore, on a motion by Councilperson _____, seconded by Councilperson _____, be it

Resolved, that the Supervisor, or her designee, is hereby authorized to execute any and all documents required to apply for and accept grant funding from the Suffolk County WQPRP, Land Stewardship Initiatives, and Enhanced Program, 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 this resolution and the terms of the grant agreement.

Upon a vote being taken, the result was:

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

No. 15

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into an agreement with Connoisseur Media to produce and administer promotional advertisements for Town events.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
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: The resolution authorizes the Supervisor to enter into an agreement with Connoisseur Media to provide ninety-one (91), thirty (30) second commercials on 103.1 MAX FM, on-line cube ads and nine (9) hours of on-site appearance with DJ (The Wiseman), crew, live music and prizes including a live broadcast at the 2017 Seafest, Saturday, September 23, 2017 and the Apple Festival, Saturday, October 21, 2017. 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:	Town of Islip Residents
Sites or locations effected by resolution:	Bay Shore Marina, Bay Shore, New York 11706 Islip Grange, Sayville, New York 11782
Cost:	No cost to the Town of Islip.
Budget Line:	A7420.4 5000
Amount and source of outside funding:	Maximum revenue is approximately \$35,000.00

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ Yes under Section I, Sub. A, Number _____ of Town of Islip 617 Check List, an Environmental review is required.

☒ No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management

Signature of Commissioner/Department Head Sponsor

Date

8/14/17

August 22, 2017
Resolution # _____

WHEREAS, the Town of Islip, Department of Parks, Recreation and Cultural Affairs is interested in utilizing radio as a medium to communicate and promote town run festivals – Seafest and the Apple Festival; and

WHEREAS, Connoisseur Media, located at 234 Airport Plaza, Farmingdale, New York 11735, 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 Connoisseur Media to provide promotional advertisements and on-site appearances.

NOW, THEREFORE, on a motion by Councilperson _____,
seconded by Councilperson _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement, the form and content of which shall be subject to the approval of the Town Attorney, with Connoisseur Media to produce and administer promotional advertisements via 30-second radio commercials, on-line cube ads, and on-site appearances for a total cost not to exceed \$7,390.00 which fee shall be paid using vendor fees collected at the above mentioned town run festivals; and be it further

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

UPON A VOTE BEING TAKEN, the result was:

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

No. 16

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into a contract extension with The Landtek Group, Inc. for contract DPD 2-15, Streetscapes/Sidewalks.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
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 Town Attorney no later than 12 days prior to the scheduled meeting.

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

This Resolution authorizes the Supervisor to enter into a contract extension with **LandTek Group, Inc., 235 County Line Road, Amityville NY 11701**, the Contractor for **Contract DPD 2-15, Streetscapes /Sidewalks**.

SPECIFY WHERE APPLICABLE:

1. Entity or Individual benefitted by resolution: The Town
2. Site or location effected by resolution: Various locations around the Town.
3. Cost: To be determined. This is a requirements contract renewal, and there will be no change to any unit bid price.
4. Budget Line: Various capital accounts to be determined by the Comptroller.
5. Amount and source of outside funding:

ENVIRONMENTAL IMPACT: Is this action subject to a SEQRA environmental review?

☐ YES - Under Section 1, Sub. _____ Number _____ of Town of Islip 617 Check List, an environmental review is required. All regulatory permits will be procured prior to construction.

☒ NO - Under Section II, Sub. c Number 6 of Town of Islip 617 Check List, no environmental review is required.

Signature of Sponsor:

Christopher H. Poelker, P.E., Town Engineer

Date.

8/16/2017

CHP:ms

Resolution:

Date:

WHEREAS, on August 7, 2015, the Town of Islip entered into a contract with The LandTek Group, Inc. ("the Contractor") for "Streetscapes /Sidewalks", Contract No. DPD 2-15, in the amount of \$524,825.00 ("the contract"); and

WHEREAS, the contract was for a term of one (1) year with an option to renew for two (2) additional one-year periods upon the mutual consent of the Town and the Contractor; and

WHEREAS, on July 12, 2016 the Town Board authorized the first one (1) year extension of the contract from August 8, 2016 to August 8, 2017; and

WHEREAS, on August 8, 2017, the Contractor requested that the Town renew the contract for a second one (1) year extension from August 9, 2017 to August 9, 2018; and

WHEREAS, the Commissioner of the Department of Planning and Development, Ron Meyer, and the Town Engineer, Christopher H. Poelker, P.E. recommend that the contract be extended for a period of one (1) year; and

WHEREAS, the Department of Planning and Development has determined that no significant environmental impact will occur as a result of the contract;

NOW THEREFORE, UPON a motion by

Councilperson _____ and seconded by

Councilperson _____; be it

RESOLVED that the Supervisor is hereby authorized to execute a second, one (1) year contract extension with The LandTek Group, Inc., the Contractor for contract DPD 2-15, Streetscapes /Sidewalks, with no change to any unit bid price; 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 contract.

UPON a vote being taken the result was

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

No. 17

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a public hearing to consider amendments to Chapter 68 entitled "Zoning".

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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

Ron Meyer

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

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

**Town of Islip
Sponsor's Memorandum
for Town Board Resolution**

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

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

This resolution authorizes the Town Clerk to advertise for a public hearing to consider the adoption of amendments to Chapter 68 by the adoption of an ordinance. These changes are proposed in order to clarify, modernize, and streamline portions of the Code that are either ambiguous, lacking clarity, or insufficient in addressing current trends. The proposed amendments will serve all Town of Islip citizens and assist in protecting the public health, safety, and welfare of the Town.

Specifically, these amendments include but may not be limited to:

- 1) Removing superfluous and anachronistic language within the code.
- 2) Providing a path for legitimizing motocross tracks in a responsible manner.
- 3) Encouraging the creation of canopies atop gas station refueling locations.
- 4) Harmonizing the Sign Ordinance with the Energy Conservation Code.
- 5) Increasing permitted floor area for residential buildings in the Great River Planned Development District to allow for a more holistic life cycle community.

Note: In consultation with the Town Attorney's office, this resolution will authorize the Town Clerk to advertise for a public hearing. However, the actual date of that hearing will remain open pending the receipt of any determination from the Suffolk County Planning Commission. Upon receipt of such comments, the Planning Department will request the Clerk's office to publish for the public hearing.

Specify Where Applicable:

1. Entity or individual benefitted by resolution: Town of Islip
2. Site or Location effected by resolution: Town wide
3. Cost: NA
4. Budget Line: NA
5. Amount and source of outside funding: NA

Environmental Impact: Is this action subject to a SEQR environmental review ?

 X Yes under Section 617.4, Sub.B, Number (2) of the Town of Islip 617 Check List, an environmental review is required

 No under Section II, Sub. , Number of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date:

Ron Meyer, Commissioner

TOWN BOARD RESOLUTION

Date:

WHEREAS, a review of the Islip Town Code has been conducted by the Department of Planning and Development and the Office of the Town Attorney; and

WHEREAS, on the basis of said review, certain modifications are deemed appropriate in order to clarify, modernize, and streamline portions of the Code that are either ambiguous, lacking clarity, or are insufficient in addressing current trends; and

WHEREAS, pursuant to New York State General Municipal Law, the proposed code changes will be referred to the Suffolk County Planning Commission, and

WHEREAS, upon receipt of comments from the Suffolk County Planning Commission, the Planning Department will request the Clerk's Office to publish for a public hearing; and

WHEREAS, a review of the environmental impacts of these proposed regulations will be fully analyzed in connection with the State Environmental Quality Review Act;

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

RESOLVED, that upon receiving notification from the Planning Department that it has received the Suffolk County Planning Commission comments, the Town Clerk is authorized to advertise for a public hearing to consider amendments to the Islip Town Code Chapter 68 entitled "ZONING".

SEE ATTACHED

Additions are indicated by UNDERLINING
Deletions are indicated by ~~STRIKEOUTS~~

Upon a vote being taken the result was:

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Islip will hold a Public Hearing on _____ at _____ p.m. at _____, Islip, NY to consider amendments to the Town of Islip Town Code Chapter 68 entitled "ZONING", a copy of which is available at the offices of the Town Clerk of the Town of Islip at 655 Main Street, Islip, New York.

By: Olga H. Murray
Town Clerk

TOWN BOARD RESOLUTION

Date: _____

WHEREAS, a review of the Islip Town Code has been conducted by the Department of Planning and Development and the Office of the Town Attorney; and

WHEREAS, on the basis of said review, certain modifications are deemed appropriate in order to clarify, modernize, and streamline portions of the Code that are either ambiguous, lacking clarity, or are insufficient in addressing current trends; and

WHEREAS, pursuant to New York State General Municipal Law, the proposed code changes have been referred to the Suffolk County Planning Commission, and

WHEREAS, a review of the environmental impacts of these proposed regulations indicates that no significant environmental impact will occur; and

WHEREAS, the Town Clerk has placed a Public Notice in the newspaper circulated locally which indicates the nature of the proposed Code changes; and

WHEREAS, on _____, a public hearing was held;

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

RESOLVED, that the Town Board hereby adopts changes to the Town of Islip Town Code Chapter 68 entitled "ZONING" as specified herein; and

SEE ATTACHED

Additions are indicated by UNDERLINING

Deletions are indicated by ~~STRIKEOUTS~~

Upon a vote being taken the result was:

Chapter 68 Zoning

Article I: General Provisions

§ 68-3 Word Usage and Definitions

B. Definitions

GROSS FLOOR AREA (GFA)

The total floor area, including all levels or stories, of a structure as measured from the exterior faces of the walls.

[Amended 4-8-1997; 1-14-2003; 4-5-2005; 12-12-2006; 9-11-2007; 5-28-2008; 6-8-2010]

(2) The following structures shall not contribute towards gross floor area:

(h) Decks located on Fire Island, provided that they are accessory to a permitted principal use and are not roofed over, covered or enclosed and which are a maximum of five feet above average grade. For the purposes of this section, average grade shall be determined by measuring the vertical distance from the ground to the bottom of the lowest horizontal joist member at each external corner of said deck and taking the average thereof.

(i) Cornices, eaves, gutters, chimneys, bay windows, and fireplaces which extend no more than 24 inches from the exterior walls of a building.

(j) Area beneath staircases in single-family and two-family dwellings.

(k) Permanent canopies over fuel dispensers

MOTOCROSS TRACK

An off-road dirt or mud track on a closed course that includes turns, hills and jumps for the outdoor recreational use by riders of off-road all terrain vehicles, off-highway motorcycles or other wheeled vehicles that are propelled by a force other than human energy.

Article XXI. Use District Regulations: General Service C District

§ 68-185 Height.

[Amended 4-8-1997]

A. ~~In a General Service C District, no~~ No building or structure shall be erected or altered to a height in excess of 35 feet or two stories.

B. A hospital, ~~or~~ skilled nursing facility, assisted living facility, or continuum care facility may be erected to a height in excess of 35 feet or two stories with the approval of the Town Board after due public hearing, and provided that the portion of the building which is erected in excess of 35 feet shall be set

back one additional foot for each additional foot of height with relation to front yards, rear yards and side yards.

C. Flagpoles shall not exceed 35 feet in height.

D. No accessory building shall be erected or altered to a height in excess of 18 feet.

Article XXI. Use District Regulations: Business 2 District

§ 68-287 Uses permitted by special permit from Town Board after public hearing.

A. University or college dormitory or similar residential use.

B. (Reserved)

C. (Reserved)

~~D. Boardinghouse or lodging house.~~

§ 68-292 Area density.

~~D. The minimum required lot area for a lodging house or boardinghouse shall be 40,000 square feet and not less than 1,250 square feet of lot area for each sleeping room.~~

§ 68-294 Width of lot.

A. Minimum requirements.

(1) The minimum width of lot for a single-family detached dwelling, or a two-family detached dwelling, ~~lodging house or boardinghouse~~ shall be 100 feet throughout.

(2) The minimum width of lot for all permitted buildings shall be 65 feet, except as otherwise provided herein.

~~(3) The minimum width of lot for a hotel, motel or boathouse shall be 150 feet throughout.~~

(4) The minimum width of lot for a community building, church or other similar place of worship or parish house shall be 100 feet throughout.

(5) The minimum width of lot for all uses permitted pursuant to §§ 68-287 and 68-288 shall be 100 feet throughout.

(6) The minimum width of lot for all other permitted uses shall be 100 feet throughout.

Article XXVI. Use District Regulations: Industrial 2 District

§ 68-361 Area density.

A. The minimum required plot area for any use authorized in this district shall be 20,000 square feet.

(1) Exception: The minimum required plot area for motocross tracks shall be 200,000 square feet.

B. Separate ownership. A permitted building may be erected on or a permitted use may occupy any lot which was separately owned at the time of the passage of this ordinance and which has not come into

common ownership with adjoining property and conforms to the area density requirements of the Zoning Ordinance prior to such codification and conforms to all other minimum requirements of this ordinance.

§ 68-355 Prohibited uses

~~(65) Operation of all terrain vehicles, motorcycles or similar uses. [Added 6-8-2010]~~

§ 68-356.1 Uses permitted by special permit from Planning Board after public hearing.

L. Motocross Track, subject to the following conditions:

(1) Planning Board approval of a noise mitigation plan

(2) Planning Board approval of a dirt and dust management plan

(3) Location a minimum of 500 feet from any residential use or zone

Article XXIX. Signs

§ 68-400 Miscellaneous provisions

A. Illumination. Where illumination of signs is permitted, such illumination may only be between sundown and ~~11:00~~ 10:00 p.m. or close of business, whichever is later. Illumination shall only be of an even intensity at all times and shall not use more than 15 watts per square foot of sign area being illuminated, or as specified in the New York State Energy Conservation Construction Code, whichever is more restrictive. Illumination may be direct (giving forth light from the interior of the sign through translucent material) or it may be indirect (when the light source is not visible from any adjoining property or street and is directed upon the sign) as specified in the Schedule of Sign Regulations.[1] All illuminated signs, except in residence districts, must be wired to a separate circuit, and, in addition, directly illuminated facial signs attached to combustible surfaces shall be approved by the New York Board of Fire Underwriters.

Article XXVII: Retail Fuel Service Stations

§ 68-374 Percentage of lot occupancy

A. A gasoline-retail fuel service station shall not occupy more than 25% of the total lot area, including accessory buildings, however, excluding permanent canopies over fuel dispensers.

~~**B.** Accessory buildings shall not occupy more than 10% of the total area.~~

Article XLIII: Use District Regulations: Industrial Corridor District

§ 68-465 Permitted uses.

A. In an Industrial Corridor District, no building, structure or premises shall be used or occupied and no building or part thereof or other structure shall be so erected or altered, except for one or more of the following purposes:

(1) Office.

(2) Manufacturing and assembly uses, ~~provided that the operation does not involve the outdoor storage of vehicles,~~ except those uses prohibited in an Industrial 1 District or Industrial 2 District.

Article LI: Use District Regulations: Great River Planned Development District

§ 68-670 Designation of subdistricts.

The following subdistricts shall be spatially defined on the concept plan and shall be so designated on the Official Map of the Town of Islip:

B. Residential.

(5) Floor area ratio and percentage of lot occupancy shall be calculated based upon the area of the subject property prior to any dedications and noninclusive of the fire substation.

(a) The percentage of lot occupancy for all structures shall not exceed 25%, and combined floor area ratio for all structures in this subdistrict shall not exceed 0.40.

(b) The percentage of lot occupancy for residential structures shall not exceed 20%, and floor area ratio shall not exceed ~~0.30~~0.35.

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

No. 18

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute an agreement with Atlantic Coast Auto Brokers Inc. to utilize 200 square feet of office space at 150 Arrival Avenue, Ronkonkoma related to aviation travel and 10 parking spaces.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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

Shelley LaRose Arken

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

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Town of Islip

**Sponsor's Memorandum
for Town Board Resolution**

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 Town Attorney no later than 12 days prior to the scheduled meeting.

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

Authorizes the Supervisor to execute an agreement with Atlantic Coast Auto Brokers Inc. for the rental of approximately 200 square feet of office space at 150 Arrival Avenue as well as 10 associated parking spots for a term of three years with an option to renew held by the Town.

Specify Where Applicable:

1. Entity or individual benefitted by resolution:

Town-Wide

2. Site or Location affected by resolution:

Long Island MacArthur Airport

3. Cost:\$ na

4. Budget Line: na

5. Amount and source of outside funding:

na

Environmental Impact: Is this action subject to a SEQR environmental review ?

☐

Yes under Section I, Sub.A, Number _____ of the Town of Islip 617 Check List, an environmental review is required

☒

No under Section II, Sub. _____, Number _____ of the Town of Islip 617 Check List, no environmental review is required.



8/9/17

Signature of Commissioner/Department Head Sponsor:

Date:

August 22, 2017

Resolution No.

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

WHEREAS, the Town has been approached by an entity, Atlantic Coast Auto Brokers Inc., to utilize 200 sq. ft. of the building for purposes related to aviation travel and 10 parking spaces; and

WHEREAS, the Town believes that this is good use of the building space and will complement the travel of those who use the airport; and

WHEREAS, the Commissioner of Aviation and Transportation, hereby recommends that the Town enter into an agreement with Atlantic Coast Auto Brokers Inc. 300 Indian Head Road, Kings Park, New York.

NOW, THEREFORE, on a motion of

RESOLVED, that the Supervisor is hereby authorized to execute an Agreement with Atlantic Coast Auto Brokers Inc., 300 Indian Head Road, Kings Park, New York, to utilize 200 sq. ft. of space at an annual rate of \$33.48 per sq. ft. subject to CPI adjustment annually and 10 parking spaces at fair market value daily rate of \$1.00 per space located at 150 Arrival Ave. Ronkonkoma N.Y. 11779, for a period of three years with the Town's option to renew, the terms of which agreement shall be subject to the approval of the Islip Town Attorney.

Upon a vote being taken, the result was:

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

No. 19

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute an agreement with Johnson, Kukata & Luchesi, P.C. for engineering services relating to the airfield pavement analysis and pavement management plan at Long Island MacArthur Airport.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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

Shelley LaRose Arken

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

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Town of Islip

**Sponsor's Memorandum
for Town Board Resolution**

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 Town Attorney no later than 12 days prior to the scheduled meeting.

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

Supervisor, or her designee, is hereby authorized to execute an agreement with Johnson, Kukata & Lucchesi, P.C for engineering services relating to the airfield pavement analysis and pavement management plan at Long Island MacArthur Airport at a total cost not to exceed \$370,428.00

Specify Where Applicable:

1. Entity or individual benefitted by resolution:

Johnson, Kutata & Lucchesi, P.C.

2. Site or Location affected by resolution:

Long Island MacArthur Airport

3. Cost:\$ 370,428.00

4. Budget Line: TBD

5. Amount and source of outside funding:

90% by the FAA

5% by the State of New York

5% local share

Environmental Impact: Is this action subject to a SEQR environmental review ?

☐ Yes under Section I, Sub.A, Number _____ of the Town of Islip 617 Check List, an environmental review is required

☒ No under Section II, Sub. _____, Number _____ of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

8/1/17
Date:

August 22, 2017
Resolution No.

RESOLUTION AUTHORIZING the Supervisor to execute a professional services agreement with Johnson, Kukata & Lucchesi, P.C. for engineering services relating to the Airfield Pavement Analysis and Pavement Management Plan at Long Island MacArthur Airport.

WHEREAS, the Town of Islip ("Town") owns and operates Long Island Macarthur Airport ("the Airport"); and

WHEREAS, in the course of regular use, certain repair and maintenance of runway, taxiway, and apron surfaces is required for the continued safe and efficient conduct of airport operations; and

WHEREAS, the Department of Aviation & Transportation solicited requests for qualifications for engineering services of the airfield pavement analysis and pavement management plan (the "Project") and Johnson, Kukata & Lucchesi, P.C. was determined to be the most qualified; and

WHEREAS, the Department of Aviation and Transportation has submitted an application to the Federal Aviation Administration ("FAA") for an Airport Improvement Project ("AIP") at the Airport; and

WHEREAS, the FAA approved AIP funding for the design and engineering for the Project in the amount of \$370,428; and

WHEREAS, the Town will be reimbursed for expenditures relating to the Project as follows: 90% by the FAA and 5% by the State of New York; and

WHEREAS, the Town has applied for Passenger Facility Charge ("PFC") funding for the remaining 5% local share; and

WHEREAS, the FAA has approved the use of Johnson, Kukata, & Lucchesi, P.C. located at 6031 University Blvd, Suite 330, MD 21043 as engineers for the Project;

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 Johnson, Kukata & Lucchesi, P.C for engineering services relating to the airfield pavement analysis and pavement management plan at Long Island MacArthur Airport at a total cost not to exceed \$370,428.00; 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. 20

TO: SUPERVISOR ANGIE M. CARPENTER
COUNCILMAN STEVEN J. FLOTTERON
COUNCILWOMAN TRISH BERGIN WEICHBRODT
COUNCILMAN JOHN C. COCHRANE, JR.
COUNCILWOMAN MARY KATE MULLEN

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Request for the Islip Planning Board to investigate and hold any necessary public hearings relating to the extension of the Planned Landmark Preservation District.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **AUGUST 22, 2017 AT 2PM** IN THE TOWN BOARD ROOM, ISLIP TOWN HALL.

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

Ron Meyer

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

enclosure:

cc: OLGA H. MURRAY, TOWN CLERK
RON MEYER, COMMISSIONER, PLANNING AND DEVELOPMENT
JOSEPH LUDWIG, COMPTROLLER
TRACEY KRUT, CHIEF OF STAFF

Town of Islip

**Sponsor's Memorandum
for Town Board Resolution**

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 Town Attorney no later than 12 days prior to the scheduled meeting.

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

Request for the Islip Planning Board to investigate and hold any necessary public hearings relating to the extension of the Planned Landmark Preservation District as it relates to the former Dowling College Campus.

Specify Where Applicable:

1. Entity or individual benefitted by resolution:
Town of Islip
2. Site or Location affected by resolution:
Former Dowling College Campus
3. Cost:\$ n/a
4. Budget Line:
5. Amount and source of outside funding:

Environmental Impact: Is this action subject to a SEQR environmental review ?

☐ Yes under Section 1, Sub.A, Number _____ of the Town of Islip 617 Check List, an environmental review is required

☒ No under Section II, Sub._____, Number_____ of the Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor:

Date:

8/21/2017

August 22, 2017
Resolution No.

WHEREAS, pursuant to Islip Town Code, Chapter 68, Article XLI, the Town Board of the Town of Islip is interested in protecting and enhancing sites, scenic views, buildings, structures, works of art and other objects within the Town that have a special character or special historical or aesthetic interest or value; and

WHEREAS, certain buildings now existing on the former grounds of Dowling College in Oakdale may possess such special character or historic interest to the Town of Islip and their preservation may serve the objectives of Chapter 68, Article XLI; and

WHEREAS, in pursuit of the objectives of Chapter 68, Article XLI, the Town of Islip Planning Board is empowered to investigate, conduct public hearings and make recommendation to the Town Board as to any amendments to the Town of Islip Zoning Map.

NOW, THEREFORE, on a motion of Councilperson _____;
seconded by Councilperson _____; be it

RESOLVED, that the Town Board of the Town of Islip hereby requests that the Town of Islip Planning Board investigate and hold any necessary public hearings relating to the extension of the Planned Landmark Preservation District over certain buildings, structures and land now existing on the grounds of the former Dowling College Campus pursuant to the legislative intent contained in Islip Town code Chapter 68, Article XLI.

Upon a vote being taken, the result was: