

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

No. 1

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Appropriation Transfers**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15, 2018 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

Approved by Commissioner /

it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

TO ☒ INCREASE ☒ DECREASE ☐

670.50

# SOFTWARE FOR SURVEYING MACHINE

Upon a vote being taken, the result was

CONTROL LER'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

1. Fill in "prepared on (date)," "by," Department Head / Commissioner signature

2. Complete "From" / "To" section.
3. Provide reasonable "justification"; lengthy memorandums are not necessary.
4. Transmitt the completed white and yellow copy to the Comptroller's Office.
5. Comptroller's Office will complete the processing and forward to the Supervisor's Office to be placed on the Town Board agenda.
6. After approval / denial by the Town Board, the Town Clerk will distribute in accordance with existing policy.

**TOWN OF ISLIP  
Resolution Authorizing Appropriation Transfers**

Resolution prepared on April 19, 2018 for (department) DPW approved by Commissioner/Department Head  
(print name & sign) Thomas Owens and Comptroller [Signature] : at the Town Board Meeting on  
(date) 4/19/18, on a motion by Councilperson [Signature], seconded by Councilperson [Signature],  
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Decrease		Increase	
Account Title	Account Number	Account Title	Account Number
MV Repair	A.1640.41220	Shop Equip.	A.1640.22550
	\$500.00		\$500.00

Justification: 500-00 500-00

To put toward smoke machine purchase

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

**DISTRIBUTION**

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

**COMPTROLLER'S USE ONLY**

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

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

NEW YORK  
TOWN OF ISLIP  
COMPTROLLER'S OFFICE

21-6 MW 23 APR 2018

## TOWN OF ISLIP

~~for (department)~~

Traffic Safety approved by

at the Town Board Meeting on

(date)

It was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

**Decrease**

[illegible]

Account Number

Amount

Account Title

Account Number

Amount

**Increase**

Account Number

Amount

Outside Prof.

A.3310.45000

20 2350

Other Equip

A.3310. 222760

#235000

**Justification:**

2320-00

2352 - 00

To pay for the roll up doors on trailer

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

Date \_\_\_\_\_

## DISTRIBUTION

**Town Clerk**

## Comptroller

Department Head

**COMPTROLLER'S USE ONLY**

Journal Entry Number 611

~~20 APR 25 AM 11:16~~

**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.**

COMPTROLLER'S OFFICE  
ISLIP, NEW YORK

6/16/18

TOWN OF ISLIP  
Resolution Authorizing Appropriation Transfers

Resolution prepared on March 8, 2018 (date)  
(print name & sign) Thomas Owens (department) DPW approved by Commissioner/Department Head  
and Comptroller [Signature] : at the Town Board Meeting on  
(date) March 8, 2018 on a motion by Councilperson [Signature] seconded by Councilperson [Signature]  
it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below: ✓

Decrease		Increase	
Account Title	Account Number	Account Title	Account Number
Signal Maint	A.3310.44380	Other Equip	A.3310.22560
	\$10,000.00		\$10,000.00

Justification:

To purchase the 3 trailers for  
storage of street lighting & sign materials

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

Date \_\_\_\_\_

DISTRIBUTION

Town Clerk

Comptroller

Department Head

COMPTROLLER'S USE ONLY

Journal Entry Number

391:1117 6-28-2018

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.

3018 10 5 33710214400



## TOWN OF ISLIP

(print name & sign)

5/9/18

for (department) Town Attorney

approved by Commissioner/Department Head

(date) 5/15/18

on a motion by Councilperson

and Comptroller

seconded by Councilperson

at the Town Board Meeting on

It was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

increase

increase

Account Title

Account Number

Amount

Account Title

**Account Number**

Amount

Appropriated Fund Balance

A.1002.09

525,000.00

## Outside Professional

A.1420.45000

625,000.00

Transfer needed to cover various legal costs

625,000.00

625,000.00

Upon a vote being taken, the result was

**Date:**

## DISTRIBUTION

Town Clerk

Comptroller

Department Head

## COMPTROLLER'S USE ONLY

Journal Entry Number

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

**TOWN OF ISLIP**  
Resolution Authorizing Appropriation Transfers

Resolution prepared on 5/4/18 by Ann Marie Vallone approved by Commissioner/ Jonathan Stocker and Comptroller \_\_\_\_\_ at the Town Board Meeting on \_\_\_\_\_ (date) \_\_\_\_\_, on a motion by Councilperson \_\_\_\_\_ seconded by Councilperson \_\_\_\_\_ it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below.

Decrease		Increase	
Account Title	Account Number	Account Title	Account Number
OFFICE SUPPLIES	A7020.4-41000	OFFICE EQUIPMENT	A7032.2-2200
	\$ 1,390.00		\$1,390.00

1,390.00

1,390.00

Justification: To cover the cost of new cash registers at Ship Wreck Cove & Roberto Clemente Pools.

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

Date \_\_\_\_\_

**DISTRIBUTION**

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

**COMPTROLLER'S USE ONLY**  
Journal Entry Number \_\_\_\_\_

This form is required (effective 1/1/18) for both the processing of appropriation transfers requiring Town Board Resolution and those not requiring Town Board Resolution.

2018 MAY -3 PM 2:16  
COMPTROLLER'S OFFICE  
ISLIP NEW YORK



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

No. 2

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15,  
2018 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

**MAY 15, 2018 – 2:00 PM  
TOWN BOARD MEETING**

1) 50 Town Line Road, Hauppauge	0500-001.00-01.00-042.000	BC
2) 85 Elder Road, Islip	0500-462.00-02.00-030.000	CU
3) 102 Bushwick Avenue, Central Islip	0500-077.00-01.00-035.000	BC
4) 246 Fruitwood Lane, Central Islip	0500-079.00-03.00-055.000	BU
5) 663 Wilson Boulevard, Central Islip	0500-206.00-01.00-031.000	BC

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

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**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.

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 50 Town Line Road, Hauppauge, NY 11788.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 50 Town Line Road, Hauppauge, NY 11788

2. Site or location effected by resolution:

50 Town Line Road, Hauppauge, NY 11788

3. Cost N/A

4. Budget Line N/A

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

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**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

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Signature of Commissioner/Department Head Sponsor:

Dated: May 3, 2018

  
TARYN PRUSINSKI, ASSISTANT TOWN ATTORNEY

May 15, 2018

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the "Inspector") of the Town of Islip has declared a certain building(s) and real property situated at 50 Town Line Road, Hauppauge, 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 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 Gazza, Frank Diorio and Thomas Diorio, and also upon Frank J. Diorio, by Registered Mail, Return Receipt Requested on May 3, 2018, 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 May 15, 2018; and

**WHEREAS**, pursuant to Chapter 68 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on May 3, 2018, 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 May 15, 2018; 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 May 15, 2018, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector's determination; and

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

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

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

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris, 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. 0500-001.00-01.00-042.001.

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

(G:\Board up/Clean-up - 50 Town Line Road, Hauppauge)

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

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**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.

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

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 85 Elder Road, Islip, NY 11751.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 85 Elder Road, Islip, NY 11751

2. Site or location effected by resolution:

85 Elder Road, Islip, NY 11751

3. Cost N/A

4. Budget Line N/A

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

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**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

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Signature of Commissioner/Department Head Sponsor:

Dated: May 3, 2018



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TARYN PRUSINSKI, ASSISTANT TOWN ATTORNEY

May 15, 2018

**WHEREAS**, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 85 Elder Road, Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-462.00-02.00-030.000, 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, Easton Home Building Corp., and also upon Charles Lobosco & Son, Inc., profit Sharing Plan, by Certified Mail, Return Receipt requested on May 3, 2018, 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 May 15, 2018; 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 May 3, 2018, 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 May 15, 2018, 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, May 15, 2018, 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 repair or replace the temporary fencing, 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. 0500-462.00-02.00-030.000.

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

(G: Clean Up - 85 Elder Road, Islip)



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

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**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.

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 102 Bushwick Avenue, Central Islip, NY 11722.

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**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 102 Bushwick Avenue, Central Islip, NY 11722

2. Site or location effected by resolution:

102 Bushwick Avenue, Central Islip, NY 11722

3. Cost N/A

4. Budget Line N/A

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

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**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.

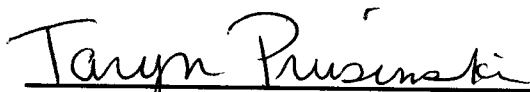
☐ No under Section II, Sub. \_\_\_\_ Number \_\_\_\_ of Town of Islip 617 Check List no environmental review is required.

Unlisted Action

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Signature of Commissioner/Department Head Sponsor:

Dated: May 3, 2018



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TARYN PRUSINSKI, ASSISTANT TOWN ATTORNEY

May 15, 2018

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the "Inspector") of the Town of Islip has declared a certain building(s) and real property situated at 102 Bushwick Avenue, Central Islip, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris, including unregistered vehicles, on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Federal National Mortgage Association, by Registered Mail, Return Receipt Requested on May 3, 2018, 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 May 15, 2018; and

**WHEREAS**, pursuant to Chapter 68 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on May 3, 2018, 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 May 15, 2018; 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 May 15, 2018, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector's determination; and

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

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

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

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris, including any and all unregistered vehicles, 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. 0500-077.00-01.00-035.000.

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

(G:\Board up/Clean-up - 102 Bushwick Avenue, Central 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 246 Fruitwood Lane, Central Islip, NY 11722.

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 246 Fruitwood Lane, Central Islip, NY 11722

2. Site or location effected by resolution:

246 Fruitwood Lane, Central Islip, NY 11722

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: May 3, 2018



TARYN PIUSINSKI, ASSISTANT TOWN ATTORNEY

May 15, 2018

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the "Inspector") of the Town of Islip has declared a certain building(s) and real property situated at 246 Fruitwood Lane, Central Islip, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Estate of Josephine Carbone, and also upon CitiFinancial Customer Care, and also upon CitiFinancial Company (DE) by Registered Mail, Return Receipt Requested on May 3, 2018, 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 May 15, 2018; and

**WHEREAS**, pursuant to Chapter 68 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on May 3, 2018, 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 May 15, 2018; 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 May 15, 2018, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector's determination; and

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

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

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

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior, 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. 0500-079.00-03.00-055.000.

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

(G:\Board up - 246 Fruitwood Lane, Central 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 663 Wilson Boulevard, Central Islip, NY 11722.

**SPECIFY WHERE APPLICABLE:**

1. Entity or individual benefitted by resolution:

Surrounding area residents and travelers of 663 Wilson Boulevard, Central Islip, NY 11722

2. Site or location effected by resolution:

663 Wilson Boulevard, Central Islip, NY 11722

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: May 3, 2018

  
TARYN PRUSINSKI, ASSISTANT TOWN ATTORNEY

May 15, 2018

**WHEREAS**, the Chief Building Inspector or Authorized Agent (the "Inspector") of the Town of Islip has declared a certain building(s) and real property situated at 663 Wilson Boulevard, Central Islip, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

**WHEREAS**, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Deutsche Bank National Trust Company, and also upon Deutsche Bank National Trust Company, as Indenture Trustee for Argent Mortgage Loan Trust 2005-W1, Asset-Backed Notes Series 2005-W1, c/o Ocwen Loan Servicing, by Registered Mail, Return Receipt Requested on May 3, 2018, 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 May 15, 2018; and

**WHEREAS**, pursuant to Chapter 68 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be posted in a conspicuous place on the said premises on May 3, 2018, 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 May 15, 2018; 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 May 15, 2018, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector's determination; and

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



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

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

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

**RESOLVED**, that the Inspector be and he hereby is authorized to order that the work be done to secure the building(s), to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris, 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. 0500-206.00-01.00-031.000.

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

(G:\Board up/Clean-up - 663 Wilson Boulevard, Central Islip)

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

No. 3

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON MAY 15,  
2018 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

May 15, 2018

Agenda

1. Call the meeting of the Town of Islip Industrial Development Agency to order.
2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on **April 24, 2018**.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **CPI Aerostructures, Inc.** Located at 91 Heartland Boulevard, Edgewood. (SCTM# 0500-13400-0300-002000).
4. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **North Atlantic Industries**. Located at 110 Wilbur Place, Bohemia. (SCTM#0500-19100-0200-065004).
5. To consider the adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **Aerotech Industrial, LLC/Sartorius Stedim North America, Inc.** Located at 545 Johnson Avenue, Bohemia. (SCTM# 0500-19200-0100-012004).
6. To consider the adoption of an Authorizing Resolution for Financing **2120 Smithtown Realty, LLC/Piping Rock Health Products**. Located at 2120 Smithtown Avenue, Ronkonkoma. (SCTM# 0500-10603-0100-003006).
7. To consider the adoption of a Resolution approving a Tenant Agreement between the Town of Islip Industrial Development Agency and **Park Avenue Rarities, Inc./FEIL Organization**. Located at 3500 Sunrise Highway, Great River. (SCTM# 0500-21100-0100-005006).
8. To consider **any other business** to come before the Agency.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 15, 2018**

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**AGENDA ITEM # 1**

**TYPE OF RESOLUTION: CALL TO ORDER**

**COMPANY: N/A**

**PROJECT LOCATION: N/A**

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

**INVESTMENT: \$N/A**

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 15, 2018**

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**AGENDA ITEM # 2**

**TYPE OF RESOLUTION:** TO CONSIDER THE ADOPTION OF A  
RESOLUTION ON BEHALF OF THE TOWN OF ISLIP IDA TO APPROVE THE  
MINUTES FROM THE MEETING ON APRIL 24, 2018

**COMPANY:** N/A

**PROJECT LOCATION:** N/A

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

**INVESTMENT:** \$N/A



MEETING OF THE TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY

April 24, 2018

Meeting Minutes

1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by Councilman John C. Cochrane Jr and seconded by Councilwoman Mary Kate Mullen.  
  
Members Angie M. Carpenter, Councilwoman Mary Kate Mullen, Councilman John C. Cochrane Jr., Councilman James P. O'Connor 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 **March 20, 2018**. On a motion by Councilman James P. O'Connor and Councilwoman Trish Bergin Weichbrodt, said motion was approved unanimously.
3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **North Atlantic Industries**. Located at 110 Wilbur Place, Bohemia. (0500-19100-020-065004). On a motion by Councilman John C. Cochrane Jr and Councilman James P. O'Connor, said motion was approved unanimously.
4. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **Sartorius Stedim North America**. Located at 545 Johnson Ave, Bohemia. (SCTM# 0500-19200-0100-012004). On a motion by Councilman John C. Cochrane Jr and Chairwoman Angie M. Carpenter, said motion was approved unanimously.
5. To consider the adoption of an Inducement/Authorizing Resolution between the Town of Islip Industrial Development Agency and **Agilitas Energy, LLC**. Located at 600 Blydenburgh Road, Hauppauge and 1155 Lincoln Avenue, Holbrook (SCTM#0500-01600-0200-004000). On a motion by Councilman James P. O'Connor and seconded by Councilwoman Trish Bergin Weichbrodt, said motion was approved unanimously.
6. To consider the adoption of a Resolution Authorizing a tenant agreement between the Town of Islip Industrial Development Agency and **Sunrise Business Center/Fellow Health Partners**. Located at 3500 Sunrise Highway, Great River. On a motion by Councilwoman Mary Kate Mullen and seconded by Councilman John C. Cochrane Jr., said motion was approved unanimously.
7. To consider the adoption of an Amended Authorizing Resolution between the Town of Islip Industrial Development Agency and **Broadway West, L.P. 2002 Facility** to approve financing. On a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilwoman Mary Kate Mullen, said motion was approved unanimously.
8. To consider **any other business** to come before the Agency. On a motion by Councilman James P. O'Connor and seconded by Councilman John C. Cochrane Jr., said motion was approved unanimously.

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 15, 2018**

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**AGENDA ITEM # 3**

**TYPE OF RESOLUTION: INDUCEMENT RESOLUTION**

**COMPANY: CPI AEROSTRUCTURES, INC.**

**PROJECT LOCATION: 91 HEARTLAND BLVD, EDGEWOOD**

**JOBS (RETAINED/CREATED): RETAINED - 230 -  
CREATE - 055 -**

**INVESTMENT: \$582,000.00**

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY TAKING OFFICIAL ACTION  
TOWARD APPOINTING CPI AEROSTRUCTURES, INC., A  
BUSINESS CORPORATION, ON BEHALF OF ITSELF  
AND/OR THE PRINCIPALS OF CPI AEROSTRUCTURES,  
INC. 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, CPI Aerostructures, 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 CPI Aerostructures, Inc. 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 a leasehold interest in an approximately 177,000 square foot building (the "**Premises**"), located on an approximately 13.80 acre parcel of land located at 91 Heartland Boulevard, Edgewood, New York (the "**Land**"), the renovation of approximately 30,000 square foot portion of the Premises (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Premises and the Improvements, the "**Facility**"), which Facility will be leased by the Agency to the Company, and used by the Company as a manufacturing space in its business as a manufacturer of sub-assemblies for helicopters and fixed wing aircraft (the "**Project**"); and

WHEREAS, the Agency will acquire a subleasehold interest in the Premises and the Improvements and title to the Equipment and will sub-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 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 the form of exemptions from sales and use taxes and abatement of real property taxes on the Facility, consistent with the policies of the Agency, all to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, 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, 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 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 Facility to the Company and the provision of financial assistance on the Facility pursuant to the Act will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the Town of Islip and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act, and the same is, therefore, approved.

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

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

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

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

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

Section 8. This resolution shall take effect immediately.

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

I, the undersigned 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 May 15, 2018, 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 May 15, 2018.

---

Assistant Secretary

## EXHIBIT A

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### NOTICE OF PUBLIC HEARING

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NOTICE IS HEREBY GIVEN that a public hearing pursuant to Title 1 of Article 18-A of the New York State General Municipal Law will be held by the Town of Islip Industrial Development Agency on the \_\_\_ day of May, 2018, 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:

CPI Aerostructures, 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 CPI Aerostructures, Inc. 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 a leasehold interest in an approximately 177,000 square foot building (the "**Premises**"), located on an approximately 13.80 acre parcel of land located at 91 Heartland Boulevard, Edgewood, New York (the "**Land**"), the renovation of approximately 30,000 square foot portion of the Premises (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Premises and the Improvements, the "**Facility**"), which Facility will be leased by the Agency to the Company, and used by the Company as a manufacturing space in its business as a manufacturer of sub-assemblies for helicopters and fixed wing aircraft (the "**Project**"). The Facility will be initially owned, operated and/or managed by the Company.

The Agency will acquire a subleasehold interest in the Premises and the Improvements and title to the Equipment and will lease and sub-sublease the Facility to the Company. The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from sales and use taxes 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: May \_\_, 2018

TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY

By: William G. Mannix  
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON  
MAY \_\_, 2018

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY  
(CPI AEROSTRUCTURES, INC. 2018 FACILITY)

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

2. \_\_\_\_\_ 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:

CPI Aerostructures, 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 CPI Aerostructures, Inc. 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 a leasehold interest in an approximately 177,000 square foot building (the "**Premises**"), located on an approximately 13.80 acre parcel of land located at 91 Heartland Boulevard, Edgewood, New York (the "**Land**"), the renovation of approximately 30,000 square foot portion of the Premises (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Premises and the Improvements, the "**Facility**"), which Facility will be leased by the Agency to the Company, and used by the Company as a manufacturing space in its business as a manufacturer of sub-assemblies for helicopters and fixed wing aircraft (the "**Project**"). The Facility will be initially owned, operated and/or managed by the Company.

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

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the “**Agency**”) on May \_\_, 2018, 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 May \_\_, 2018.

---

Assistant Secretary



**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 15, 2018**

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**AGENDA ITEM # 4**

**TYPE OF RESOLUTION: AUTHORIZING RESOLUTION**

**COMPANY: NORTH ATLANTIC INDUSTRIES**

**PROJECT LOCATION: 110 WILBUR PLACE, BOHEMIA  
(0500-19100-0200-065004).**

**JOBS (RETAINED/CREATED): RETAINED - 115 -  
CREATE - 021 -**

**INVESTMENT: \$8,860,000.00**

Date: May 15, 2018

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 15th day of May, 2018 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest to a certain industrial development facility more particularly described below (NAI Associates, LLC/North Atlantic Industries, Inc. 2018 Facility) and the subleasing of the facility to NAI Associates, LLC for further subleasing to North Atlantic Industries, 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, CONSTRUCTION AND EQUIPPING OF A CERTAIN INDUSTRIAL DEVELOPMENT FACILITY AND APPROVING THE APPOINTMENT OF NAI ASSOCIATES, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF NAI ASSOCIATES, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND NORTH ATLANTIC INDUSTRIES, INC., A NEW YORK BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF NORTH ATLANTIC INDUSTRIES, 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 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, NAI Associates, 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 NAI Associates, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and North Atlantic Industries, 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 North Atlantic Industries, 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 3.507 acre parcel of land located at 110 Wilbur Place, Bohemia, New York (the "**Land**"), the renovation of an approximately 29,640 square foot building located thereon and the construction of an approximately 26,000 (plus 6,000 square foot basement) expansion located on the Land 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 new office equipment, furniture, manufacturing equipment and information technology equipment, (collectively, 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 space for design engineering, assembly and test process of electronics for aerospace/defense markets and as space for intern and training programs in its business as a designer and manufacturer of electronic systems used commonly in aircraft, land and sea vessels (the "**Project**"); and

WHEREAS, the Agency, by resolution duly adopted on April 24, 2018 (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 May 1, 2018 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 May 1, 2018 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 May 1, 2018 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 May 1, 2018 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 \$4,000,000 but not to exceed \$5,000,000 in connection with the financing of the acquisition, renovation, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating, constructing and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$276,000, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) 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, 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 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, 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, renovation, 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 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, constructing and equipping the Facility and any future Loan Documents in connection with any future refinancing or permanent financing of such costs of acquiring, renovating, constructing and equipping of the Facility without the need for any further or future approvals of the Agency.

Section 6. The Agency hereby authorizes and approves the following economic benefits to be granted to the Company and the Sublessee in connection with the acquisition, renovation, 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 \$4,000,000 but not to exceed \$5,000,000 in connection with the financing of the acquisition, renovation, construction and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating, constructing and equipping the Facility, (ii) exemptions from sales and use taxes in an amount not to exceed \$276,000, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) 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, construct 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, construct 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, 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 and/or the Sublessee have received exemptions from sales and use taxes in an amount not to exceed \$276,000 in connection with the purchase or lease of equipment, building materials, services or other personal property; provided however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company 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 execution of the documents contemplated by this resolution.

Section 8. The Company and the Sublessee are hereby notified that they will be required to comply with Section 875 of the Act. The Company and the Sublessee shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company and the Sublessee are further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this 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 15th day of May, 2018, 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 15th day of May, 2018.

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

## EXHIBIT A

### Proposed PILOT Benefits

Formula 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), Connetquot School District, Suffolk County and Appropriate Special Districts

Address – 110 Wilbur Place, Bohemia, New York

Tax Map No. 0500-191.00-02.00-065.400

### Definitions

X = \$329,600 (current FV)

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

### Payments

2019/2020	40% Normal Tax on X and 0% normal tax on Y
2020/2021	45% Normal Tax on X and 0% normal tax on Y
2021/2022	50% Normal Tax on X and 0% normal tax on Y
2022/2023	55% Normal Tax on X and 10% normal tax on Y
2023/2024	60% Normal Tax on X and 20% normal tax on Y
2024/2025	65% Normal Tax on X and 30% normal tax on Y
2025/2026	70% Normal Tax on X and 40% normal tax on Y
2026/2027	75% Normal Tax on X and 50% normal tax on Y
2027/2028	80% Normal Tax on X and 60% normal tax on Y
2028/2029	85% Normal Tax on X and 70% normal tax on Y
2029/2030	90% Normal Tax on X and 80% normal tax on Y
2030/2031	95% Normal Tax on X and 90% normal tax on Y
2031/2032 and thereafter	100% Normal Tax on X and 100% normal tax on Y

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 15, 2018**

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**AGENDA ITEM # 5**

**TYPE OF RESOLUTION:** AUTHORIZING RESOLUTION

**COMPANY:** AEROTECH INDUSTRIAL, LLC/SARTORIUS  
STEDIM NORTH AMERICA, INC.

**PROJECT LOCATION:** 545 JOHNSON AVE, BOHEMIA  
(050019200-0100-012004).

**JOBS (RETAINED/CREATED):** RETAINED - 80 -  
CREATE - 05 -

**INVESTMENT:** \$4,310,000.00

Date: May 15, 2018

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 15th day of May, 2018 the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to acquisition of a leasehold interest to a certain industrial development facility more particularly described below (Aerotech Industrial LLC/ Sartorius Stedim North America Inc. 2018 Facility) and the subleasing of the facility to Aerotech Industrial LLC for further subleasing to Sartorius Stedim North America 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 AEROTECH INDUSTRIAL LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF AEROTECH INDUSTRIAL LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND SARTORIUS STEDIM NORTH AMERICA INC., A DELAWARE BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF SARTORIUS STEDIM NORTH AMERICA INC. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING 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, Aerotech Industrial 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 Aerotech Industrial LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Sartorius Stedim North America Inc., a business corporation organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of Sartorius Stedim North America 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 3.93 acre parcel of land located at 565 Johnson Avenue, Bohemia, New York 11716 (the "**Land**"), the renovation of an approximately 23,815 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 new office equipment, furniture, manufacturing equipment and information technology equipment, (collectively, 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 corporate headquarters including, but not limited to, the following departments: Executive Management, Information Technology, Legal, Accounting, Customer Support Services, Sales and Sale Support in its business as a manufacturer of filtration and other equipment for the bio-pharmaceutical industry (the "**Project**"); and

WHEREAS, the Agency, by resolution duly adopted on April 24, 2018 (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 May 1, 2018 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 May 1, 2018 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 May 1, 2018 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 May 1, 2018 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 \$3,000,000 but not to exceed \$4,000,000 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 \$215,625, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) 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 \$3,000,000 but not to exceed \$4,000,000 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 \$215,625, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (ii) 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

\$215,625 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 execution of the documents contemplated by this resolution.

Section 8. The Company and the Sublessee are hereby notified that they will be required to comply with Section 875 of the Act. The Company and the Sublessee shall be required to agree to the terms of Section 875 pursuant to the Lease Agreement. The Company and the Sublessee are further notified that the tax exemptions and abatements provided pursuant to the Act and the appointment of the Company and the Sublessee as agents of the Agency pursuant to this 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 15th day of May, 2018, 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 15th day of May, 2018.

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), Connetquot School District, Suffolk County and Appropriate Special Districts

Address – 565 Johnson Avenue, Bohemia, New York

Tax Map No. 0500-19.20-01.00-012.003

### 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, Connetquot School District, Suffolk County and Appropriate Special Districts (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.

### Payment

2019/2020	100% Normal Tax Due on the taxable assessed value of \$243,500
2020/2021	100% Normal Tax Due on the taxable assessed value of \$267,850
2021/2022	100% Normal Tax Due on the taxable assessed value of \$292,200
2022/2023	100% Normal Tax Due on the taxable assessed value of \$316,550
2023/2024	100% Normal Tax Due on the taxable assessed value of \$340,900
2024/2025	100% Normal Tax Due on the taxable assessed value of \$365,250
2025/2026	100% Normal Tax Due on the taxable assessed value of \$389,600
2026/2027	100% Normal Tax Due on the taxable assessed value of \$413,950
2027/2028	100% Normal Tax Due on the taxable assessed value of \$438,300
2028/2029	100% Normal Tax Due on the taxable assessed value of \$462,650
2029/2030	100% Normal Tax Due on the full assessed value

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 15, 2018**

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**AGENDA ITEM #6**

**TYPE OF RESOLUTION:** RESOLUTION FOR FINANCING

**COMPANY:** 2120 SMITHTOWN REALTY, LLC/ PIPING  
ROCK HEALTH PRODUCTS

**PROJECT LOCATION:** 2120 SMITHTOWN AVENUE,  
RONKONKOMA

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

**INVESTMENT:** \$N/A

Date: May 15, 2018

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 15th day of May, 2018, 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 a proposed mortgage financing and the execution of related loan documents in connection with a certain industrial development facility more particularly described below (2120 Smithtown Realty, LLC/Piping Rock Health Products, LLC 2011 Facility) and approving the execution and delivery of related documents.

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

Voting Aye

Voting Nay



RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY AUTHORIZING MORTGAGE  
FINANCING AND THE EXECUTION AND DELIVERY OF LOAN  
DOCUMENTS IN CONNECTION THEREWITH FOR THE 2120  
SMITHTOWN REALTY, LLC/PIPING ROCK HEALTH  
PRODUCTS, LLC 2011 FACILITY AND APPROVING THE  
FORM, SUBSTANCE, EXECUTION AND DELIVERY OF SUCH  
RELATED DOCUMENTS

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

WHEREAS, the Agency previously assisted in the acquisition of an approximately 3.52 acre parcel of land located at 2120 Smithtown Avenue, Ronkonkoma, Town of Islip, Suffolk County, New York (the “**Land**”) and an existing approximately 71,224 square foot facility located thereon, and the renovation and equipping of the existing facility (the “**Improvements**”), to include, but not limited to, energy-efficient manufacturing and packaging equipment (the “**Equipment**”), to be leased by the Agency to 2120 Smithtown Realty, LLC, a limited liability company (the “**Company**”), and to be subleased by the Company to and used by Piping Rock Health Products, LLC, a limited liability company, organized and existing under the laws of the State of New York (the “**Sublessee**”), in its business of manufacturing and packaging health products (the Land, Improvements and Equipment, collectively, the “**Facility**”); and

WHEREAS, the Agency acquired title to the Land pursuant to a Bargain and Sale Deed (the “**Deed**”), and title to the Equipment pursuant to a certain Bill of Sale (the “**Bill of Sale**”), each dated November 14, 2011 and each from the Company to the Agency; and

WHEREAS, the Agency currently leases the Facility to the Company pursuant to a certain Lease Agreement, dated as of November 1, 2011 (the “**Lease Agreement**”), between the Agency and the Company, and a Memorandum of Lease was to be recorded in the Suffolk County Clerk’s office; and

WHEREAS, in connection with the leasing and the subleasing of the Facility, the Agency, the Company and the Sublessee entered into a Payment-in-Lieu-of-Tax Agreement, dated as of November 1, 2011 (the “**PILOT Agreement**”), whereby the Company and the Sublessee agreed to make certain payments-in-lieu-of real property taxes on the Facility (as defined therein); and

WHEREAS, in connection with the leasing and the subleasing of the Facility, the Agency, the Company and the Sublessee entered into an Environmental Compliance and Indemnification Agreement, dated as of November 1, 2011 (the “**Environmental Compliance and Indemnification Agreement**”), whereby the Company and the Sublessee agreed to comply with all Environmental Laws (as defined therein) applicable to the Facility; and

WHEREAS, the Company has now requested that the Agency consent to enter into a financing with JPMorgan Chase Bank, N.A. or such other lender as may be determined (the “**Lender**”), with respect to the Facility in the aggregate principal amount presently expected to be \$7,000,000 but not to exceed \$8,000,000 (the “**Loan**”); and

WHEREAS, as security for such Loan being made to the Company by the Lender, the Company has submitted a request to the Agency that it join with the Company in executing and delivering to the Lender one or more mortgages and such other loan documents, satisfactory to the Agency, upon advice of counsel, in both form and substance, as may be reasonably requested by the Lender (the “**Loan Documents**”); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes, to the extent allowed by law, for one or more mortgages securing the principal amount presently estimated to be \$7,000,000 but not to exceed \$8,000,000 in connection with the financing or refinancing of the acquisition, renovation and equipping of the Facility and any future financing, refinancing or permanent financing of the costs of acquiring, renovating and equipping the Facility; and

WHEREAS, 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;

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

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

Section 1. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act.
- (b) The Facility continues to constitute a “project”, as such term is defined in the Act.
- (c) The Facility preserves the public purposes of the Act by increasing the number of private sector jobs in the Town of Islip.
- (d) The financing or refinancing of the acquisition, renovation and equipping of the Facility will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Islip, Suffolk County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act.

- (e) The financing or refinancing of the acquisition, renovation and equipping of the Facility as contemplated in this resolution is reasonably necessary to maintain the competitive position of the Company in its industry.
- (f) Based upon representations of the Company and counsel to the Company, the Facility continues to conform with the local zoning laws and planning regulations of the Town of Islip and all regional and local land use plans for the area in which the Facility is located.
- (g) It is desirable and in the public interest for the Agency to assist in the financing or refinancing of the acquisition, construction and equipping of the Facility.
- (h) The Loan Documents will be effective instruments whereby the Agency and the Company agree to secure the Loan and assign to the Lender their respective rights under the Lease Agreement (except the Agency's Unassigned Rights as defined therein).

#### Section 2.

In consequence of the foregoing, the Agency hereby determines to: (i) grant a mortgage on and security interest in and to the Facility pursuant to a certain mortgage and security agreement for the benefit of the Lender (the "**Mortgage**"), (ii) execute, deliver and perform the Mortgage, and (iii) execute, deliver and perform the Loan Document to which the Agency is a party, as may be necessary or appropriate to effect the Loan or any subsequent refinancing of the Mortgage.

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

Section 4. Subject to the provisions of this resolution and the Lease Agreement, the Agency hereby authorizes and approves the following economic benefits to be granted to the Company in the form of exemptions from mortgage recording taxes, to the extent allowed by law, for one or more mortgages securing the principal amount presently estimated to be \$7,000,000 but not to exceed \$8,000,000, in connection with the financing or refinancing 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 of the Facility.

#### Section 5.

(a) Subject to the provisions of this resolution and the Lease Agreement; the Chairman, Executive Director, the Deputy Executive Director and all other members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Mortgage and

Loan Documents, together with such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by the Chairman, Executive Director, the Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval; and

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

Section 6. Subject to the provisions of this resolution and the Lease Agreement, the officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

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

Section 8. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Town of Islip Industrial Development Agency (the "**Agency**"), including the resolutions contained therein, held on May 15, 2018 copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand as of the 15th day of May, 2018.

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

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 15, 2018**

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**AGENDA ITEM # 7**

**TYPE OF RESOLUTION: RESOLUTION APPROVING A  
TENANT**

**COMPANY: PARK AVENUE RARITIES/FEIL ORGANIZATION**

**PROJECT LOCATION: 3500 SUNRISE HIGHWAY, GREAT  
RIVER (SCTM# 0500-21100-0100-005006).**

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

**INVESTMENT: \$N/A**

Date: May 15, 2018

At a meeting of the Town of Islip Industrial Development Agency (the “**Agency**”) held on the 15th day of May, 2018, at 40 Nassau Avenue, Islip, New York 11751, the following members of the Agency were:

Present:

Absent:

Also Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to the consent to the subleasing of a portion of the Sunrise Business Center 2012 Facility and approving the execution and delivery of related documents.

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

Voting Aye

Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL  
DEVELOPMENT AGENCY PERTAINING TO THE  
CONSENT TO THE SUBLEASING OF A PORTION OF THE  
SUNRISE BUSINESS CENTER 2012 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, AG-Metropolitan Sunrise, L.L.C., a limited liability company duly organized and validly existing under the laws of the State of Delaware and authorized to transact business in the State of New York, having an office at 245 Park Avenue, New York, New York 10167 (the "**Original Company**"), has previously entered into a transaction with the Agency in which the Agency assisted in the acquisition, renovation and equipping of an approximately 41 acre parcel of land (the "**Land**") with an existing approximately 340,000 aggregate square foot three story building (the "**Building**") currently known as the Long Island Business and Technology Center located at 3500 Sunrise Highway, Great River, Town of Islip, New York (more specifically described as District 0500, Section 211.00, Block 1 and Lots 005 and 006) and the renovation and equipping of the building to make the Building state-of-the-art in order to provide incentives towards full occupancy by various lessees of the Building (the "**Facility**"); and

WHEREAS, the Agency leased the Facility to the Original Company pursuant to a certain Lease Agreement, dated as of January 1, 2007, amended by an Amendment to Lease Agreement, dated April 20, 2009 (collectively, the "**Lease Agreement**"), by and between the Agency, as lessor, and the Company, as lessee; and

WHEREAS, the Original Company, Feil 3500 Sunrise Associates LLC and Feil Business Center Associates LLC, each a Delaware limited liability company, as tenants-in common, each having its principal office at c/o The Feil Organization, 7 Penn Plaza, Suite 618, New York, New York 10001 (collectively, the "**Company**" and each an "**Assignee**") previously requested that the Agency consent to the assignment of the Original Company's leasehold interest in the Facility to the Company (as tenants in common with Feil 3500 Sunrise Associates LLC having an undivided 45.29% interest and Feil Business Center Associates LLC having an undivided 54.71% interest), and the assumption, on a joint and several basis, of Assignor's leasehold interest in the Facility by the Company; and

WHEREAS, the Agency consented to the assignment of Original Company's leasehold interest in the Facility to the Company, pursuant to a certain Assignment, Assumption and Amendment Agreement, dated as of November 1, 2012 (the "**Assignment,**



**Assumption and Amendment Agreement**”), by and among the Agency, the Assignor and the Assignees; and

WHEREAS, the Company entered into negotiations with Park Avenue Rarities, Inc. (the “**Tenant**”), to sublease a portion of the 200 Building of the Facility known as Suite 104B, containing approximately 856 rentable square feet of space (the “**Demised Premises**”), pursuant to a Lease Agreement, dated as of February 28, 2018 (the “**Park Avenue Rarities Lease**”), for a term expiring on May 31, 2020 for use as general and executive office space by the Tenant; and

WHEREAS, the Company has requested that the Agency consent to the Park Avenue Rarities Lease between the Company and 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, to be dated a date to be determined, between the Agency and the Tenant (the “**Tenant Agency Compliance Agreement**”); and

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

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

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; 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 subleasing 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 subleasing 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 subleasing of the Demised Premises to the Tenant and to enter into the Tenant Agency Compliance Agreement.

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

Section 3. The form and substance of the Tenant Agency Compliance Agreement (in substantially the form presented to the Agency and which, prior to the execution and delivery thereof, may be redated) 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 of the Agency and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "**Agency Documents**"). The execution thereof by Chairman, Vice Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

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

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

Section 6. This resolution shall take effect immediately.

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 15th day of May, 2018, 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 15<sup>th</sup> day of May, 2018.

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

**TOWN OF ISLIP  
INDUSTRIAL DEVELOPMENT AGENCY  
AGENDA ITEMS FOR MAY 15, 2018**

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**AGENDA ITEM # 8**

**TYPE OF RESOLUTION: RESOLUTION APPROVING A  
TENANT**

**COMPANY: PARK AVENUE RARITIES/FEIL ORGANIZATION**

**PROJECT LOCATION: 3500 SUNRISE HIGHWAY, GREAT  
RIVER (SCTM# 0500-21100-0100-005006).**

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

**INVESTMENT: \$N/A**

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

No. 4

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Authorization for the Supervisor to apply for and accept grant funding from New York State for the Downtown Revitalization Initiative Round 3: Reinvigorate Downtown Central Islip, Main Street Community Enhancements and to execute any and all necessary documents thereto.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON MAY 15, 2018 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.

The Supervisor has asked that we submit an application for a New York State Regional Economic Development Councils grant Round Three: Reinvigorate Downtown Central Islip, Main Street community enhancements.

#### Specify Where Applicable:

1. Entity or individual benefitted by resolution:

Residents and merchants of the Town of Islip

2. Site or Location affected by resolution:

Central Islip

3. Cost: \$ -0-

4. Budget Line: To be determined and assigned by the Comptroller.

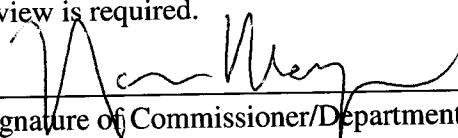
5. Amount and source of outside funding:

\$10,000,000. New York State

**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:

4/26/2018  
Date:

May 15, 2018

WHEREAS, New York State is accepting grant applications for "Downtown Revitalization Initiative: Round Three"; and

WHEREAS, the Planning Division has recommended that grant funds be solicited for the creation of a local "Downtown Revitalization Initiative: Round Three for the Revitalization of Downtown Central Islip"; and

WHEREAS, the Town Board believes that it is in the best interests of the residents and merchants of the Town of Islip to apply for and accept funding from the New York State's "Downtown Revitalization Initiative: Round Three for the Revitalization of Downtown Central Islip";

NOW, THEREFORE, on a motion of \_\_\_\_\_, seconded by

\_\_\_\_\_, be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the Supervisor to apply for and accept grant funding from New York State for the Downtown Revitalization Initiative: Round Three, and to execute any all necessary documents attendant thereto, subject to the review and approval of the Town Attorney; and be it further

RESOLVED, that the Town Board of the Town of Islip hereby determines that this project is a Type II Action under NYCRR Part 617.5 c (18) since it involves *information collection... and research...* and that there are no significant environmental impacts anticipated; and be it further

RESOLVED, that the Town Board of the Town of Islip hereby determines that this project is a Type II Action under NYCRR Part 617.5 c (19) since it involves *official acts of a ministerial nature... where issuance is predicated solely on the applicant's compliance or noncompliance with the relevant local building or preservation code(s)...* and that there are no significant environmental impacts anticipated; and be it further

Upon a vote being taken, the result was:

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

No. 5

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Meeting of the Town of Islip Resource Recovery Agency.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON MAY 15,  
2018 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:

**Jim 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

May 15, 2018

1. Call the Meeting of the Islip Resource Recovery Agency to Order.
2. Approval of the minutes for the February 27, 2018 Agency Board Meeting.
3. Resolution authorizing the President to enter into an Agreement between the Islip Resource Recovery Agency ("the Agency") and Stony Brook University ("SBU"), 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").
4. Other Business
5. Adjournment





**ISLIP RESOURCE RECOVERY AGENCY**

February 27, 2018

On a motion of Councilman Cochrane, seconded by Councilman O'Connor, and unanimously approved; a meeting of the Islip Resource Recovery Agency was convened at 3:55 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  
James O'Connor  
Trish Bergin-Weichbrodt  
John C. Cochrane, Jr.  
Mary Kate Mullen

**OFFICERS PRESENT**

James. H. Heil, P.E., President  
Linda Bunde, Secretary

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On a motion of Councilwoman Bergin-Weichbrodt, seconded by Councilwoman Mullen, and unanimously approved; the minutes from the January 23, 2018 Agency Board Meeting were approved.

On a motion of Councilwoman Mullen, seconded by Councilman Cochrane, and unanimously approved; a Resolution was passed; authorizing the President to enter into a Requirements Contract Extension between the Islip Resource Recovery Agency (Agency) and Hinck Electrical Contractor, Inc., to provide Electrical Repairs related to the Program Logic Control Systems at the Multi-Purpose Recycling Facility (MRF).

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

Respectfully submitted

Linda M. Bunde  
Secretary



**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 enter into an Agreement between the Islip Resource Recovery Agency ("the Agency") and Stony Brook University ("SBU"), 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:

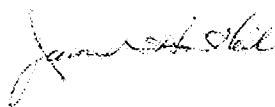
Town of Islip Multi-Purpose Recycling Facility (MRF).

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

May 3, 2018

May 15, 2018

**RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO AN AGREEMENT BETWEEN THE ISLIP RESOURCE RECOVERY AGENCY ("the Agency"), AND STONY BROOK UNIVERSITY ("SBU"), 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** SBU 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 SBU make this Agreement to provide for the recycling of the SBU's Commingled Material by execution of the terms set forth in the Agreement; now

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

**RESOLVED** that the President is hereby authorized to enter into an Agreement between the Agency and Stony Brook University, Campus Operations and Maintenance, Service Bldg. 007, Stony Brook, NY 11794-2002. SBU 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 SBU, and SBU agrees to supply to the Agency, Commingled Material commencing June 1, 2018 until June 30, 2019, with one (1) one (1) year extension at the sole option of the Agency

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

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

No. 6

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute an Estoppel Certificate and Consent for Leasehold Mortgage in regards to the lease between the Town of Islip and The Rinx.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15, 2018 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:

**John R. DiCioccio, Esq.**

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.

Authorization for the Supervisor to execute an Estoppel Certificate and Consent for Leasehold Mortgage in regards to the lease between the Town of Islip and The Rinx.

#### Specify Where Applicable:

1. Entity or individual benefitted by resolution:  
The Rinx
2. Site or Location affected by resolution:  
660 Terry Road, Hauppauge
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:

May , 2018

WHEREAS, pursuant to a Ground Lease and License Agreements, the Town leases municipally-owned parkland located in Hidden Pond Park, 660 Terry Road, Hauppauge, to HPP Rinx, Inc. and HPP Summer Camp Inc. (collectively, "the Rinx"), for the purpose of managing and operating Town facilities for the health, benefit and welfare of Town residents; and

WHEREAS, the Rinx and Citibank, N.A., 730 Veterans Memorial Highway, Hauppauge, New York, (the "Bank"), are entering into a new consolidated leasehold mortgage and security agreement in the amount of \$1,00,000 to be evidenced by a consolidated and restated note and secured by a leasehold consolidation, modification and extension agreement ("Consolidated Mortgage Loan") pursuant to which the Bank will loan funds to the Rinx to be used in part to refinance the 2013 Mortgage loan in the amount of \$750,000.00 ; and

WHEREAS, in connection with the Consolidated Mortgage Loan by the Bank to the Rinx, the Bank has requested that certain customary documents be executed by the Town of Islip, as the landlord and licensor under the Ground Lease and License Agreements ; and

WHEREAS, such documents (attached hereto) consist of a Landlord's Estoppel Certificate and Consent, in which the Town confirms the terms of it agreements with the Rinx and consents to the proposed Consolidated Mortgage Loan, and an Amendment to Amended, Restated and Extended Lease, License and Management Agreement, which recognizes the Bank's rights as a secured party in connection with the proposed Consolidated Mortgage Loan.

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

RESOLVED, that the Supervisor is hereby authorized to execute the Landlord's Estoppel Certificate and Consent and the Third Amendment to Amended, Restated and Extended Lease, License and Management Agreement , identified herein, in connection with the subject Consolidated Mortgage Loan between the Rinx and Citibank, N.A.

UPON A VOTE BEING TAKEN, the result was:

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

No. 7

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into an agreement with  
Connoisseur Media to produce and administer promotional  
advertisements via 30-second radio commercials and on-site appearances  
to promote town run festivals.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON MAY 15,  
2018 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 and ten (10) hours of on-site appearance with DJ (The Wiseman), crew, live music and prizes including a live broadcast at the 2018 Seafest, Saturday, September 22, 2018 and the Apple Festival, Saturday, October 20, 2018. 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.

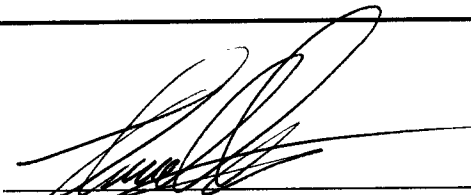
Budget Line: A7420.4 5000

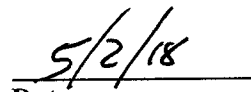
Amount and source of outside funding: Maximum revenue is approximately \$42,000.00

**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

May 15, 2018  
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; 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 with Connoisseur Media to produce and administer promotional advertisements via 30-second radio commercials and on-site appearances for a total cost not to exceed \$7,195.00, 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. 8

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into an agreement with the  
Long Island Growers' Market to operate a Farmers' Market at 655  
Main Street in Islip.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15,  
2018 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 the Long Island Growers' Market, LLC to operate a farmers' market at 655 Main Street, Islip. The market will operate for 25 Saturdays. Hours of operation will be every Saturday starting June 2, 2018 through November 17, 2018 from 7:00 a.m. – 12:00 p.m. 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: Long Island Growers' Market, LLC

Site or location effected by resolution: 655 Main Street  
Islip, NY

Cost: No cost to the Town of Islip.

Budget Line: N/A

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 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management

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

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

May 15, 2018  
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 a farmers' market providing local residents access to fresh locally grown produce and related products; and

**WHEREAS**, the Long Island Growers' Market, LLC, located at 655 Main Street, Islip, NY 11751, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with the Long Island Growers' Market, LLC to operate a farmers' market for 25 Saturdays, commencing June 2, 2018 thru November 17, 2018;

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

**RESOLVED**, that the Supervisor is hereby authorized to execute an agreement with the Long Island Growers' Market, LLC, to provide a market at 655 Main Street, Islip, NY, the form and content of which shall be subject to the approval of the Town Attorney.

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

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

No. 9

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Authorization for the Supervisor to enter into an agreement with the Bay Shore Chamber of Commerce to operate a Farmers' Market at the Dr. George S. King Park on Main Street in Bay Shore.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON MAY 15, 2018 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 the Bay Shore Chamber of Commerce to operate a farmers' market at the Dr. George S. King Park, Main Street, Bay Shore. The market will operate for 14 Fridays. Hours of operation will be every Friday starting June 1, 2018 through August 31, 2018 from 2:00 p.m. – 7:00 p.m. 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: Bay Shore Chamber of Commerce

Site or location effected by resolution: Dr. George S. King Park  
Main Street, Bay Shore, NY

Cost: No cost to the Town of Islip.

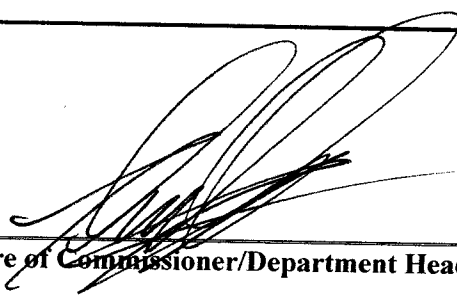
Budget Line: N/A

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 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management

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

5/2/18  
\_\_\_\_\_  
Date:

May 15, 2018 .

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 a farmers' market providing local residents access to fresh locally grown produce and related products; and

**WHEREAS**, the Bay Shore Chamber of Commerce, located at Main Street, Bay Shore, NY 11706, has the required skills, background and existing infrastructure to perform this task in a satisfactory manner; and

**WHEREAS**, the Town of Islip is desirous of entering into an agreement with the Bay Shore Chamber of Commerce, to operate a farmers' market for 14 Fridays, commencing June 1, 2018 thru August 31, 2018;

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

**RESOLVED**, that the Supervisor is hereby authorized to execute an agreement with the Bay Shore Chamber of Commerce, to provide a market at the Dr. King's Park, Main Street, Bay Shore, NY, the form and content of which shall be subject to the approval of the Town Attorney.

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



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

No. 10

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Bid Awards**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON MAY 15,  
2018 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**  
**MAY 15, 2018**

- |    |  |  |
|----|--|--|
| 1. | CONTRACT SCREENING                                       | -Lakeland Ave Landscape Supply, Inc  |
| 2. | REPLACEMENT PARTS FOR EQUIPMENT<br>(PAYLOADERS, GRADERS) | -F and M Equipment, Ltd.<br>d/b/a Edward Ehrbar                                |
| 3. | 15W40 ALL SPEC OIL                                       | -Lubenet, LLC  |
| 4. | IRRIGATION PARTS FOR TOI PARKS &<br>GOLF COURSES         | -Atlantic Irrigation Specialties, Inc.   |
| 5. | SUMMER SEASON MOBILE CONCESSIONS                         | -Chris Mæarlioglu<br>-Omar Duzen<br>-Tasty Frosty<br>d/b/a Kargili Enterprises |

NO: 1

CONTRACT SCREENING

BID PRICE: 1. \$4.74/cu.yd. (w/TOI Air Classification Sys.)  
2. \$3.74/cu.yd. (w/o use of Air Classification Sys.)

LOWEST RESPONSIBLE BIDDER: Lakeland Ave Landscape Supply, Inc.

COMPETITIVE BID: Yes – April 11, 2018

ANTICIPATED EXPENDITURE: \$75,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To supplement DEC screening operations to maintain conditions of Part 360 Permit.

NO: 2 REPLACEMENT PARTS FOR EQUIPMENT (PAYLOADERS, GRADERS)

BID PRICE: 1. 0%/disc. (International)  
2. 0%/disc. (Komatsu)

LOWEST RESPONSIBLE BIDDER: F and M Equipment, Ltd  
d/b/a Edward Ehrbar

COMPETITIVE BID: Yes – March 14, 2018 (1<sup>st</sup> Advertisement)  
April 4, 2017 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: DB1640.4-1220

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: For the repair of International and Komatsu  
Town-owned equipment.

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: 3

15W40 ALL SPEC OIL

BID PRICE: Various Prices as per Bid Items #1a through 2b

LOWEST RESPONSIBLE BIDDER: Lubenet, LLC

COMPETITIVE BID: Yes – March 28, 2018

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

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Oil is used in Town-owned vehicles.

NO: 4

IRRIGATION PARTS FOR TOI PARKS & GOLF COURSES

BID PRICE: Various Prices as per Discount 30%  
Items #A1 through C3

LOWEST RESPONSIBLE BIDDER: Atlantic Irrigation Specialties, Inc.

COMPETITIVE BID: Yes – March 21, 2018 (1<sup>st</sup> Advertisement)  
April 11, 2018 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: A7110.4-4110  
A7115.4-4110  
A7116.4-4110  
A7117.4-4110

ANTICIPATED EXPENDITURE: \$34,000.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: For repair of irrigation systems at Town parks  
and golf courses.

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: 5 SUMMER SEASON MOBILE CONCESSIONS

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

HIGHEST RESPONSIBLE BIDDERS: Chris Macarlioglu – item B (Sayville Marina Park)

-Omar Duzen – item A (Lake Ronkomkoma Park)

-Tasty Frosty d/b/a Kargili Enterprises – items C (Casmento Park); H (Roberto Clemente Park)

COMPETITIVE BID: Yes – May 2, 2018

BUDGET ACCOUNT NUMBER: Not Applicable

ANTICIPATED EXPENDITURE: Not Applicable

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: To provide refreshments at Town facilities during the summer season.

NO: 1

CONTRACT SCREENING

BID PRICE: 1. \$4.74/cu.yd. (w/TOI Air Classification Sys.)  
2. \$3.74/cu.yd. (w/o use of Air Classification Sys.)

LOWEST RESPONSIBLE BIDDER: Lakeland Ave Landscape Supply, Inc.

COMPETITIVE BID: Yes – April 11, 2018

ANTICIPATED EXPENDITURE: \$75,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To supplement DEC screening operations to maintain conditions of Part 360 Permit.



WHEREAS, the Town solicited competitive bids for the purchase of CONTRACT  
SCREENING, CONTRACT #418-124; and

WHEREAS, on APRIL 11, 2018 sealed bids were opened and Lakeland Ave Landscape  
Supply, Inc., 1990 Lakeland Ave., Ronkonkoma, NY 11779 submitted the apparent low dollar  
bid; and

WHEREAS, Lakeland Ave Landscape Supply, 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  
Lakeland Ave Landscape Supply, Inc. in the amount of: 1. \$4.74/cu. yd. (w/TOI Air Classification  
Sys.); 2. \$3.74/cu. yd. (w/o use of Air Classification Sys.) for one (1) years from date of award  
with the Town's option to renew for three (3) one (1) year periods.

Upon a vote being taken, the result was:

CONTRACT  
SCREENING

CONTRACT # 418-124

DATE: APRIL 11, 2018

11:00 A

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

BUDGET # ZR02 1020.4-8170

ESTIMATED AMOUNT \$75,000.00

ACCOUNT TITLE Constr. Exp Compost

LAKELAND AVE  
LAKELAND SUPPLY CORP  
1990 LAKELAND AVE  
RONKONKOMA NY 11779

1. \$4.74/cu. yard (w/TOI Air Classification Sys.)
2. \$3.74/cu. yard (w/o use of Air Classification Sys)

QUINTAL INC  
d/b/a BRIGHTWATERS FARMS  
& NURSERY  
1624 MONTAUK BLVD  
BAY SHORE NY 11706

1. \$6.85/cu. yard (w/TOI Classification System.)
2. \$5.85/cu.yd (W/o Use of Air Classification Sys)

B & B MAINTENANCE SERV  
P O BOX 183  
RONKONKOMA NY 11779

1. \$5.00/cu. yard (w/TOI Air Classification Sys.)
2. \$4.00/cu. yard (w/o Use of Air Classification Sys)

NOT LICENSED IN NY STATE

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

SIGNED BY:

MICHAEL RAND  
DIRECTOR

BARBARA MALTESE  
PRINCIPAL CLERK

NO: 2 REPLACEMENT PARTS FOR EQUIPMENT (PAYLOADERS, GRADERS)

BID PRICE: 1. 0%/disc. (International)  
2. 0%/disc. (Komatsu)

LOWEST RESPONSIBLE BIDDER: F and M Equipment, Ltd  
d/b/a Edward Ehrbar

COMPETITIVE BID: Yes – March 14, 2018 (1<sup>st</sup> Advertisement)  
April 4, 2017 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: DB1640.4-1220

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: For the repair of International and Komatsu  
Town-owned equipment.

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 REPLACEMENT PARTS FOR EQUIPMENT (PAYLOADERS, GRADERS), CONTRACT #318-98; and

WHEREAS, the bid was advertised twice and opened on APRIL 4, 2018 ; and

WHEREAS, F and M Equipment, Ltd., d/b/a Edward Ehrbar, 4 Executive Plaza, Yonkers, New York 10701 submitted the only bid for this contract; and

WHEREAS F and M Equipment Ltd., d/b/a Edward Ehrbar 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 F and M Equipment, Ltd, d/b/a Edward Ehrbar in the amount of: 1. 0%/disc. (International); 2. 0%/disc. (Komatsu) 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:

REPLACEMENT PARTS FOR EQUIPMENT  
(PAYLOADERS, GRADERS)

CONTRACT # 318-98

DATE: APRIL 4, 2018

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 # DB1640,401220

ESTIMATED AMOUNT \$50,000.00

COMPTROLLER'S APPROVAL

ACCOUNT TYPE Heavy Veh. MV Supplies

(THIS BID WAS ADVERTISED AS)

F AND M EQUIPMENT LTD  
d/b/a EDWARD EHRBAR  
4 EXECUTIVE PLAZA  
YONKERS NY 10701

1. 0%/disc. (International)

2. 0%/disc. (Komatsu)

ADVANCE PROFESSIONAL  
P O BOX 52  
MAHOPAC NY 10541

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

NO: 3

15W40 ALL SPEC OIL

BID PRICE: Various Prices as per Bid Items #1a through 2b

LOWEST RESPONSIBLE BIDDER: Lubenet, LLC

COMPETITIVE BID: Yes – March 28, 2018

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

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Oil is used in Town-owned vehicles.

WHEREAS, the Town solicited competitive bids for the purchase of 15W40 ALL SPEC OIL,  
CONTRACT #418-157; and

WHEREAS, on MARCH 28, 2018 sealed bids were opened and Lubenet, LLC 136 Morgan  
Ave., Brooklyn, NY 11237 submitted the apparent low dollar bid; and

WHEREAS, Lubenet, LLC has been determined to be a responsible bidder.

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

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to  
Lubenet, LLC in the amount various prices as per bid items #1a through 2b 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:

15W40 ALL  
SPEC OIL

CONTRACT # 418-157

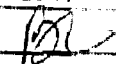
DATE: MARCH 28, 2018

11:00

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 SLIP.

BUDGET # A1640.4-1220;DB1640.4-1220

ESTIMATED AMOUNT \$20,000.00

COMPTROLLER'S APPROVAL 

ACCOUNT TITLE Motor Veh. Supplies

LUBENET LLC  
136 MORGAN AVE  
BROOKLYN NY 11237

1a. \$285/drum  
b. \$5.15/gal

2a. \$285/drum  
b. \$5.60/gal

GRADE A PETROLEUM  
90 E HAWTHORNE AVE  
VALLEY STREAM NY 11542

1a. \$338.00/drum  
b. \$5.55/gal

2a. \$338.00/drum  
b. \$5.55/gal

PRIME LUBE INC  
800 ROOSEVELT AVE  
CARTERET NJ 07008

1a. \$446.05/drum  
b. \$7.71/gal

2a. \$446.05/drum  
b. \$7.71/gal

DAVID WEBER OIL CO  
601 INDUSTRIAL RD  
CARLSTADT NJ 07072

1a. \$315.15/drum  
b. \$5.44/gal

2. \$315.15/drum  
b. \$5.44/gal

CIRCLE LUBRICANTS INC  
35 DREXEL DRIVE  
BAY SHORE NY 11706

1a. \$321.20/drum  
b. \$5.59/gal

2a. \$321.20/drum  
b. \$4.59/gal

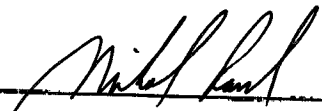
BI-LO INDUSTRIES  
145 BROOK AVE  
DEER PARK NY 11729


1a. \$317.90/drum  
b. \$5.48/gal

2a. \$342.65/drum  
b. \$5.88/gal

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



NO: 4

IRRIGATION PARTS FOR TOI PARKS & GOLF COURSES

BID PRICE: Various Prices as per Discount 30%  
Items #A1 through C3

LOWEST RESPONSIBLE BIDDER: Atlantic Irrigation Specialties, Inc.

COMPETITIVE BID: Yes – March 21, 2018 (1<sup>st</sup> Advertisement)  
April 11, 2018 (2<sup>nd</sup> Advertisement)

BUDGET ACCOUNT NUMBER: A7110.4-4110  
A7115.4-4110  
A7116.4-4110  
A7117.4-4110

ANTICIPATED EXPENDITURE: \$34,000.00

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: For repair of irrigation systems at Town parks  
and golf courses.

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 IRRIGATION PARTS  
FOR TOI PARKS & GOLF COURSES, CONTRACT #318-160; and

WHEREAS, the bid was advertised twice and opened on April 11, 2018; and

WHEREAS, Atlantic Irrigation Specialties, Inc., 870 Long Island Ave., Deer Park, New York  
11729 submitted the only bid for this contract; and

WHEREAS, Atlantic Irrigation Specialties, 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  
Atlantic Irrigation Specialties, Inc. in the amount of various prices as per bid items: Discount  
30% and Items #A1 through C3 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:

2018-04-26 10:37

Comptrollers

6312245701 >>

6312245517 P 1/1

IRRIGATION PARTS FOR TOI  
PARKS & GOLF COURSES

CONTRACT # 318-160

DATE: APRIL 11, 2018 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 # A7110.4; A7115.4; A7116.4;  
A7117.4-4110

ESTIMATED AMOUNT \$34,000.00

COMPTROLLER'S APPROVAL

ACCOUNT TITLE Property

(THIS BID WAS ADVERTISED TWICE)

ATLANTIC IRRIGATION  
870 LONG ISLAND AVE  
DEER PARK NY 11729

award - discount and items #A1 through C3  
SEE ATTACJED SHRETS

L & M SPECIALITY CO  
10-2 DREW COURT  
RONKONKOMA NY 11779

A.G.C. IRRIGATION SUPPLY  
1111 LINCOLN AVENUE  
HOLBROOK NY 11741

LAWN SPRINKLERS  
1381 ST LOUIS AVE  
BAY SHORE NY 11706

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

CONCURS.

SIGNED BY:

MICHAEL RAND  
DIRECTOR

BARBARA MALTESE  
PRINCIPAL CLERK

IRRIGATION PARTS FOR ISLIP TOWN PARKS & GOLF COURSES	ATLANTIC IRRIGATION
CONTACT #318-160	
ITEM #	
A.1. DISCOUNT	30%
2. RAINBIRD GOLF HEADS	
700	NO BID
700E	NO BID
750E	NO BID
900	NO BID
900E	NO BID
3. FALCON HEAD	\$59
4. RAINBIRD ELECTRIC VALVES	
1 1/2"	\$98
2"	\$129.50
B. PARTS COMPATIBLE WITH RAINBIRD	
1. Double Checks	
a. DC 075	\$110.18
b. DC 100	\$121.23
c. DC 150	\$302.86
d. DC 200	\$357.73
e. RPZ 075	\$218.73
f. RPZ 100	\$233.53
g. RPZ 150	\$433.09
h. RPZ 200	\$481.02
2. Miscellaneous	
a. Poly Cutter 100	\$10.31
b. Poly Cutter 150	\$15.28
c. Teflon Tape	\$1.68
d. Flags (per 100)	\$15.11
e. Mini Click	\$21.82
f. 1098 Crimper	\$17.82
g. SBE 050	\$0.24
h. SBE 075	\$0.25
i. Lead Free Solder	\$20.83
j. Flux	\$10.24
k. Electrical Tape	\$1.44
l. Electrical DBY	\$1.41
m. Electrical DBR	\$1.41

ITEM #	ATLANTIC IRRIGATION
3. Poly Fittings	
a. #10 3/4"	\$0.59
b. #10 1"	\$0.62
c. #10 1 1/4"	\$0.91
#10 1 1/2"	\$1.07
e. #12 1"	\$0.61
f. #12 1 1/4"	\$0.97
g. #12 1 1/2"	\$1.07
h. #16 3/4"	\$1.19
i. #16 1"	\$1.49
j. #16 1 1/4"	\$2.31
k. #16 1 1/2"	\$2.62
l. #40 3/4" x 1/2"	\$1.11
m. #40 1" x 1/2"	\$1.17
n. #40 1" x 3/4"	\$1.36
O. #40 1" x 1"	\$1.51
p. #42 1" x 1" x 1/2"	\$1.87
q. #41 1" x 1" x 3/4"	\$1.87
t. #42 1" x 1" x 1"	\$2.01
4. Clamps	
a. 271 SS	\$0.13
b. 331SS	\$0.17
c. 425 R	\$0.17
d. 485 R	\$0.18
e. 5012	\$1.01
f. 5024	\$1.03
g. 5032	\$1.05
5. Wire	
a. 14/1 2500'	\$266.91
b. 18/2 Lamp Cord	NO BID
c. 18/4	\$54.11
d. 18/5	\$66.09
e. 18/6	\$79.77
f. 18/7	\$91.72
g. 18/8	\$99.32
h. 18/9	\$114.09
i. 18/10	\$123.57
j. 18/12	\$142.70

ITEM #	ATLANTIC IRRIGATION
6. Relays	
a. SR-1	
	\$78.60
7. Poly Pipe	
a. 3/4 x 10'	\$15.77
b. 3/4 x 400'	\$66.50
c. 1 x 100	\$22.90
d. 1 x 300	\$66.09
e. 1 1/4 x 100	\$49
f. 1 1/4 x 300	\$146.78
g. 1 1/2 x 100	\$68.02
h. 1 1/2 x 250	\$125.29
1. 100' Funny Pipe	\$27.20
8. P.V.C. Pipe	
a. 3/4" per 20'	\$4.86
b. 1" per 20'	\$6.28
c. 1 1/4" per 20'	\$10.90
d. 1 1/2" per 20'	\$16.57
e. 2" per 20'	\$21.25
f. 2 1/2" per 20'	\$31.87
9. Valve Boxes	
a. 6" Round	\$3.67
b. 10" Round	\$11.49
c. Std. 12"	\$21.58
d. Std. Ext 6"	\$18.12
e. Jumbo 12"	\$42.94
f. Jumbo Ext. 6"	\$39.84
10. Miscellaneous	
a. Swing Joints 1"	\$18.40
b. Swing Joints 1 1/2"	\$29.40
c. P.V.C. Primer	\$19.93
d. P.V.C. Glue	\$26.17
e. P.V.C. 117 Coup 1 1/4"	\$12.70
f. P.V.C. Coup 2	\$21.28
g. 3/4" Copper Ball Valves	\$11.56
h. 1" Copper Ball Valves	\$15.72
11. Schedule 80 Pre-Fab Swing Joints	
a. 1"	\$22.00
b. 1 1/4"	\$28.50
c. 1 1/2"	\$35.00

ITEM #	ATLANTIC IRRIGATION
12. Irritrol Electric Valves	
a. 1"	\$15.49
b. 1 1/2"	\$78.18
c. 2"	\$114.56
C. LABOR	
1. Man/Vibratory Plow	NO BID
2. Two (2) Men & Vibratory Plow	NO BID
3. Irr+A135:B154igation Consulting Service	NO BID

NO: 5 SUMMER SEASON MOBILE CONCESSIONS

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

HIGHEST RESPONSIBLE BIDDERS: Chris Macarlioglu – item B (Sayville Marina Park)

-Omar Duzen – item A (Lake Ronkomkoma Park)

-Tasty Frosty d/b/a Kargili Enterprises – items C (Casmento Park); H (Roberto Clemente Park)

COMPETITIVE BID: Yes – May 2, 2018

BUDGET ACCOUNT NUMBER: Not Applicable

ANTICIPATED EXPENDITURE: Nob Applicable

DEPARTMENT: Parks, Recreation & Cultural Affairs

JUSTIFICATION OF NEED: To provide refreshments at Town facilities during the summer season.



WHEREAS, the Town solicited competitive bids for SUMMER SEASON MOBILE CONCESSION, and

WHEREAS, on May 2, 2018 sealed bids were opened and Chris Macarlioglu, 850 Little East Neck Rd., Suite A-7, West Babylon, NY 11704; Omar Duzen, 45 Pike St., Apt. 14A, New York, NY 10002 and Tasty Frosty, d/b/a Kargili Enterprises, 9 Cleveland Ave., Bay Shore, New York 11706 submitted the highest responsible bids; and

WHEREAS, Chris Macarlioglu, Omar Duzen and Tasty Frosty, d/b/a Kargili Enterprises have been determined to be responsible bidders.

NOW, THEREFORE, on a motion of  
seconded by

, be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to the following bidders as per the following bid items:

Chris Macarlioglu - item B. (Sayville Marina Park)

Omar Duzen- item A (Lake Ronkonkoma Park)

Tasty Frosty d/b/a Kargili Enterprises – items C (Casamento Park); H (Roberto Clemente Park)

for one (1) season with an option for two (1) one (1) year seasons.

Upon a vote being taken, the result was:

CONTRACT #

DATE: MAY 2, 2018

11:00

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 # NOT APPLICABLE

ESTIMATED AMOUNT NOT APPLICABLE

CHRIS MACARLIOGLU  
850 LITTLE EAST NECK RD  
SUITE A-7  
WEST BABYLON NY 11704

SEE ATTACHED SHEETS

CHECK #9883317108 - \$1,802.00 (Sayville Beach)  
A award - Sayville Beach

AGATA MALISA  
216 10th ST  
WEST BABYLON NY 11704

SEE ATTACHED SHEETS

CHECK #22551144 - \$1,501.00 (Sayville Beach)

PARTNER ICE CREAM INC  
1 MAPLE AVE APT 213  
PATCHOGUE NY 11772

SEE ATTACHED SHEETS

CHECK #46230 - \$760.00 (Lake Ronkonkoma Beach)

OKATAN LLC  
14 KENMORE AVE  
COPIAQUE NY 11726

SEE ATTACHED SHEETS

CHECK #114674648 - \$1,651.00 (SAYVILLE BEACH)

**DISQUALIFIED-WEST ISLIP BEACH & C.I. COMM. PARK  
DID NOT BID MINIMUM**

award - Lake Ronkonkoma Beach

OMAR DEUZEN  
45 PIKE ST APT 14A  
NEW YORK NY 10002

SEE ATTACHED SHEETS

CHECK #9791811100 - \$2,500.00 (Lake Ronkonkoma  
Beach)

CHECK #162210- \$3,000.00 (Roberto Clemente Park)

TASTY FROSTY  
d/b/a KARGILI ENTERPRISES  
9 ELEVELAND AVE  
BAY SHORE NY 11706

SEE ATTACHED SHEETS

CHECK #9883416150 - \$1,325.00 (Casamento Park)

award - Roberto Clemente Park & Casamento Park

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.  
COMMISSIONER T. OWENS CONCURS.

SIGNED BY:

MICHAEL RAND  
DIRECTOR

PAGE 1 OF 2

BARBARA MALTESE  
PRINCIPAL CLERK

THIS TABULATION OF SEALED BIDS OPENED IN ACCORDANCE WITH SECTION 103 OF THE  
GENERAL MUNICIPAL LAW FOR THE PURPOSE OF CONSIDERING THE AWARD OF A PURCHASE  
CONTRACT FOR USE IN THE TOWN OF ISLIP.

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

ABDUL HALIMI  
77A HAZARD AVE  
HUNTINGTON STA NY 11746

KOOL KAT INC  
590 PINE AVE DR  
BAY SHORE NY 11706

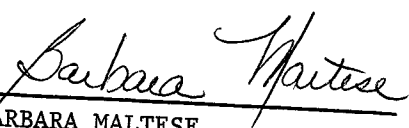
DISQUALIFIED - DID NOT BID MINIMUM

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.  
COMMISSIONER \_\_\_\_\_ CONCURS.

SIGNED BY:

  
MICHAEL RAND  
DIRECTOR

PAGE 2 OF 2

  
BARBARA MALTESE  
PRINCIPAL CLERK

SUMMER SEASON MOBILE CONCESSIONS	CHRIS MACARLIOGLU	AGATA MALISA	PARTNER ICE CREAM	OKATAN
ITEM #				
A. LAKE RONKONKOMA PK				
2018 Season	NO BID	NO BID	\$760.00	NO BID
2019 Season (1st Option)	NO BID	NO BID	\$770.00	NO BID
2020 Season (2nd Option)	NO BID	NO BID	\$780.00	NO BID
B. SAYVILLE MARINA PK				
2018 Season	\$1,802.00	\$1,501.00	NO BID	\$1,651.00
2019 Season (1st Option)	\$1,812.00	\$1,511.00	NO BID	\$1,655.00
2020 Season (2nd Option)	\$1,822.00	\$1,521.00	NO BID	\$1,660.00
C. CASAMENTO PARK				
2018 Season	NO BID	NO BID	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID	NO BID	NO BID
2020 Season 2nd Option)	NO BID	NO BID	NO BID	NO BID
D. BAYPORT BEACH				
2018 Season	NO BID	NO BID	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID	NO BID	NO BID
E. WEST ISLIP BEACH				
2018 Season	NO BID	NO BID	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID	NO BID	NO BID
F. CENTRAL ISLIP COMM. PK				
2018 Season	NO BID	NO BID	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID	NO BID	NO BID
G. BROOKWOOD HALL				
2018 Season	NO BID	NO BID	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID	NO BID	NO BID
H. ROBERTO CLEMENTE PK				
2018 Season		NO BID	NO BID	NO BID
2019 Season (1st Option)		NO BID	NO BID	NO BID
2020 Season (2nd Option)		NO BID	NO BID	NO BID
s/summer season mobile				
concession 2018 tab				

SUMMER SEASON MOBILE CONCESSIONS	OMER DUZEN	TASTY FROSTY d/b/a KARGILI ENT.
ITEM #		
A. LAKE RONKONKOMA PK		
2018 Season	\$2,500.00	NO BID
2019 Season (1st Option)	\$2,500.00	NO BID
2020 Season (2nd Option)	\$2,500.00	NO BID
B. SAYVILLE MARINA PK		
2018 Season	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID
C. CASAMENSTO PARK		
2018 Season	NO BID	\$1,325.00
2019 Season (1st Option)	NO BID	\$1,425.00
2020 Season (2nd Option)	NO BID	\$1,525.00
D. BAYPORT BEACH		
2018 Season	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID
E. WEST ISLIP BEACH		
2018 Season	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID
F. CENTRAL ISLIP COMM. PK		
2018 Season	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID
G. BROOKWOOD HALL		
2018 Season	NO BID	NO BID
2019 Season (1st Option)	NO BID	NO BID
2020 Season (2nd Option)	NO BID	NO BID
H. ROBERTO CLEMENTE PK		
2018 Season	NO BID	\$3,000.00
2019 Season (1st Option)	NO BID	\$3,500.00
2020 Season (2nd Option)	NO BID	\$4,000.00
s/summer season mobile concessions 2018 tab 2		

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

No. 11

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Option Year Resolutions**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15, 2018 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**  
**MAY 15, 2018**

- |    |   |                                      |
|----|---|--------------------------------------|
| 1. | COLLECTION & DISPOSAL OF ANIMAL CARCASSES                     | -Pet Crematory Agency, Inc.          |
| 2. | HYDRAULIC PUMP & MOTOR REPAIRS                                | -Deer Park Hydraulics                |
| 3. | SAND FOR ICE CONTROL  | -D. F. Stone Contracting, Ltd.       |
| 4. | RECYCLED CONCRETE DENSE GRADED<br>AGGREGATE BASE COURSE BLEND | -Watral Brothers<br>-Bove Industries |
| 5. | ULTRA-LOW SULFUR HEATING OIL                                  | -Romeo Enterprises, Inc.             |

NO: 1      COLLECTION & DISPOSAL OF ANIMAL CARCASSES

VENDOR:      Pet Crematory Agency, Inc.

OPTION:      One (1) year

ANTICIPATED EXPENDITURE: \$35,400.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Crematory services for dead animals from the  
Animal Shelter.



NO: 2      HYRAULIC PUMP & MOTOR REPAIRS

VENDOR:      Deer Park Hydraulics

OPTION:      One (1) year

ANTICIPATED EXPENDITURE: \$10,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To repair hydraulic pump motors.

NO: 3      SAND FOR ICE CONTROL

VENDOR:      D. F. Stone Contracting, Ltd.

OPTION:      Two (2) year period

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Furnish sand for ice control.

NO. 4

RECYCLED CONCRETE DENSE GRADED AGGREGATE BASE  
COURSE BLEND

VENDORS: Watral Brothers, Inc.  
Bove Industries

OPTION: First One (1) year

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Material is used for drainage work.

NO: 5

ULTRA-LOW SULFUR HEATING OIL

VENDOR: Romeo Enterprises, Inc.

OPTION: Two (2) years

ANTICIPATED EXPENDITURE: \$150,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Provide heating oil to Town facilities.

NO: 1      COLLECTION & DISPOSAL OF ANIMAL CARCASSES

VENDOR:      Pet Crematory Agency, Inc.

OPTION:      One (1) year

ANTICIPATED EXPENDITURE: \$35,400.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Crematory services for dead animals from the  
Animal Shelter.

WHEREAS, by a Town Board resolution adopted JUNE 20, 2017, Contract #617-122 for COLLECTION & DISPOSAL OF ANIMAL CARCASSES was awarded to Pet Crematory Agency, Inc., 164 Cabot St., West Babylon, NY 11704, the lowest responsible bidder.

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

WHEREAS, the Commissioner of Environmental Control has recommended that the Town exercise the option to renew this contract for the one (1) year period.

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

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with Pet Crematory Agency, Inc. (Contract #617-122) for the one (1) year period.

Upon a vote being taken, the result was:



TOWN OF ISLIP OFFICE OF THE SUPERVISOR  
**Department of Purchase**

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

TO: James Heil, Comm. Environmental Control  
FROM: Barbara Maltese, Principal Clerk *B. Maltese*  
DATE: April 6, 2018  
RE: COLLECTION & DISPOSAL OF ANIMAL CARCASSES,  
CONTRACT #617-122

The option year for the above mentioned contract is JUNE 20, 2018. 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

*James H. Heil*

WHEREAS, the Town solicited competitive bids for the purchase of COLLECTION & DISPOSAL OF ANIMAL CARCASSES, CONTRACT #617-122; and

WHEREAS, on May 24, 2017 sealed bids were opened and Pet Crematory Agency, Inc., 164 Cabot St., West Babylon, NY 11704 submitted the apparent low dollar bid; and

WHEREAS, Pet Crematory Agency has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council Mary Kate Mullen seconded by Council Steven J. Flotteron, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Pet Crematory Agency Inc. in the amount of \$2,950.00/mo. 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: carried 5-0



**NO: 2      HYRAULIC PUMP & MOTOR REPAIRS**

**VENDOR:      Deer Park Hydraulics**

**OPTION:      One (1) year**

**ANTICIPATED EXPENDITURE: \$10,000.00**

**DEPARTMENT: Environmental Control**

**JUSTIFICATION OF NEED: To repair hydraulic pump motors.**

**NO: 2      HYRAULIC PUMP & MOTOR REPAIRS**

**VENDOR:      Deer Park Hydraulics**

**OPTION:      One (1) year**

**ANTICIPATED EXPENDITURE: \$10,000.00**

**DEPARTMENT: Environmental Control**

**JUSTIFICATION OF NEED: To repair hydraulic pump motors.**



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: James Heil, Comm. Environmental Control  
FROM: Barbara Maltese, Principal Clerk *B. Maltese*  
DATE: April 6, 2018  
RE: HYDRAULIC PUMP & MOTOR REPAIRS,  
CONTRACT #517-107

The option year for the above mentioned contract is JUNE 20, 2018. 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

*James Heil*

WHEREAS, the Town solicited competitive bids for the purchase of HYDRAULIC PUMP & MOTOR REPAIRS, CONTRACT #517-107; and

WHEREAS, on May 11, 2017 sealed bids were opened and Deer Park Hydraulics, 12 Evergreen Place, Deer Park, NY 11729 submitted the apparent low dollar bid; and

WHEREAS, Deer Park Hydraulics has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council Mary Kate Mullen seconded by Council Steven J. Flotteron, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Deer Park Hydraulics in the amount of various prices as per bid items #A1 through B3 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: carried 5-0

NO: 3      SAND FOR ICE CONTROL

VENDOR:      D. F. Stone Contracting, Ltd.

OPTION:      Two (2) year period

ANTICIPATED EXPENDITURE: \$50,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Furnish sand for ice control.

WHEREAS, by a Town Board resolution adopted JUNE 28, 2016, Contract #616-161 for SAND FOR ICE CONTROL was awarded to D. F. Stone Contracting, Ltd., 1230 Station Road, Medford, NY 11763, the lowest responsible bidder.

WHEREAS, said contract was for a period of two (2) years 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 D. F. Stone Contracting, Ltd. (Contract #616-161) 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

463

TO: Thomas Owens, Comm. Public Works  
FROM: Barbara Maltese, Principal Clerk  
DATE: April 6, 2018  
RE: SAND FOR ICE CONTROL, CONTRACT #616-161

The option year for the above mentioned contract is JUNE 28, 2018. 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 SAND FOR ICE CONTROL, CONTRACT #616-161; and

WHEREAS, on June 1, 2016 sealed bids were opened and D. F. Stone Contracting, Ltd, 1230 Station Rd., Medford, NY 11763 and Bove Industries, Inc., 15 Hulse Road, E. Setauket, New York 11733 submitted the apparent low dollar bids; and

WHEREAS, D. F. Stone Contracting Ltd and Bove Industries, Inc. have been determined to be a responsible bidders.

NOW, THEREFORE, on a motion of Councilwoman Trish Bergin Weichbrodt, seconded by Councilman John C. Cochrane.JJr.

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to the following bidders as per the following bid items:

D. F. Stone Contracting, Ltd. – item B

Bove Industries, Inc. – item A

for Sand for Ice Control for two (2) years from date of award with the Town's option to renew for two (2) additional years.

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



NO. 4

RECYCLED CONCRETE DENSE GRADED AGGREGATE BASE  
COURSE BLEND

VENDORS: Watral Brothers, Inc.  
Bove Industries

OPTION: First One (1) year

ANTICIPATED EXPENDITURE: \$20,000.00

DEPARTMENT: Material is used for drainage work.

WHEREAS, by a Town Board resolution adopted June 20, 2017, Contract #517-143 for RECYCLED CONCRETE DENSE GRADED AGGREGATE BASE COURSE BLEND was awarded to Watral Brothers, Inc., 45 South 4<sup>th</sup> St., Bay Shore, NY 11706 and Bove Industries, 16 Hulse Rd., East Setauket, NY 11733, the lowest responsible bidders.

WHEREAS, said contract was for a period of one (1) year with an option to renew for two (2) one (1) year periods; and

WHEREAS, the Commissioner of Public Works 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 Watral Brothers, Inc. and Bove Industries (Contract #517-143) 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

Angle M. Carpenter, Supervisor

YES

TO: Thomas Owens, Comm. Public Works  
FROM: Barbara Maltese, Principal Clerk *B. Maltese*  
DATE: April 6, 2018  
RE: RECYCLED CONCRETE DENSE GRADED AGGREGATE BASE  
COURSE BLEND, CONTRACT #517-143

The option year for the above mentioned contract is JUNE 20, 2018. 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 RECYCLED CONCRETE DENSE GRADED AGGREGATE BASE COURSE BLEND, CONTRACT #517-143; and

WHEREAS, on April 26, 2017 sealed bids were opened and Watral Brothers Inc., 45 South 4<sup>th</sup> St., Bay Shore, NY 11706 and Bove Industries, 16 Hulse Road, East Setauket, NY 11733 submitted the apparent low dollar bids; and

WHEREAS, Watral Brothers, Inc. and Bove Industries have been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council Mary Kate Mullen seconded by Council Steven J. Flotteron, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to the following vendors as per the following bid items:

Watral Brothers, Inc. – item #a \$7.46/cu. yd. (delivered)

Bove Industries – item #b \$4.00/cu. yd. (picked up)

For one (1) year from date of award with the Town's option to renew for two (2) one (1) year extensions.

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

NO: 5      ULTRA-LOW SULFUR HEATING OIL

VENDOR:      Romeo Enterprises, Inc.

OPTION:      Two (2) years

ANTICIPATED EXPENDITURE:    \$150,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Provide heating oil to Town facilities.

WHEREAS, by a Town Board resolution adopted JUNE 20, 2017, Contract #517-01 for ULTRA –LOW SULFUR HEATING OIL was awarded to Romeo Enterprises, Inc., P. O. Box 641, 1600 Railroad Ave., Holbrook, NY 11741, 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 Romeo Enterprises, Inc. (Contract #517-01) for the two (2) year period.

Upon a vote being taken, the result was:

WHEREAS, the Town solicited competitive bids for the purchase of ULTRA-LOW SULFUR HEATING OIL AND SERVICE CONTRACT, CONTRACT #517-01; and

WHEREAS, on April 26, 2017 sealed bids were opened and Romeo Enterprises, Inc., P. O. Box 641, 1600 Railroad Ave., Holbrook, NY 11741 submitted the apparent low dollar bid; and

WHEREAS, Romeo Enterprises, Inc. has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council Mary Kate Mullen  
seconded by Council Steven J. Flotteron, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Romeo Enterprises, Inc. in the amount of \$0.088/gal. (differential) 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: carried 5-0



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

463

TO: Thomas Owens, Comm. Public Works  
FROM: Barbara Maltese, Principal Clerk *B. Maltese*  
DATE: April 6, 2018  
RE: ULTRA-LOW SULFUR HEATING OIL, CONTRACT #517-01

The option year for the above mentioned contract is JUNE 20, 2018. 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]*



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

No. 12

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

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**Authorization for the Supervisor to enter execute a contract for the emergency repair of the airport main terminal roof and affected electrical and security system due to the potential life, health and safety concerns to the traveling public at the Airport.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15, 2018 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.

The airport sustained damage to the main terminal roof membrane from a storm occurring the evening of April 15, 2018 into the early morning of April 16, 2018. Subsequent weather events have further damaged the fire suppression system, critical lighting, and security surveillance cameras. The wet surfaces has the propensity to produce mold. An emergency contract is necessary to repair the roof to protect the health and safety of the traveling public.

**Specify Where Applicable:**

1. Entity or individual benefitted by resolution:

Long Island MacArthur Airport

2. Site or Location affected by resolution:

Long Island MacArthur Airport - Main Terminal Roof

3. Cost: \$ 135,000 Estimated

4. Budget Line: H07.5610.30503

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

☒ 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:

4/27/18

May 15, 2018  
Resolution No.

**RESOLUTION AUTHORIZING THE TOWN OF ISLIP TO EXECUTE AN  
EMERGENCY CONTRACT FOR THE REPAIR OF THE AIRPORT MAIN  
TERMINAL ROOF**

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

**WHEREAS**, the Airport inspected damage to the main terminal roof membrane following a storm that occurred on the evening of April 15 and early morning of April 16, 2018; and

**WHEREAS**, the Airport attempted to secure 2400 sq. ft. of damaged membrane to contain wet dry wall and water leakage into the passenger terminal; and

**WHEREAS**, subsequent weather events have exacerbated damage to the subject roof, rendered the fire suppression system and security lighting inoperable in the affected area and created a threat of mold; and

**WHEREAS**, on May 2, 2018, the Town was advised by its insurance carrier's representative that any additional damage resulting from the aforementioned roof leak may not be insurable; and

**WHEREAS**, these circumstances rise to the level of a public emergency arising out of an unforeseen weather event placing the health, safety and welfare of all individuals entering or leaving the Airport at risk; and

**WHEREAS**, the Town of Islip Department of Aviation and Transportation requests permission to enter into an emergency contract for the immediate repair of the airport main terminal roof and affected electrical and security systems;

**NOW, THEREFORE**, on a motion by Councilperson \_\_\_\_\_,

Seconded by Councilperson \_\_\_\_\_, be it

**RESOLVED**, that the Supervisor be and is hereby authorized to execute a contract with Outer County Construction Corp. in the amount of \$135,000.00 for the emergency repair of the airport main terminal roof and affected electrical and security system due to the potential life, health and safety concerns to the traveling public at the Airport; and further authorizes the work to be performed; and let it

**FURTHER BE 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. 13

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Appointment of members to the Community Development Agency  
Board.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15, 2018 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:

**John R. DiCioccio, Esq.**

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.

Appointment of Debra Cavanagh as Chairwoman of the Community Development Agency Board for the remainder of her five year term commencing as of the date her previous term expired and expiring on March 1, 2022; and appointing Manuel Troche as a member of the Community Development Agency Board for the remainder of his five year term commencing as of the date his previous term expired and expiring on June 30, 2019.

---

**Specify Where Applicable:**

1. Entity or individual benefitted by resolution:  
Community Development Agency Board
2. Site or Location affected by resolution:  
n/a
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.

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Signature of Commissioner/Department Head Sponsor:

Date:

---

May 15, 2018

WHEREAS, pursuant to NYS General Municipal Law §633, the Islip Town Board is authorized to appoint members to the Community Development Agency Board; and

WHEREAS, although currently serving in the capacity of Chairwoman, the term of Debra Cavanagh expired on March 1, 2017; and

WHEREAS, the term of Manuel Troche expired on June 30, 2014; and

WHEREAS, Debra Cavanagh is qualified to continue to serve as Chairwoman of the Community Development Agency Board and Manuel Troche is qualified to continue to serve as a member of the Community Development Agency Board.

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

RESOLVED, that the Town Board hereby appoints Debra Cavanagh as Chairwoman of the Community Development Agency Board for the remainder of her five year term commencing as of the date her previous term expired and expiring on March 1, 2022; and

BE IT FURTHER RESOLVED, that the Town Board hereby appoints Manuel Troche as a member of the Community Development Agency Board for the remainder of his five year term commencing as of the date his previous term expired and expiring on June 30, 2019.

Upon a vote being taken, the result was:

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

No. 14

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Town Clerk to advertise for a Public Hearing in connection to the proposed lease of 201 Clark Drive in Ronkonkoma to Southwest Airlines, Co. at Long Island MacArthur Airport.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON MAY 15, 2018 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.

The Town Board of the Town of Islip will hold a public hearing in the Islip Town Hall, 655 Main Street, Islip, on June 19, 2018 at 2:00 p.m., concerning the proposed lease of the property at the Long Island MacArthur Airport to Southwest Airlines co., known as 201 Clark Drive, Ronkonkoma, New York.

The Town Clerk is hereby authorized to publish the Notice of Public Hearing regarding the above lease for the property at the Long Island MacArthur Airport.

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**Specify Where Applicable:**

1. Entity or individual benefitted by resolution:

Town of Islip

2. Site or Location affected by resolution:

Long Island MacArthur Airport

3. Cost:\$

4. Budget Line:


5. Amount and source of outside funding:

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**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:

5/1/18



May 15, 2018

Resolution No.

**WHEREAS**, the Town Islip is the owner of a warehouse storage building at the Long Island MacArthur Airport more commonly known as 201 Clark Drive, Ronkonkoma, New York; and

**WHEREAS**, the aforementioned site is not needed for municipal purposes and the Town desires to lease the site to Southwest Airlines Co. to run an air freight facility to aid in the operations of passenger cargo screenings; and

**WHEREAS**, the term of such lease shall be for a period of five (5) years and shall have one five (5) year term renewal option with an initial base rent of \$39,984.00 annually, with annual rent escalations pursuant to the Consumer Price Index as detailed in the proposed lease.

**Now therefore be it**, on a motion of \_\_\_\_\_, Seconded by

\_\_\_\_\_, be it

**RESOLVED**, the Town Board of the Town of Islip will hold a public hearing in the Islip Town Hall, 655 Main Street, Islip, on June 19, 2018 at 2:00 p.m., or as soon thereafter as the same may be heard, to hear comments of all persons wishing to be heard concerning the proposed lease of the property at the Long Island MacArthur Airport to Southwest Airlines Co., known as 201 Clark Drive, Ronkonkoma, New York; and be it further

**RESOLVED**, that the Town Clerk is hereby authorized to publish the Notice of Public Hearing regarding the above lease for property at the Long Island MacArthur Airport.

Upon a vote being taken, the result was:

**NOTICE OF PUBLIC HEARING**

**ON**

**SOUTHWEST AIRLINES CO. LEASE AT LONG ISLAND MACARTHUR AIRPORT**

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**PLEASE TAKE NOTICE** that the Town Board of the Town of Islip will hold a public hearing on **June 19, 2018 at 2:00 p.m.**, or as soon thereafter as this matter may be heard, at Islip Town Hall, 655 Main Street, Islip, New York, to hear any and all persons either for or against the Town's lease of property at the Long Island MacArthur Airport known as 201 Clark Drive, Ronkonkoma, New York to Southwest Airlines Co. upon the following general terms, to wit:

1. The leased premises shall consist of the site known as 201 Clark Drive, Ronkonkoma NY 11779 comprising of 19,500 sq. ft. with a one story steel warehouse storage building.
2. The term of such lease shall be for a period of five (5) years and shall have one five (5) year term renewal option.
3. The Town shall receive an initial base rent of \$39,984.00 annually, with annual rent escalations pursuant to the Consumer Price Index as detailed in the proposed lease.

Any person or party wishing to be heard with respect to the foregoing may do so, in person, by agent, by attorney, or by written comment addressed to the Islip Town Clerk, 655 Main Street, Islip, New York 11751 and actually received by the date and time of the public hearing as set forth herein.

**TOWN BOARD, TOWN OF ISLIP**

Dated at Islip, NY

, 2018

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Olga H. Murray  
Town Clerk, Town of Islip

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

No. 15

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to enter into an addendum agreement with Frontier Airlines, Inc. to clarify the responsibilities of passengers enplaning and deplaning on the airport ramps.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15, 2018 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.

The Town and Frontier Airlines entered into an Airline Use Agreement dated July 24, 2017, pursuant to which the Airline utilizes the airport to carry out its business of air transportation, and desire to enter into this Addendum pursuant to which the parties are clarifying responsibilities regarding operations by the Airline on the airport apron.

**Specify Where Applicable:**

1. Entity or individual benefitted by resolution:

Frontier Airlines

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 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:

5/3/18

May 15, 2018

Resolution No.

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

**WHEREAS**, Frontier Airlines, Inc. ("Airline") is a corporation primarily engaged in the business of air transportation with respect to the carriage of persons, property, cargo and mail; and

**WHEREAS**, The Town and Airline entered into the Airline Use and Lease Agreement dated as of July 24, 2017 (the "Agreement") pursuant to which Airline utilizes the Airport to carry out its business of air transportation; and

**WHEREAS**, The Airport and Airline desire to enter into an Addendum pursuant to which the parties will clarify responsibilities regarding operations by Airline while enplaning and deplaning passengers on the airport ramps;

**Now therefore be it**, on a motion of \_\_\_\_\_, Seconded by

\_\_\_\_\_, be it

**RESOLVED**, that the Town Board hereby authorizes the Supervisor to enter into an addendum agreement with Frontier Airlines, Inc. to clarify the responsibilities of passengers enplaning and deplaning on the airport ramps, said agreement to be subject to the review and approval of the Town Attorney.

Upon a vote being taken, the result was:

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

No. 16

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Town Board approval to amend the Overtime Application Form contained within the Administrative Procedures Manual, Section 309, in order to improve accountability and reduce unnecessary costs.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15, 2018 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:

**John R. DiCioccio, Esq.**

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.

Town Board approval to amend the Overtime Application Form contained within the Administrative Procedures manual, Section 309, in order to improve accountability and reduce unnecessary costs.

---

**Specify Where Applicable:**

1. Entity or individual benefitted by resolution:

Townwide

2. Site or Location affected by resolution:

Town of Islip Employees

3. Cost:\$

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.

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Signature of Commissioner/Department Head Sponsor:

Date:

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May 15, 2018

WHEREAS, the Town of Islip Administrative Procedures Manual is a compilation of policies and regulations that governs the operations of the Town; and

WHEREAS, the Town of Islip Administrative Procedures Manual includes a section regarding Overtime, specifically Section 309 and

WHEREAS, the Overtime Application Form, which is a part of Section 309, has not undergone any revisions since December 15, 2009; and

WHEREAS, certain amendments are now needed to the Overtime Application Form in order to improve accountability and reduce unnecessary costs.

Now, therefore, on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_  
be it

RESOLVED, that the Town of Islip hereby amends the Overtime Application Form (as attached hereto) contained within the Administrative Procedures Manual, Section 309, in order to improve accountability and reduce unnecessary costs.

Upon a vote being taken, the result was:





## Overtime Justification and Authorization Form

Department: \_\_\_\_\_ Dept. #: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Planned Overtime

☐ Emergency Overtime

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

Justification for Overtime:

Job Coverage: \_\_\_\_\_

Unplanned Work: \_\_\_\_\_

Emergencies: \_\_\_\_\_

Projected Cost of Overtime: \_\_\_\_\_

Is this a reimbursable expense? ☐ No

Employees Being Assigned:

<u>Employee Name</u>	<u>Employee Title</u>	<u>Duties</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Comments: \_\_\_\_\_

Commissioner or Department Head Name: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Supervisor Approval: \_\_\_\_\_

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

No. 17

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to sign an Indemnification/Hold  
Harmless Agreement for the event: Youth Enrichment Services 2018  
Summer Program-Held on Higbie Lane Fields.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON MAY 15,  
2018 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:

**Tim Mare**

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  
SPONSORS MEMORANDUM  
FOR TOWN BOARD RESOLUTIONS

---

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsors 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 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 are previously been passed or denied by the Board.

To authorize the Supervisor to sign an Indemnification/Hold Harmless Agreement for the event: Youth Enrichment Services 2018 Summer Program- Held on Higbie Lane Fields, on behalf of the Town of Islip.

Youth Enrichment Services administers a Summer Enrichment Program held on West Islip Union Free School District's Higbie Lane Fields.

The Town of Islip includes Youth Enrichment Services in their liability insurance policy.

West Islip U.F.S.D. requires all organizations using District facilities to have on file with the District an executed Indemnification/Hold Harmless Agreement.

---

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip youth
2. Site or location effected by resolution: Town of Islip
3. Cost: -\$0-
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 1, Sub. A. Number \_\_\_\_ of Town of Islip 617 Check List, an environmental review is required.

X  No under Section 11, Sub \_\_\_\_, Number \_\_\_\_ of Town of Islip 617 Check List, no environmental review is required.

---

Signature of Commissioner/Department Head Sponsor

Date



4/16/18

May 15, 2018

WHEREAS, the Town of Islip contracts with Youth Enrichment Services to provide youth service for the purpose of positive youth development and delinquency prevention in the Town of Islip; and

WHEREAS, Youth Enrichment Services administers a Summer Enrichment Program held on West Islip U.F.S.D. Higbie Lane Fields; and

WHEREAS, The Town of Islip includes Youth Enrichment Services in their liability insurance policy; and

WHEREAS, West Islip U.F.S.D. requires all organizations using District facilities to have on file with the District an executed Indemnification/Hold Harmless Agreement.

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

RESOLVED, that the Supervisor is authorized to sign an Indemnification/Hold Harmless Agreement for the event: Youth Enrichment Services 2018 Summer Program- Held on Higbie Lane Fields, on behalf of the Town of Islip.

Upon a vote being taken, the result was:

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

No. 18

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Authorization for the Supervisor to execute a consent to the assignment  
of a Lease by Islip DC Realty LLC to 575 Clayton Street Realty LLC.**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15,  
2018 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:

**John R. DiCioccio, Esq.**

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:** To authorize the Supervisor to execute a consent to the assignment of a Lease by Islip DC Realty LLC to 575 Clayton Street Realty LLC.

---

**SPECIFY WHERE APPLICABLE:**

Entity or individual benefitted by resolution:	575 Clayton Street Realty LLC
Site or location effected by resolution:	West Lowell Avenue, Central Islip
Cost:	N/A
Budget Line:	N/A
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. B, Number \_\_\_\_\_ of Town of Islip 617 Check List, no Environmental review is required.

---

Signature of Commissioner/Department Head sponsor:      Date:

John DiCioccio, Town Attorney

---

May 15, 2018

Resolution #

**WHEREAS**, the Town of Islip (hereinafter "Town") previously owned a parcel of property now known as 575 W. Lowell Avenue, Central Islip, and in 1993 conveyed such parcel to ISLIP DC REALTY LLC's predecessor in interest by quitclaim deed (hereinafter "Deed"); and

**WHEREAS**, the Deed provides that the Town must approve any further conveyance; and

**WHEREAS**, ISLIP DC REALTY LLC now wishes to convey the aforementioned property to 575 CLAYTON STREET REALTY LLC, thereby requiring the Town's approval; and

**WHEREAS**, the Town of Islip currently owns an adjacent parcel of property located on W. Lowell Avenue in Central Islip (SCTM: 121-4-2); and

**WHEREAS**, the Town and ISLIP DC REALTY LLC's predecessor in interest also entered into a lease agreement (hereinafter "Lease"), dated July 14, 1993, for 30 parking spaces on the subject property and amended in 2008 to split the 30 parking spaces into 15 exclusive spaces and 15 shared spaces; and

**WHEREAS**, the Town and ISLIP DC REALTY LLC extended the Lease in 2015 after the Town Board authorized the Supervisor to sign the Extension of Lease by Resolution dated March 3, 2015; and

**WHEREAS**, the Lease provided the Lessee to assign or transfer the Lease or any part thereof, or any right, power or privilege, with the consent in writing of the Lessor; and

**WHEREAS**, ISLIP DC REALTY LLC wishes to assign all of its rights and obligations under the Lease to 575 CLAYTON STREET REALTY LLC.

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

May 15, 2018

Resolution #

**RESOLVED**, the Town Board consents to the conveyance of 575 W. Lowell Avenue, Central Islip, by ISLIP DC REALTY LLC to 575 CLAYTON STREET REALTY LLC, and the Supervisor is hereby authorized to execute any and all documents necessary to effectuate the transaction, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

**RESOLVED**, the Town Board consents to the assignment of the Lease for the W. Lowell Avenue parcel (SCTM: 121-4-2) by ISLIP DC REALTY LLC to 575 CLAYTON STREET REALTY LLC, and the Supervisor is hereby authorized to execute any and all documents necessary to effectuate the transaction, the form and content of which shall be subject to the approval of the Town Attorney.

Upon a vote being taken, the result was:



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

No. 19

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

---

**Special Events**

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA ON **MAY 15, 2018 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

05/15/2018

On a motion of Councilperson

seconded by

be it,

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

- A. Islip Main Street Festival-Islip-The Islip Chamber of Commerce - Sunday, June 3, 2018 from 11AM to 6PM, (set up will begin at 8AM/clean up 6PM to 8PM.)Main Street from Ocean Avenue to route 111. And the easternmost driveway of Town Hall East parking lot. Also requesting permission to use the parking lot on Main Street adjacent to Town Hall East. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- B. Memorial Day Parade - Bay Shore - Bay Shore American Legion Post #365 - Monday, May 28, 2018 from 10AM to 12Noon, route as follows: Parade assembles at 9:45AM at Lanier Lane and Community Road. South on Lanier Lane; east on Main Street, Bay Shore to north on Brentwood Road. Ending at Oakwood Cemetery and Tillie Street. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- C. Cultural Street Festival-Brentwood-LI. Tropical Salsa Music Festival-Saturday, June 2, 2018 from 9AM to 8PM. Culturally diverse performing and visual arts (music, dance, theatre, drama, paintings, etc.) Presented free of charge to our culturally diverse community. Event to be held on Suffolk Avenue between 2nd Street and Madison Avenue, and Washington Avenue, and Brentwood Road. Permission for this event will be granted pending approval from Town and County offices and proof of liability insurance.
- D. Hope Day Event-Brentwood-The Spot Church – Friday June 1(set up day) Saturday, June 2, 2018 (event day), from 8AM to 8PM. Event will take place at Brentwood Recreation Center, in Brentwood. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- E. Run for PWS-Bay Shore- Bay Shore School District-Saturday, June 16, 2018 from 8:30AM to 12:00PM. Route as follows: Start and finish at South Country Elementary School. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- F. 5K Walk/Run – Sayville - Keith Nintzel Memorial - Saturday, June 9, 2018 from 9AM to 11AM. the Keith Nintzel Memorial 5K Run/Walk will begin at Rotary Park, proceeds south on Candle Avenue, west on Maple Street, south on Handsome Avenue, west on Jones Drive, north on Benson Avenue, west on The Lane, south on Sunset Drive, west, south then east on Palmer Circle, north on Palmer Drive, east on Jones Drive, south on Handsome Avenue, East on Elm Street, north on Greene Avenue, east on Puritan Road, North on Candle Avenue, and ends at Rotary Park. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.

- G. Long Island Equality March-The Transgender Resource Center of Long Island LGBT-Sayville Saturday- June 16, 2018 from 11AM to 6PM. March assembles at MTA lot on Depot Street and Greene Avenue and continues to the Common Ground Park where March will end. Permission for this event will be granted pending approval from Town & County Offices and proof of liability insurance.
- H. Memorial Day Parade - Holbrook-Holbrook Chamber of Commerce- Monday, May 28, 2018 from 11am - 12pm. Parade assembles at Holbrook Plaza on Main Street at 10:30am. Parade travels south on Main Street from Holbrook Plaza to Furrows Road, west on Furrows road top Grundy Avenue then south on Grundy to Terry Road. Permission for this event will be granted pending approval from Town and County Offices and proof of liability.
- I. 5K Run-Sayville-Sayville Fire Department- Saturday, June 16, 2018 from 7AM to 12PM. The Sayville Fire Department 5K assembles 7AM at the Sunrise Drive Elementary School, begins at Loop Drive and Sunrise Drive, heading east to Potomac Lane, north and west to Grundy Avenue, south to Loop Drive, south to Sunrise drive, southwest to Sayville Blvd, south to turn around at Languth Street, then back north on Sayville Blvd. to Versa Place, east to Seville Blvd. head north to end at Sunrise Drive Elementary School. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- J. 5K Run and Walk-Sayville-Community Ambulance- Saturday, June 30, 2018 starting at 9AM to-12PM- Community Ambulance Company. Inc. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- K. Pet Parade- Sayville-Rotary Club of Sayville- Saturday-July 14, 2018 from 8am to 11am. Annual parade for Pets and Families. Assembles at Prince of Peace School parking lot proceed east on Main street end at Rotary Park on Candle Avenue. Permission for this event will be granted pending approval from Town and County Offices and proof of liability.
- L. 4 Mile Road Race - Sayville/West Sayville – At your Service Cystic Fibrosis Waffle Foundation - Saturday, July 21, 2018 from 9AM to 10:30AM. Race assembles at the Long Island Maritime Museum at 8AM. Proceeds south on West Avenue, continue to Atlantic Avenue to Montauk Hwy to Sunset Avenue, to Joni Drive, to Elm Street, to Carleton Avenue, to Maple Avenue, to Handsome Avenue, to Main Street, to West Avenue, end at Long Island Maritime Museum. Permission for this event will be granted pending approval from Town and County Offices and proof of liability insurance.
- M. In conjunction with the **Islip Street Fair- Sunday June 3, 2018 from 11AM to 6PM. The Event is on the 5/15/18 Town Board Letter A.** Bubbas Burrito Bar, tenants of 513 Main Street, Islip NY 11751, request permission from the Islip Town Board to apply for a temporary beer and wine permit pursuant to the New York State Liquor Authority Special Event Permit application.
- N. In conjunction with the **Islip Street Fair-Sunday June 3, 2018 from 11AM to 6PM. The Event is on the 5/15/18 Town Board Letter A.** Maxwell's, tenants of 501 Main Street, Islip, NY 11751, request permission from the Islip Town Board to apply for a temporary beer and wine permit pursuant to the New York State Liquor Authority Special Event Permit application.

- O. In conjunction with the **Alive by the Bay - Tuesday, July 10; Tuesday, July 24; Tuesday August 7; Tuesday August 21, 2018 from 5PM to 9PM. Approved by the Town Board 4/24/18 T.** The Southside Hotel, tenants of 5 Third Ave., Bay Shore, NY 11706, request permission from the Islip Town Board to apply for a temporary beer and wine permit for all of the dates listed pursuant to the New York State Liquor Authority Special Event Permit application. Z
- P. Memorial Day Parade-Central Islip-Central Islip Memorial Day Parade Committee- Monday, May 28, 2018 from 11:30AM to 1:30PM. Parade assembles at Carleton Avenue and Irving and Cliff Streets. Proceeds north on Carleton Avenue, crossing Suffolk Avenue, continuing north on Wheeler Road to the Anthony Alfano School, the location of the Memorial Stones. Permission for this event will be granted pending approval from Town and County Offices and proof of liability Insurance.
- Q. In conjunction with the **Islip Street Fair-Sunday June 3, 2018 from 11AM to 6PM. The Event is on the 5/15/18 Town Board Letter A.** Mary Dowling's tenants of 528 Main Street, Islip, NY 11751, request permission from the Islip Town Board to apply for a temporary beer and wine permit pursuant to the New York State Liquor Authority Special Event Permit application.

Upon a vote being taken the result was carried:

May 15, 2018

**BLOCK PARTIES**

**PART B:**

1. Block Party- 12 Tellar Drive- Islip Terrace-on Saturday, July 14, 2018 (RD: 07/21/2018) from 11am - 11pm; Tellar Drive will be closed from: East Farmingdale Street to East Nassau St.
2. Block Party-407 W. 1<sup>st</sup> Street- West Islip- on Saturday, July 14, 2018 (RD: 07/15/2018) from 11am-11pm; West 1<sup>st</sup> Street will be closed from: Pine Avenue to the end; Cross Street: Oak Avenue.
3. Block Party-65 Campbell Lane-East Islip on Saturday- June 30, 2018 (RD: 07//01/2018) from 11am-11pm; Campbell Lane will be closed from: Rosemary Place to Valerie Place; Cross Streets: Melanni Place, Marianna Place.
4. Block Party-429 Victory Drive-Ronkonkoma on Saturday- July 07, 2018 (RD: 07/08/2018) from 11am-11pm; Victory Drive will be closed from: Rosevale Avenue to the end. Cross Streets: 1<sup>st</sup> Court, 2<sup>nd</sup> Court and 3rd Court.
5. Block Party- 20 Indian Head Drive- Sayville on Saturday- July 21, 2018 (RD: 07/22/2018) 11am - 11pm; Indian Head Rive will be closed from: Karen Drive to Squaw Lane; Cross Street: Arrow Lane.
6. Block Party- 88 Lincoln Avenue-Islip Terrace on Saturday- July 21, 2018 (RD: 07/28/2018) 11am-11pm; Lincoln Avenue will be closed from: Craig B. Gariepy Avenue to Kunigunda Place.
7. Block Party- 262 West 4<sup>TH</sup> Street- West Islip on Saturday- August 25, 2018 (RD: 08/26/2018) 11am- 11pm; West 4<sup>th</sup> Street will be closed from: Spruce Avenue to Pine Avenue.
8. Block Party-73 Sylvia Drive-West Islip on Saturday-July 07, 2018 (RD: 07/08/2018) 11am-11pm; Sylvia Drive will be closed from: Udall Road to Pine Avenue; Cross Streets: Dorothy Road-both sides.
9. Block Party-32 Columbine Avenue-Islip on Saturday - August 18, 2018 (RD: 08/19/2018) 11am-11pm; Columbine Avenue will be closed from: Commack Road to the end.
10. Block Party- 656 Sandra Avenue- West Islip on Saturday- August 18, 10`8 (RD: 8/25/2018)11am-11pm; Sandra Avenue will be closed from: Stanley Street to Celia Street.
11. Block Party-66 Highland Avenue- West Islip on Saturday-August 11, 2018 (RD: 8/12/2018)11am-11pm; Highland Avenue will be closed from: Higbie Lane to Beach Street; Cross Street: Sunset Place and Chestnut Street.
12. Block Party-95 Grassmere Avenue- Oakdale on Saturday- August 04, 2018 (RD: 08/05/2018)11am- 11pm; Grassmere Avenue will be closed from Shore Drive to Shore Drive (Both Sides).

13. Block Party- 19 Bethesda Lane- Sayville on Saturday- July 21, 2018 (RD: None) 11am-11pm;  
Bethesda Lane will be closed from: Potomac Lane to Broadway Avenue.
14. Block Party-54 Munson Lane- West Sayville on Saturday- July 21, 2018 (RD: 07/22/2018)11am-11pm; Munson Lane will be closed from: Anson Lane to Avon Place.
15. Block Party- 738 Tanglewood Road- West Islip on Saturday- August 11, 2018 (RD: 08/18/2018) 11am-11pm; Tanglewood Road will be closed from: Ryan Street to Butler Street; Cross Streets: Butler Street, Mcelroy Street (Both Sides) and Ryan Street.
16. Block Party- 100 West 1<sup>ST</sup> Street-Ronkonkoma- June, 23, 2018 (RD: 06/24/2018)11am-11pm; West 1<sup>ST</sup> Street will be closed from" Richmond Blvd. to Laurel Blvd.

Upon a vote being taken the results was: