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

Meeting of the Town of Islip Industrial Development Agency.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John Walser

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

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

MEETING OF THE TOWN OF ISLIP

INDUSTRIAL DEVELOPMENT AGENCY

October 20, 2020

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 **September 15, 2020.**

3. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **EB at Vets Hwy, LLC.** Located at 3355 Veterans Memorial Highway, Ronkonkoma. (0500-14700-0200-028000 & 29001).

4. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **TREC Bay Shore, LLC.** Located at 1700 Union Blvd, Bay Shore. (0500-39300-0300-021001).

5. To consider an adoption of an Authorizing Resolution between the Town of Islip Industrial Development Agency and **VMH Propertys, LLC./Whitsons Food Service (Bronx) Corp.** Located at 3300 Veterans Memorial Highway, Bohemia. (0500-14700-0100-031002).

6. To consider the adoption of a Resolution to authorize awarding of grant funds to various businesses under the **Covid-19 Grant & Loan Program.**

7. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **2021 IDA budget.**

8. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to **authorize an amendment to the 2020 operating budget to fund the Covid-19 Grant & Loan Program.**

9. To consider **any other business** to come before the Agency.

MEETING OF THE TOWN OF ISLIP

INDUSTRIAL DEVELOPMENT AGENCY

Date: September 15, 2020

Meeting Minutes

1. Call the meeting of the Town of Islip Industrial Development Agency to order on a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman John C. Cochrane Jr., said motion was approved 5-0.

   Chairwoman Angie M. Carpenter, Councilwoman Trish Bergin Weichbrodt, Councilman John C. Cochrane Jr., Councilwoman Mary Kate Mullen, Councilman James P. O'Connor were present. Chairwoman Angie M. Carpenter acknowledged a quorum.

   Motions were presented to approve and adopt the following resolutions on the September 15, 2020 IDA Town Board Agenda. The resolutions were as follows:

2. To consider the adoption of a Resolution on behalf of the Town of Islip Industrial Development Agency to approve the **Minutes** from the meeting on **August 11, 2020.** On a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilman James P. O'Connor, said motion was approved 5-0.

3. To consider the adoption of a Resolution Appointing **John G. Walser** as Executive Director of the Town of Islip Industrial Development Agency. On a motion by Chairwoman Angie M. Carpenter and seconded by Councilman James P. O'Connor, said motion was approved 5-0.

4. To consider the adoption of an Inducement Resolution between the Town of Islip Industrial Development Agency and **VMH Properties, LLC/Whitsons Food Service.** Located at 3300 Veterans Memorial Highway, Bohemia. (SCTM#0500-14700-0100-031002). On a motion by Councilwoman Trish Bergin Weichbrodt and seconded by Councilwoman Mary Kate Mullen, said motion was approved 5-0.

5. To consider the adoption of an Authorizing Resolution for **ACE Lincoln/VCI Renewables Holdings I, LLC.,** consenting to transfer of ownership of the holding company and permitting an assignment of the mortgage documents. On a motion by Councilwoman Mary Kate Mullen and seconded by Councilman John C. Cochrane Jr., said motion was approved 5-0.

6. To consider the adoption of an Authorizing Resolution for **ACE Blydenburgh/CVI Renewables Holdings I, LLC.,** consenting to transfer of ownership of the holding company and permitting an assignment of the mortgage documents. On a motion by Councilman John C. Cochrane Jr., and seconded by Councilwoman Trish Bergin Weichbrodt, said motion was approved 5-0.

7. To consider the adoption of a Resolution approving **Alphamed** to combine its construction financing on the 2020 Facility with the refinancing of the 2015 Facility. On a motion by Chairwoman Angie M. Carpenter and seconded by Councilwoman Mary Kate Mullen, said motion was approved 5-0.

8. To consider the adoption of a Resolution to authorize awarding of grant funds to various businesses under the **Covid-19 Grant & Loan Program.** On a motion by Councilman James P. O'Connor and seconded by Councilman John C. Cochrane Jr., said motion was approved 5-0.

9. To consider **any other business** to come before the Agency, there being none the Town of Islip Industrial Development Agency was adjourned on a motion by Councilwoman Trish Bergin Weichbordt and seconded by Councilwoman Mary Kate Mullen.

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR OCTOBER 20, 2020

AGENDA ITEM #3

TYPE OF RESOLUTION: INDUCEMENT RESOLUTION

COMPANY: EB AT VETS HWY, LLC

PROJECT LOCATION: 3355 VETERANS MEMORIAL HIGHWAY, RONKONKOMA

JOBS (RETAINED/CREATED): **RETAINED** - 45 -
CREATE - 02 -

INVESTMENT: $4,030,000.00

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING EB AT VETS HIGHWAY LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF EB AT VETS HIGHWAY LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND ULTIMATE CARE ASSISTED LIVING MANAGEMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF ULTIMATE CARE ASSISTED LIVING MANAGEMENT LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, EB at Vets Highway 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 EB at Vets Highway LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Ultimate Care Assisted Living Management 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 Ultimate Care Assisted Living Management LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 2.39 acre parcel of land located at 3355 Veterans Memorial Highway and 1734 Feuereisen Avenue, Ronkonkoma, New York (the "**Land**"), the renovation of an approximately 20,000 square foot building located on the Land (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Land and the Improvements, the "**Facility**"), which Facility is to be leased by the Agency to the Company and subleased by the Company to the Sublessee and used by the Sublessee for administrative offices in the Sublessee's business of the management of assisted living facilities (the "**Project**"); and

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

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee in connection with the Facility, consistent with the policies of the Agency, in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes and abatement of real property taxes, all to be more particularly described in a Final Authorizing

Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

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

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

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

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

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

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

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

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

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

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

WHEREAS, the Questionnaire has been reviewed by the Agency.

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

Section 1. Based upon the Environmental Assessment Form completed by the Company and 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 a Type II action under SEQR and therefore, does not require further environmental review.

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

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

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

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

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

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

Section 8. This resolution shall take effect immediately.

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

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

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

Such resolution was passed at a meeting of the Town of Islip Industrial Development Agency (the "**Agency**"), held via Live-Stream at http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-10-20-2020.html, on the 20th day of October, 2020, the following members of the Agency 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, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency's Board Meeting on October 20, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-10-20-2020.html, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of October 20, 2020.

_____

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Public Hearing scheduled for November __, 2020, at __:__ a.m., local time will be held by the Town of Islip Industrial Development Agency electronically via conference call in connection with the following matters:

EB at Vets Highway 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 EB at Vets Highway LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Ultimate Care Assisted Living Management 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 Ultimate Care Assisted Living Management LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 2.39 acre parcel of land located at 3355 Veterans Memorial Highway and 1734 Feuereisen Avenue, Ronkonkoma, New York (the "**Land**"), the renovation of an approximately 20,000 square foot building located on the Land (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Land and the Improvements, the "**Facility**"), which Facility is to be leased by the Agency to the Company and subleased by the Company to the Sublessee and used by the Sublessee for administrative offices in the Sublessee's business of the management of assisted living facilities (the "**Project**"). The Facility will be owned by the Company and managed and/or operated by the Sublessee.

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

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company and the Sublessee or the location or nature of the Facility. Members of the public may listen to the Public Hearing and comment on the Project and the benefits to be granted to the Company and the Sublessee by the Agency during the Public Hearing by calling (631) 490-9050, conference number 1040, and entering password 24816. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. Prior to the hearing, all persons will have the opportunity to review on the Agency's website (https://islipida.com/) the application for financial assistance filed by the Company and the Sublessee with the Agency and an analysis of the costs and benefits of the proposed Facility.

Dated: October __, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY

By: John Walser
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
November __, 2020 at _____ A.M.

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(EB AT VETS HIGHWAY LLC/ULTIMATE CARE ASSISTED LIVING MANAGEMENT LLC 2020 FACILITY)

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

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

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

EB at Vets Highway 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 EB at Vets Highway LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Ultimate Care Assisted Living Management 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 Ultimate Care Assisted Living Management LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 2.39 acre parcel of land located at 3355 Veterans Memorial Highway and 1734 Feuereisen Avenue, Ronkonkoma, New York (the "**Land**"), the renovation of an approximately 20,000 square foot building located on the Land (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Land and the Improvements, the "**Facility**"), which Facility is to be leased by the Agency to the Company and subleased by the Company to the Sublessee and used by the Sublessee for administrative offices in the Sublessee's business of the management of assisted living facilities (the "**Project**"). The Facility will be owned by the Company and managed and/or operated by the Sublessee.

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

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the "**Agency**") on the ____ day of November, 2020, at _____ a.m., local time, by calling (631) 490-9050, conference number 1040, and entering password 24816, 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 November ___, 2020.

_____
Assistant Secretary

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR OCTOBER 20, 2020

AGENDA ITEM #4

TYPE OF RESOLUTION: INDUCEMENT RESOLUTION

COMPANY: TREC BAY SHORE, LLC

PROJECT LOCATION: 1700 UNION BLVD, BAY SHORE

JOBS (RETAINED/CREATED): **RETAINED** - 00 -
CREATE - 09 -

INVESTMENT: $165,629,800.00

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING TREC BAY SHORE, LLC, A LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF TREC BAY SHORE, LLC 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, DEMOLISHING, CONSTRUCTING, EQUIPPING, AND FURNISHING THE FACILITY AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE FACILITY

WHEREAS, TREC Bay Shore, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of TREC Bay Shore, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), has applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 10.34 acre parcel of land located at 1700 Union Boulevard, Bay Shore, New York 11706 (SCTM# 0500-393.00-03.00-021.001) (the "**Land**"), the demolition of an approximately 83,556 square foot building located thereon, the construction of an approximately 474,923 square foot building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Land and the Improvements, the "**Facility**"), which Facility will be leased by the Agency to the Company and to be used as a mixed-use multifamily apartment complex containing approximately 418 studio, one-bedroom, two-bedroom and three-bedroom rental apartments and approximately 1,643 square feet of food-service space (the "**Project**"); and

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

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

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

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

WHEREAS, prior to the date of the Hearing (defined below), the Agency will have made a determination for financial assistance; and

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

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

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

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

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

1. TREC Bay Shore, LLC: Economic Impact Analysis, dated October, 2020 by Camoin Associates;

2. TREC Bay Shore, LLC: Impacts at a Glance, by Camoin Associates;

3. Cost Benefit Analysis: TREC Bay Shore, LLC, dated October 8, 2020 by The National Development Council;

4. Letters of Support;

5. New York Law Journal Article, dated March 22, 2017 on Eligibility of Residential Developments for IDA Benefits by Anthony Guardino, Esq.; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 5. The Company 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 6. Counsel to the Agency is authorized and directed to work with Transaction Counsel (Nixon Peabody LLP) to prepare, for submission to the Agency, all documents necessary to affect the transfer of the real estate described in the foregoing resolution.

Section 7. The Chairman, the Executive Director, the Deputy Executive Director and all members of the Agency are hereby authorized and directed (i) to distribute copies of this resolution to the Company, and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 8. Any expenses incurred by the Agency with respect to the Facility, including the expenses of Transaction Counsel, shall be paid by the Company. The Company agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the Facility.

Section 9. This resolution shall take effect immediately.

ADOPTED: October 20, 2020

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 held via Live-Stream at http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-10-20-2020.html, on the 20th day of October, 2020, 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, because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date suspending the Open Meetings Law, constituting Chapter 511 of the Laws of 1976 of the State of New York, the Agency's Board Meeting on October 20, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-10-20-2020.html, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of October 20, 2020.

_____

Assistant Secretary

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Public Hearing scheduled for November __, 2020, at __:__ a.m., local time will be held by the Town of Islip Industrial Development Agency electronically via [conference call][webinar] in connection with the following matters:

TREC Bay Shore, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of TREC Bay Shore, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), has applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 10.34 acre parcel of land located at 1700 Union Boulevard, Bay Shore, New York 11706 (SCTM# 0500-393.00-03.00-021.001) (the "**Land**"), the demolition of an approximately 83,556 square foot building located thereon, the construction of an approximately 474,923 square foot building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Land and the Improvements, the "**Facility**"), which Facility will be leased by the Agency to the Company and to be used as a mixed-use multifamily apartment complex containing approximately 418 studio, one-bedroom, two-bedroom and three-bedroom rental apartments and approximately 1,643 square feet of food-service space (the "**Project**"). The Facility will be initially owned, operated and/or managed by the Company.

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

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Members of the public may listen to the Public Hearing and comment on the Project and the benefits to be granted to the Company by the Agency during the Public Hearing by calling (631) 490-9050, conference number 1040, and entering password 24816. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. Prior to the hearing, all persons will have the opportunity to review on the Agency's website (https://islipida.com/) 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: October ___, 2020

TOWN OF ISLIP INDUSTRIAL
DEVELOPMENT AGENCY

By: John G. Walser
Title: Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING HELD ON
November __, 2020

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY
(TREC BAY SHORE, LLC 2020 FACILITY)

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

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

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

> TREC Bay Shore, LLC, a limited liability company organized and existing under the laws of the State of Delaware, on behalf of itself and/or the principals of TREC Bay Shore, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**"), has applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 10.34 acre parcel of land located at 1700 Union Boulevard, Bay Shore, New York 11706 (SCTM# 0500-393.00-03.00-021.001) (the "**Land**"), the demolition of an approximately 83,556 square foot building located thereon, the construction of an approximately 474,923 square foot building thereon (the "**Improvements**"), and the acquisition and installation therein of certain equipment and personal property (the "**Equipment**"; and together with the Land and the Improvements, the "**Facility**"), which Facility will be leased by the Agency to the Company and to be used as a mixed-use multifamily apartment complex containing approximately 418 studio, one-bedroom, two-bedroom and three-bedroom rental apartments and approximately 1,643 square feet of food-service space (the "**Project**"). The Facility will be initially owned, operated and/or managed by the Company.
>
> The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes and abatement of real property taxes, consistent with the policies of the Agency.

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

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

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Town of Islip Industrial Development Agency (the "**Agency**") on the ____ day of November, 2020, at _____ a.m., local time, by calling (631) 490-9050, conference number 1040, and entering password 24816, 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 November ___, 2020.

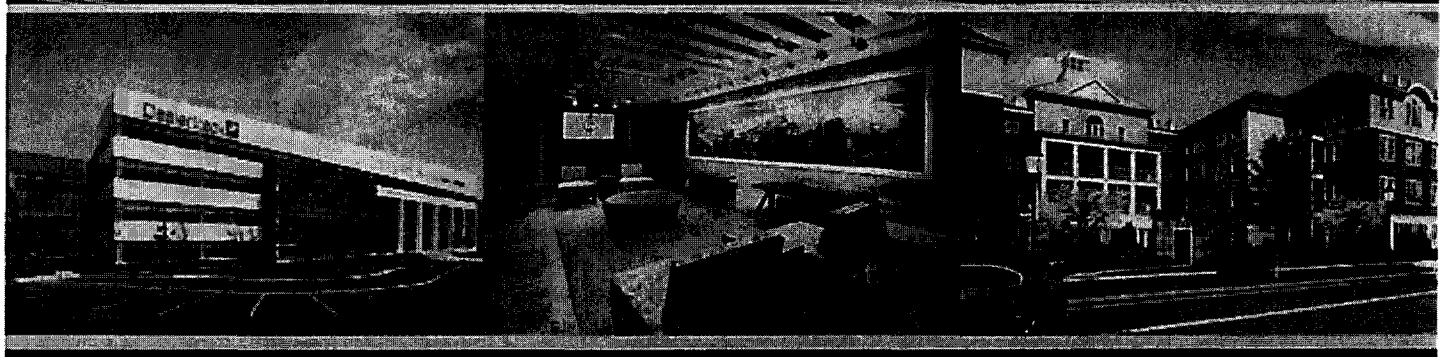
_____
Assistant Secretary

EXHIBIT C

Requisite Materials

EXHIBIT C-1

TREC Bay Shore, LLC: Economic Impact Analysis



TREC Bay Shore, LLC:

ECONOMIC IMPACT ANALYSIS

October 2020

Prepared for:

TREC Bay Shore, LLC
TRITEC Real Estate Company
45 Research Way, Suite 100
East Setauket, NY 11733

TRITEC™

120 West Avenue, Suite 303
Saratoga Springs, NY 12866
518.899.2608
www.camoinassociates.com

camoin associates

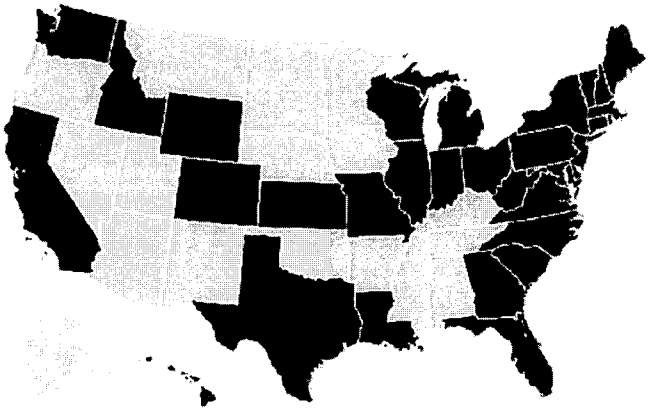
ABOUT CAMOIN ASSOCIATES

Camoin Associates has provided economic development consulting services to municipalities, economic development agencies, and private enterprises since 1999. Through the services offered, Camoin Associates has had the opportunity to serve EDOs and local and state governments from Maine to California; corporations and organizations that include Lowes Home Improvement, FedEx, Amazon, Volvo (Nova Bus) and the New York Islanders; as well as private developers proposing projects in excess of $6 billion. Our reputation for detailed, place-specific, and accurate analysis has led to projects in 31 states and garnered attention from national media outlets including Marketplace (NPR), Forbes magazine, The New York Times and The Wall Street Journal. Additionally, our marketing strategies have helped our clients gain both national and local media coverage for their projects in order to build public support and leverage additional funding. We are based in Saratoga Springs, NY, with regional offices in Portland, ME; Boston, MA; Richmond, VA and Brattleboro, VT. To learn more about our experience and projects in all of our service lines, please visit our website at **www.camoinassociates.com**. You can also find us on Twitter **@camoinassociate** and on **Facebook.**

The Project Team

Rachel Selsky
Principal & Project Manager

Bethany Meys
Analyst



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Executive Summary

TREC Bay Shore, LLC (the "Developer") is proposing to build a mixed-use residential rental facility (the "Project") at 1700 Union Boulevard, Bay Shore, Town of Islip, Suffolk County, New York (the "Site"). The Project being proposed entails the construction of 418 residential units, of which 334 will be market-rate and 84 will be affordable units, and 1,643 SF of food service space.[1] Camoin Associates was commissioned by the Developer to conduct an economic impact analysis of the Project on Suffolk County (the "County") and the Town of Islip (the "Town") and provide our opinion as to whether the Project will catalyze new commercial development in Bay Shore.

Camoin Associates conducted a market analysis of both affordable and market-rate housing in the Town to determine the extent to which any of the housing units would create "new" households and, therefore, new household spending. We then computed the amount of spending by these new households that would occur in Islip to derive job creation resulting from the Project.

The following is a summary of our findings from this study, with details below.

SUMMARY OF BENEFITS

SUFFOLK COUNTY	
Construction Phase Jobs	**885**
Construction Phase Earnings	**$54,986,809**
TOWN OF ISLIP	
Annual Jobs	**174**
Direct Jobs	135
Indirect Jobs	39
Annual Earnings	**$7,272,341**
Direct Earnings	$4,771,289
Indirect Earnings	$2,501,051
Annual Economic Impact	**$22,963,757**
Direct Sales	$16,045,121
Indirect Sales	$6,918,636

Source: EMSI, Camoin Associates

The construction phase of the Project would support a total of 885 jobs and $55.0 million in earnings in the County.

Once operating and occupied by new households, the Project would support 135 direct jobs and $4.8 million in direct earnings in the Town annually. With consideration for the direct

[1] The Developer has also committed to 10% of the residential units, or 42 units, to be developed as affordable housing. Of these units, approximately 21 units may be provided for residents earning up to 50% of area median income ("AMI") for the Suffolk County, New York-Nassau County area as defined by the Department of Housing and Urban Development.

impact the Project would support a total of 174 jobs and $7.3 million in associated earnings in the Town. Approximately $23.0 million in total annual sales would occur as a result of the Project. Over a 20-year period this could amount to upwards of $459 million. In addition to the annual impacts from tenants and jobs, the Project includes recreation fees paid by the Developer to the Town at a rate of $1,250 per unit resulting in a direct benefit of $522,500 to the Town.

Beyond these immediate economic impacts from the construction and operations of the Project, we were asked to examine whether the Project would induce additional economic development within the Town and Bay Shore. To evaluate this, we conducted case study research on other large development projects on Long Island that occurred in Mineola, and Farmingdale, and what resulted from these new developments in terms of related economic development. Highlights of that research can be found below with additional details in the body of the report.

These examples show how a single, large development in a relatively disadvantaged area can lay the groundwork for future economic development by drawing in new residents and additional spending power, as well as attracting the attention of developers and business owners. Specifically, the case study developments in Mineola and Farmingdale represent non-TRITEC developments that were supported with 20-year PILOTs and resulted in a significant increase to each Village's taxable assessed value. Therefore, we believe that the proposed project in Bay Shore will likely create meaningful spin-off development, attracting residents, businesses, and future development interest.

The Jefferson at Farmingdale Plaza

The Jefferson at Farmingdale Plaza was completed in 2016 and consists of 154 apartment units and a mix of retail space. The $59 million development replaced a vacant warehouse on South Front Street and leveraged its proximity to the Farmingdale train station and Main Street. The development helped spur additional development of vacant and underutilized properties in the area. Main Street vacancies decreased dramatically (from 19 vacancies to just 3, according to the Mayor) as restaurants and a brewery opened in response.

Figure 1: The Jefferson at Farmingdale Plaza

Allure Mineola

Allure Mineola is a $93 million, 275-unit development that was completed in 2015, capitalizing on the trend in transit-oriented development. Since that time, this investment has helped catalyze many projects, including a new office building across the street, the Mineola Village Green project (in process), storefront renovations in downtown, renovations to Memorial Park paid for from development funds from this and other projects, investments in and around the railroad station, and new local restaurants.

Figure 2 Allure Mineola

Economic Impact Analysis

The estimates of direct economic activity generated during the construction phase, facility operation, and new resident spending as provided by the Developer were used as the direct inputs for the economic impact model. Camoin Associates used the input-output model designed by Economic Modeling Specialists, International (EMSI) to calculate total economic impacts. EMSI allows the analyst to input the amount of new direct economic activity (spending or jobs) occurring within the County and Town and uses the direct inputs to estimate the spillover effects that the net new spending or jobs have as these new dollars circulate through the Suffolk County economy. This is captured in the indirect impacts and is commonly referred to as the "multiplier effect." See Attachment A for more information on economic impact analysis.

The Project would have economic impacts upon the County as a result of Project construction, new permanent jobs, and spending by new tenant households.

Construction Phase Impacts

The Developer anticipates that the private sector investment in the construction of the Project (excluding land acquisition) would cost approximately $134,385,858.[1] If we assume that 65%[2] of the construction spending would be sourced from within the County, we can project that there will be $87,350,808 in net new spending in the County associated with the construction phase.

Based on $87,350,808 worth of net new direct spending associated with the construction phase of the Project, we determined that there would be over $143.8 million in total one-time construction-related spending supporting about 885 jobs and $55.0 million in earnings throughout the County over the construction period.

CONSTRUCTION PHASE SPENDING	
Total Renovation Cost	$134,385,858
Percent Sourced from the County	65%
Net New Renovation Spending	**$87,350,808**

Source: EMSI, Camoin Associates

ECONOMIC IMPACT - CONSTRUCTION PHASE			
	Direct	**Indirect**	**Total**
Jobs	567	318	885
Earnings	$35,475,361	$ 19,511,448	$54,986,809
Sales	$87,350,808	$56,497,422	$143,848,230

Source: EMSI, Camoin Associates

[illegible] Project [illegible] as provided by the Developer under Phase [illegible] for legal and financial fees [illegible] based on estimates of the cost of [illegible] by the Developer.

Impacts of New Household Spending

In order to determine the annual economic impact of the Project on the Town, the first step is to calculate the number of households that can be considered "net new" to the Town's economy. In other words, the number of households that, but for the Project, would not exist in the Town of Islip. With respect to this Project, net new households consist of (1) those currently residing outside of Town of Islip who will choose to move to the Town because of the Project, and who would otherwise continue to live elsewhere, (2) current residents of the Town of Islip who will move into the Project and would leave the Town if the Project is not built, and (3) current residents of the Town of Islip who will move into the Project and free up other housing in the Town, which will then be occupied by new Town residents.

For this study, we analyzed the existing supply and demand of both market-rate and affordable apartments. The following summarizes the research conducted to determine the percentage of the market-rate and affordable units that could be considered new to the Town of Islip.

In 2017, the vacancy rate for multifamily rental units for Long Island (Nassau and Suffolk counties) ranged from 1.6% to 9.0% depending on the class and style of development.[5] Overall, vacancy rates remain below 3%, with less than 30% of inventory representing Class A product. According to Integra Realty Resources, new construction has been minimal. Given very low vacancies for multifamily rental units and the overall dearth of rental units in the Town of Islip, the Project will likely attract net new residents to and/or retain residents within the Town.

While the demand for market-rate units in the Town of Islip is strong, the demand for affordable units is overwhelming the existing supply, creating a significant amount of unmet demand. The 2014- 2018 American Community Survey 5-year Estimate reports median household income in the Town of Islip at about $94,325. For renters, median household income was significantly less, at about $65,203, and median gross rent as a percentage of household income was 33.7%, revealing that about half of renter households spend more on housing than what is generally considered affordable.[6][7] This indicates a clear lack of affordable housing in the Town, and any new affordable unit would attract a net new household to the Town.

Due to the high demand for rental units in the Town of Islip and on Long Island in general, this analysis assumes that 100% of households occupying market-rate units and 100% of those occupying affordable units will be net new to the Town. Therefore, all 418 units will be considered "net new" to the Town.

Spending by New Tenants

The Project consists of 418 total apartment units. Of these apartments, twenty percent (20%), or 84 units, will be affordable units. These 84 affordable units will be available to households at up to 80% of area median income (AMI).[8]

The 2020-2021 HUD income guidelines indicate that the median income for a four person household in the Nassau-Suffolk Region is $126,600.[9] According to HUD, the 80% AMI income threshold for a four person household is $101,300.[10] The Developer estimates that the market rental rate for the 334 units is estimated at $2.70 per SF for an average monthly rental rate of approximately $2,376 per unit. To conservatively estimate the spending patterns of the affordable units, consistent with the average rental rates for the units, we use the same income bracket of $100,000 to $149,999 for the affordable and market-rate units.

Using a spending basket for the region that details household spending in individual consumer categories by income level, we analyzed likely tenant spending. According to the Bureau of Labor Statistics 2019 Consumer Expenditure Survey, households with an income between $100,000 and $149,999 – the bracket that includes the average

[5] 2017 Long Island, NY Multifamily Annual Report | Integra Realty Resources

[6] Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

[7] Affordable housing is generally defined as housing that costs no more than 30% of the occupant's income.

[8] HUD typically defines area median income ("AMI") as the Metropolitan Statistical Area ("MSA") in which it is located. Because the New York-Northern New Jersey-Long Island, NY-NJ-CT-PA MSA is so large, it is divided into sub-regions called HUD Metro Fair Market Areas ("HFMA"). Suffolk County is included with the Nassau-Suffolk HFMA.

[9] Ibid.

[10] Ibid.

income for afforable and market-rate untis - have annual expeditures (exlcusing housing and utility costs of $45,846.[10]

It is assumed that 70% of total expenditures would occur within the Town of Islip and, therefore, have an impact on the Town of Islip economy.

The amount spent in the Town per each market-rate and affordable-rate household is displayed in the second column. The third column shows the total amount spent in the Town based on the total of 418 units.

TENANT SPENDING BASKET

$100,000 to $149,999 Annual Household Income

Category	Annual per Unit Spending	Amount Spent in Town (70%)	Total Net New Town Spending
Food	$10,633	$7,443	$3,111,216
Household furnishings and equipment	$2,858	$2,001	$836,251
Apparel and services	$2,565	$1,796	$750,519
Transportation	$15,050	$10,535	$4,403,630
Health care	$6,685	$4,680	$1,956,031
Entertainment	$4,150	$2,905	$1,214,290
Personal care products and services	$1,052	$736	$307,815
Education	$1,862	$1,303	$544,821
Miscellaneous	$991	$694	$289,967
Total New Town Spending	$45,846	$32,092	$13,414,540

Source: 2019 Consumer Expenditure Survey, Bureau of Labor Statistics

The total net new spending in the Town was calculated by multiplying the amount spent in the Town by the number of net new units. As shown in the table above, spending in the Town by all new households would total $13,414,540 per year. We used the above spending basket amounts to calculate the direct, indirect, and total impact of the Project on the Town. To do this, we attributed the various spending categories to the NAICS codes found in the table below.

SPENDING BASKET BREAKDOWN BY NAICS CODE

NAICS Code	Industry	Spending Basket Category
445110	Supermarkets and Other Grocery (except Convenience Stores)	Food
722511	Full-Service Restaurants	Food
442299	All Other Home Furnishings Stores	Household Furnishings and Equipment
448140	Family Clothing Stores	Apparel and Services
441110	New Car Dealers	Transportation
447110	Gasoline Stations with Convenience Stores	Transportation
811111	General Automotive Repair	Transportation
524114	Direct Health and Medical Insurance Carrier	Health Care

[10] Bureau of Labor Statistics Consumer Expenditure Survey, 2019

SPENDING BASKET BREAKDOWN BY NAICS CODE		
NAICS Code	Industry	Spending Basket Category
622110	General Medical and Surgical Hospitals (Private)	Health Care
512131	Motion Picture Theaters	Entertainment
452319	All Other General Merchandise Stores	Entertainment, Personal Care Products and Services, Miscellaneous
	All Other General Merchandise Stores	Personal Care Products and Services
	All Other General Merchandise Stores	Miscellaneous
611310	Colleges, Universities, and Professional Schools	Education

Using $13,414,540 as the new sales input, Camoin Associates employed EMSI to determine the indirect and total impact of the Project on the Town of Islip[12]. The following table outlines the findings of this analysis.

ECONOMIC IMPACT - HOUSEHOLD SPENDING			
	Direct	Indirect	Total
Jobs	114	32	146
Earnings	$4,180,430	$2,048,410	$6,228,840
Sales	$13,414,540	$5,659,436	$19,073,976

Source: EMSI, Camoin Associates

Spending from tenant households will result in a total of 146 net new jobs, over $6.2 million in earnings, and nearly $19.1 million in sales in the Town annually.

Impacts of On-Site Employment

The Developer projects that approximately 9 full-time equivalent workers will be employed on-site once the Project is complete as part of the maintenance and operations of the residential component. The Project's 1,643 SF of food service space is estimated to employ 12 additional workers.[11] To determine the number of on-site jobs that would be net new to the Town we use the same assumption of 100% of households being net new to the Town.

ANNUAL ECONOMIC IMPACT - ON-SITE EMPLOYMENT			
	Direct	Indirect	Total
Jobs	21	7	28
Earnings	$590,860	$452,641	$1,043,501
Sales	$2,630,581	$1,259,200	$3,889,781

Source: EMSI, Camoin Associates

The table above details the impact the 21 new jobs will have on the Town of Islip[12] in terms of direct, indirect and total impacts on employment and wages. As shown in the table above, we anticipate that 21 new jobs and $590,860 in new earnings would occur at the Site itself. Taking into account the additional indirect and induced economic impacts on the Town of Islip from the 21 direct jobs, total employment created by the project is estimated at 28 jobs and $1.0 million in annual earnings. Nearly $3.9 million in total sales would be generated as a result of the Project.

It is important to note that the net new sales associated with the food service space are included in the table above and are calculated as spending associated with the net new jobs. We determined that the sales associated with the specific square footage of the space would not be "net new" to Town because of the generic nature of the space within the Town and the availability of food service space throughout the Town.

[11] Based on the assumption of 136 SF per employee. Source: Institute of Transportation Engineers.

[12] Assumes that 81.2% of jobs would be generated within the Town of Islip (See Appendix C).

The complete economic impact of both new household spending as well as operation and maintenance of the new multifamily residential facility on the Town of Islip is displayed in the table below. The total annual economic impact will include 174 new jobs with nearly $7.3 million in new earnings, and nearly $23.0 million in new sales.

ECONOMIC IMPACT - HOUSEHOLD SPENDING			
	Direct	Indirect	Total
Jobs	114	32	146
Earnings	$4,180,430	$2,048,410	$6,228,840
Sales	$13,414,540	$5,659,436	$19,073,976

ECONOMIC IMPACT - ON-SITE EMPLOYMENT			
	Direct	Indirect	Total
Jobs	21	7	28
Earnings	$590,860	$452,641	$1,043,501
Sales	$2,630,581	$1,259,200	$3,889,781

ECONOMIC IMPACT - COMBINED ANNUAL IMPACT			
	Direct	Indirect	Total
Jobs	135	39	174
Earnings	$4,771,289	$2,501,051	$7,272,341
Sales	$16,045,121	$6,918,636	$22,963,757

Source: EMSI, Camoin Associates

In addition to the annual impacts from household spending and on-site employment, the Project includes recreation fees that benefit the Town. As part of the Project, the Applicant has to pay $1,250 per unit as a recreation fee to the Town of Islip. This amounts to a direct benefit of $522,500 to the Town.

Case Studies

Camoin Associates explored two case studies of large new developments in otherwise economically disadvantaged areas, Mineola and Farmingdale, to determine the likelihood of spin-off development in the immediate vicinity of the Project in Bay Shore.

MINEOLA

The Village of Mineola is located approximately 20 miles east of Midtown Manhattan and home to one of the busiest railroad stations on Long Island. The station is busy with both in- and out-commuters, with Mineola's downtown office buildings drawing in workers contributing to a large influx of daytime visitors. According to the U.S. Census Bureau OnTheMap, over 31,200 workers commute into Mineola for work while 8,000 Mineola residents commute out of the village for work.[12]

Despite this large commuter base, a 2016 Long Island Index study found that less than 5% of Mineola's apartment units were located within a half-mile of the train station.[13] A great deal of work has sought to increase the number of residents and transit-oriented housing units within Mineola. The Village's 2004 Master Plan aimed to identify opportunities for mixed-use and residential redevelopment, with a particular focus on the area around the train station. This planning process was coupled with amendments to the zoning code in 2007 to further aid downtown redevelopment. This planning process resulted in mixed-use and residential developments located within proximity to the train station, which contributed to the revitalization of downtown Mineola.

Allure Mineola (Formerly Modera Mineola)

Allure Mineola, located at 140 Old Country Road in downtown Mineola, New York, opened in October 2015 under its original name of Modera Mineola. This residential development features 275 one- to two-bedroom units, with lofts in certain units and rents ranging from $2,400 to $3,700 per month. Apartments feature custom designed kitchens with high end quartz countertops, stainless steel appliances, full size washers and dryers, and other high end finishes throughout. Allure Mineola's luxury amenities include business lounges, bike storage, garage parking, on-site storage, yoga fitness center, billiards and gaming area, pool, and courtyard areas. The development is located on a 2-acre parcel, half a mile from the Mineola Long Island Railroad station and within walking distance to multiple retail, grocery stores, restaurant, fitness centers, and entertainment options.

Figure 3 Allure Mineola Apartments

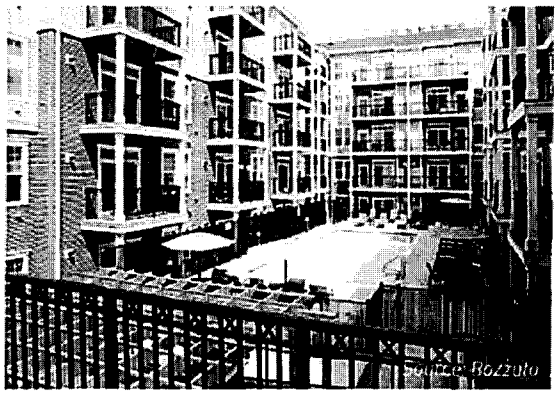


Figure 4 Allure Mineola Complex Pool

In total, the Allure Mineola cost $93 million to develop. Following its opening in October 2015, the building was 70% occupied as of March 2016 (higher than expected absorption), and fully occupied by December 2016. The complex attracts a mix of residents; 45% of residents are aged 18 to 35-years old and 20% of residents are over the age of 55.[13]

The Allure Mineola has helped draw additional residents and spending power to downtown Mineola. The influx of people has led to additional spin-off development including:

Source: U.S. Census Bureau
[12] Metropolitan Long Island's Portals, "Long Island Index, 2016"
[13] "The Rebirth of Mineola," Long Island Pulse, March 2017

Office development

In June 2018, a 10,000 SF Class A office building came online across from the Allure Mineola at 34 Willis Avenue. The modern space offers fully furnished private offices and co-working spaces as well as conference rooms. Office space is currently listed for lease with rents ranging from $1,450 - $2,300.[16]

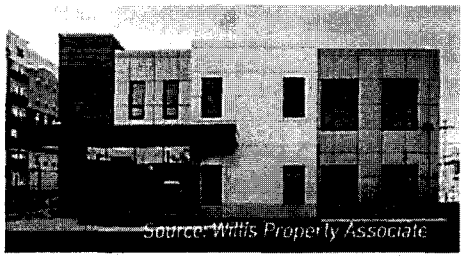


Figure 5: Office Property at 34 Willis Avenue

Mineola Village Green

The Mineola Village Green is a $77 million transit-oriented apartment project that was announced in 2015. As of 2020, the project is still under construction and with expected delivery by 2021. Located at 199 Second Street, the complex is less than a quarter mile from the Mineola Long Island Railroad station and the bus hub. Mineola Village Green utilizes a 1.5-acre parcel formerly occupied by a Citibank to create a mixed-use development with 266 apartment units. The complex will feature one to two-bedroom apartments with 27 units being affordable units. The complex will have underground parking, retail on the ground floor and a village green located in the center of the building. Community amenities are anticipated to include a fitness center, pool, and several terraces.

The influx of new residents and new rail options will boost downtown businesses. Mineola Village Green is projected to generate $32 million in economic benefits for Nassau County and $5.8 million in new taxes over 20 years. In terms of job creation, the construction process is estimated to create 160 full-time equivalent jobs. Once the project is complete, an estimated 18 permanent full-time equivalent jobs will be maintained.[17]

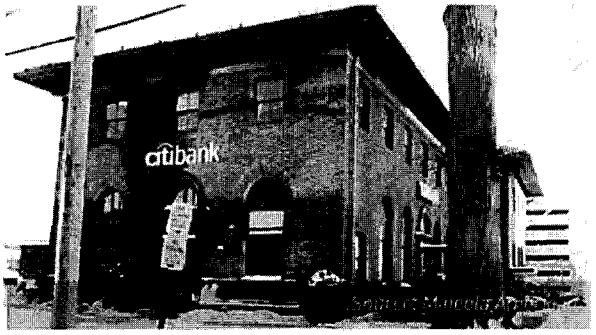


Figure 6: Citibank at 199 Second Street Prior to Mineola Village Green

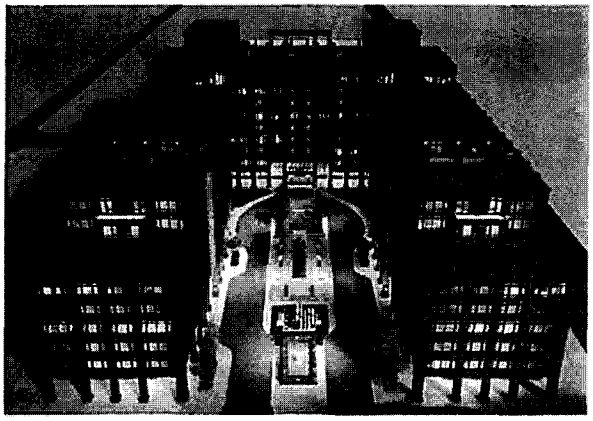


Figure 7: Mineola Village Green Rendering

Storefront renovations

New development in Mineola catalyzed a concentrated effort to improve downtown businesses so local merchants would reap the benefits from the influx of new residents. Over $400,000 has been invested in renovating Mineola storefronts through a façade program created by the village. The majority of businesses that have taken advantage of the Mineola Façade Improvement Program are located within a half mile distance of the Allure Mineola, including Station Plaza Coffee Shop and Diner, Double H Pub, Britt Firearms, Marchelos Law, Mineola Eats, Taglio Pizza, Quest Diagnostic, Recovery Room Bar & Grill, and Franwin Pharmacy. These investments have helped to create more appealing storefronts to increase foot traffic and add to a vibrant downtown.

[16] Willis Property Associates
[17] "Downtown Mineola $77M Housing Project to Boost Business," Journal of Property, Patch, Nov. 2018

Memorial Park renovations

In 2016, the Mineola Memorial Park was renovated with LED lights, paved walkways, tennis courts, and a new amphitheater. This renovation was funded through the Development Incentive Bonus fund which is supported through development projects in Mineola such as the Allure Mineola and the expansion the Winthrop-University Hospital research center. "We would not have been able to do this if we didn't have these projects coming through," Mayor Scott Strauss said. Allure Mineola itself has contributed $3 million towards the village's bonus fund. Other payments from developers have contributed to street lighting and senior affordable housing within the village.[18]

Mineola Harrison parking structure

The Long Island Railroad began development to add 900 parking spaces amongst two downtown garages in the Fall of 2018. A five-level parking garage at First Street and Third Avenue will provide approximately 550 parking spaces and a second garage at Second Street between Willis Avenue and Main Street will provide 350 to 450 spaces. The garages will service both Long Island Railroad commuters as well as people working and visiting downtown.[19]

Mineola station renovation

In Spring 2018, the Long Island Railroad planned renovations to the Mineola station. Renovations will refurbish the station building, replace the existing station platforms to make room for 12-car trains, and redo the pedestrian overpass to include two elevators. The renovations will also add cameras, Wi-Fi, charging stations, and signs to the station.[20] These renovations will help to improve efficiencies in commutes as well as provide a nicer environment for users.

Restaurants

The Kebab Factory opened in 2018, right across from the Allure Mineola complex on 124 Old Country Road. The restaurant provides quick-serve Turkish and Middle Eastern cuisines. Another restaurant recently opened down the road, El Encanto at 58 E. Old Country Road. The small restaurant serves Peruvian cuisine.

Growth in downtown Mineola has supported further economic development and has created a welcoming environment for visitors, residents, and investors.

> *"Downtown Mineola is getting a facelift, and one major project along that path is on its way to completion while another is in the works."*[21]

[18] Carolina Hernandez, "Village Opens Memorial Park," The Island Now, June 2017
[19] "Mineola to add 900 parking spaces in revamp of downtown garages," Newsday, Mar. 2018
[20] "LIRR Expansion to Kick off with Mineola Projects," Newsday, June 2018
[21] Carolina Hernandez, "Village Opens Memorial Park," The Island Now, June 2017

FARMINGDALE

The Village of Farmingdale is located in southeastern Nassau County, bordering the Nassau-Suffolk County line to the east. Many residents frequent Farmingdale's Long Island Railroad (LIRR) station, which provides direct service to New York City in approximately 50 minutes. According to the U.S. Census Bureau OnTheMap, 94.6% of people living in Farmingdale commute out of the village for work.[23] In addition to being home to this transportation hub, the village has the components to be an active resident and pedestrian village center, complete with unique businesses and access to the Route 110 office/retail corridor.

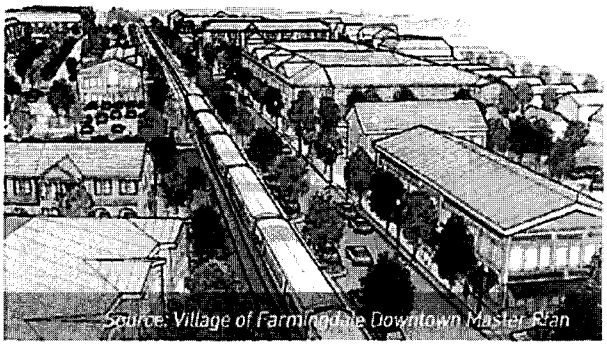


Figure 8: Rendering of South Front Street, Farmingdale

The Village of Farmingdale has, however, faced its share of challenges. Competition from malls and large chains along the nearby Route 110 corridor have led to vacant and underutilized properties in the downtown area and inconsistencies in the appearance of Main Street. This, coupled with limited residential options, resulted in a decline of young professionals living in the area. In response to these challenges, the Village of Farmingdale completed a four-year visioning process, which culminated in the creation of the Master Plan for Downtown Farmingdale - 2035 in 2010. This plan focused on the revitalization of Farmingdale's downtown area and sought to "enhance its position as a vibrant transit-oriented location and a lively commercial center through a balanced program of beautification, redevelopment, and connection."[24] Included in this plan was the goal of increasing residential uses by 60%, by adding approximately 375 new residential units.

The Jefferson at Farmingdale Plaza

Figure 9: 148 South Front Street before the Jefferson

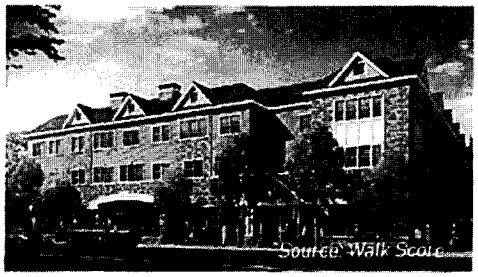


Figure 10: The Jefferson at Farmingdale Plaza

In accordance with the Master Plan, the Village worked with Bartone Properties, LLC on a large, mixed use development project to replace a vacant warehouse on South Front Street with apartments and retail space – a development which is now known as The Jefferson at Farmingdale Plaza. Located a tenth of a mile from the train station, Village Mayor Ralph Ekstrand heavily touted this development plan, stating "This will be the linchpin for our transit-oriented development."[25]

The development of The Jefferson was approved in April 2013 and was expected to cost $59 million and add 100 construction jobs and 10 net new full-time jobs (primarily retail) to the County.[26,27] Two complexes were built, one with 115 apartments and over 13,000 square feet of retail space and the second, with 39 apartments and 6,200 square feet of retail space at 148 South Front Street. Sixteen of the apartments are considered affordable, meaning they are available to households earning at or below 80% of the HUD Area median Income for Nassau/Suffolk Counties. The development was completed in 2015, and fifteen months after completion 90% of the units were leased. Developer Anthony Bartone noted that it is hard to keep up with the demand for high-end rentals, "There are just-so few of them in Nassau County and on Long Island that demand outpaces supply all day long."[27]

[23] Source: U.S. Census Bureau.
[24] Source: Downtown Farmingdale, website, 2015.
[25] Ground Breaks for Jefferson Square Luxury Rentals, Newsday, Feb. 2013.
[26] Farmingdale Opens First Phase of Jefferson Plaza, Long Island Weekly, Feb. 2015.
[27] Ground Breaks for Jefferson Luxury Apartments in Farmingdale, Newsday, April 2013.

Residential Development

Following the construction and the success of The Jefferson, Bartone and other developers continued to build to capture excess residential demand. The Cornerstone, which Bartone completed in 2016, is 100% occupied and has a waiting list for potential tenants. This complex was sold in June 2018 for $15.5 million to Fairfield Properties, which now owns seven rental complexes within a quarter mile of the Farmingdale LIRR station.[28]

Figure 14: The Lofts at 231 Main Street

Additionally, Staller Associates developed The Lofts at 231 Main Street which opened in late 2015 and 285 Eastern Parkway which opened in early 2018. Together, these two developments added 47 apartments to the downtown area. Staller Associates seeks to continue developing in the area, proposing another residential complex, The Loft at 333 Main Street, to be built on the site of a former CVS pharmacy.[29]

Restaurant Development

In addition to prompting other multi-unit residential development, the success of The Jefferson has led to other business development in the downtown area, particularly amongst restaurants. According to the Mayor, anticipation of the Jefferson Plaza development had a positive impact on the downtown area before construction had even begun, as vacancies on Main Street decreased from 19 in 2012 to 3 in 2013.[30]

Figure 15: Main Street

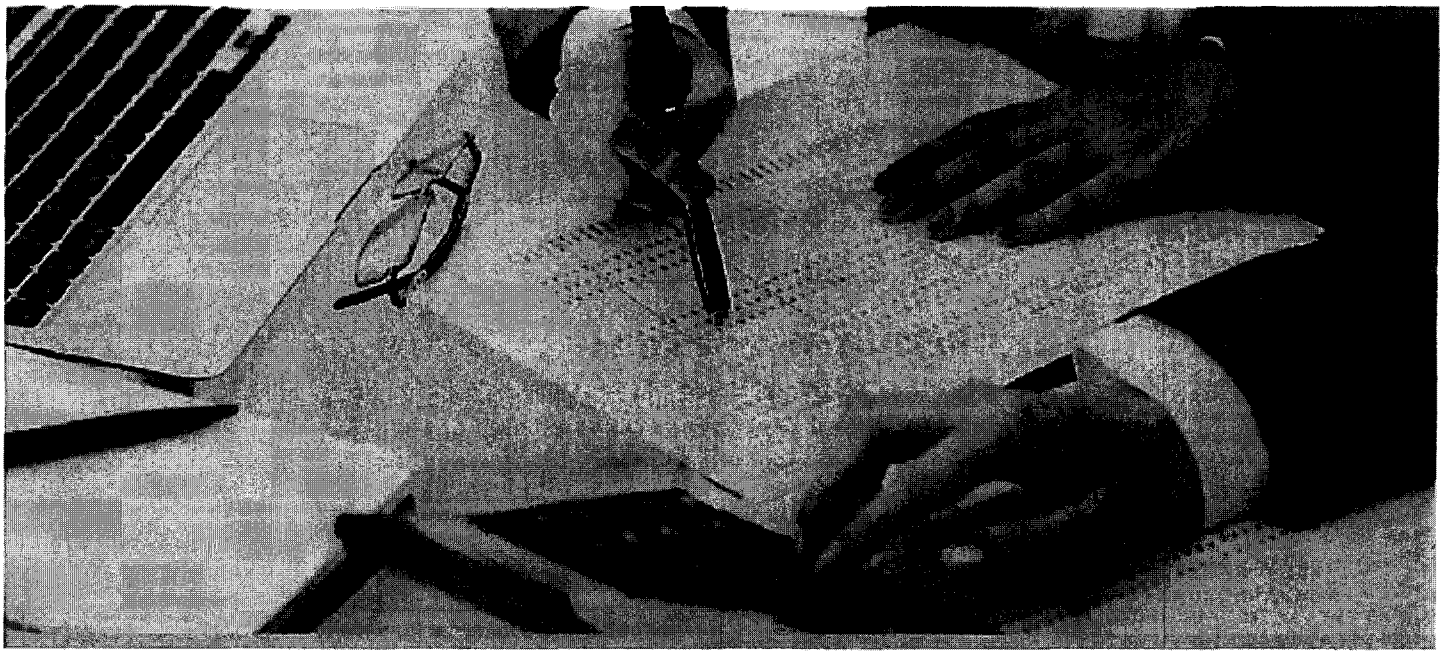
Following the completion of the final units in The Jefferson in December 2015, Starbucks opened in the first of seven commercial spaces in the complex in February 2016. Phil Cirrone, the co-licensee of this Starbucks location, said that he would not have opened if it had not been for the new housing development as the LIRR commuters alone would not provide enough business.[31] Similarly, Stuff a Bagel on Main Street has seen an uptick in customers as a result of this new development.

Several restaurants have opened within a half mile of The Jefferson. In 2016, Lithology Brewing Co.[32] opened a tasting room on Main Street in Farmingdale Village, just one block away from The Jefferson development. Similarly, Harley's American Grille, a steakhouse and seafood restaurant opened near The Jefferson on Main Street in June of 2018.[33] Other recent restaurant openings have included La Bottega in 2013 and Uncle Tony's in 2017. Located just a mile away, an existing bar was revamped into a family-oriented restaurant called The Turning Point Restaurant and Bar in April of 2018.

Residential growth in the Village of Farmingdale has helped revitalize the commercial environment and appeal of the downtown area. Eric Alexander, director of Vision Long Island, said that this development:

> *"Shows there's a tremendous synergy between downtown residential housing and the health of local businesses. If you get people living downtown, they're built in customers."*[34]

[28] "LI Apartment Complex Selling for $15.5M," Long Island Business News, June 2018.
[29] "Farmingdale's Place of Downtown Development Mix, New Mayor Says," Newsday, Dec 2017.
[30] "Farmingdale Jefferson Project Has Main Street Booming," The Real Deal, Nov. 2016.
[31] "LIRR Farmingdale Station Lures New Businesses," Newsday, Aug. 2014.
[32] "Lithology Brewing Co. Opens Tasting Room in Farmingdale Village," The Patch, Nov. 2016.
[33] "Steak and Seafood Restaurant Coming to Farmingdale Village," The Patch, June 2018.
[34] "LIRR Farmingdale Station Lures New Businesses," Newsday, Aug. 2014.



Quantified Impacts

Allure Mineola and Jefferson at Farmingdale Plaza were supported by payment in lieu of taxes (PILOT) agreement which help to spur economic development within a region. Allure Mineloa and the Jefferson at Farmingdale Plaza were supported by 20-year PILOTs.

We collected information relevant to community wide impacts for each case study to determine the amount of economic growth that resulted from each development. Over the 2010 to 2017-time period, both Mineola and Farmingdale have experienced increases in their tax base of 12.0% and 18.1%, respectively.

QUANTIFIED IMPACTS		
	Change in Assessed Value 2010 - 2017	% Change in Assessed Value 2010 - 2017
Mineola	$472,414,496	18.1%
Farmingdale	$111,537,424	12.0%

Attachment A:
What is Economic Impact Analysis?

The purpose of conducting an economic impact study is to ascertain the total cumulative changes in employment, earnings and output in a given economy due to some initial "change in final demand". To understand the meaning of "change in final demand", consider the installation of a new widget manufacturer in Anytown, USA. The widget manufacturer sells $1 million worth of its widgets per year exclusively to consumers in Canada. Therefore, the annual change in final demand in the United States is $1 million because dollars are flowing in from outside the United States and are therefore "new" dollars in the economy.

This change in final demand translates into the first round of buying and selling that occurs in an economy. For example, the widget manufacturer must buy its inputs of production (electricity, steel, etc.), must lease or purchase property and pay its workers. This first round is commonly referred to as the "Direct Effects" of the change in final demand and is the basis of additional rounds of buying and selling described below.

To continue this example, the widget manufacturer's vendors (the supplier of electricity and the supplier of steel) will enjoy additional output (i.e. sales) that will sustain their businesses and cause them to make additional purchases in the economy. The steel producer will need more pig iron and the electric company will purchase additional power from generation entities. In this second round, some of those additional purchases will be made in the US economy and some will "leak out". What remains will cause a third round (with leakage) and a fourth (and so on) in ever-diminishing rounds of industry-to-industry purchases. Finally, the widget manufacturer has employees who will naturally spend their wages. Again, those wages spent will either be for local goods and services or will "leak" out of the economy. The purchases of local goods and services will then stimulate other local economic activity. Together, these effects are referred to as the "Indirect Effects" of the change in final demand.

Therefore, the total economic impact resulting from the new widget manufacturer is the initial $1 million of new money (i.e. Direct Effects) flowing in the US economy, plus the Indirect Effects. The ratio of Total Effects to Direct Effects is called the "multiplier effect" and is often reported as a dollar-of-impact per dollar-of-change. Therefore, a multiplier of 2.4 means that for every dollar ($1) of change in final demand, an additional $1.40 of indirect economic activity occurs for a total of $2.40.

Key information for the reader to retain is that this type of analysis requires rigorous and careful consideration of the geography selected (i.e. how the "local economy" is defined) and the implications of the geography on the computation of the change in final demand. If this analysis wanted to consider the impact of the widget manufacturer on the entire North American continent, it would have to conclude that the change in final demand is zero and therefore the economic impact is zero. This is because the $1 million of widgets being purchased by Canadians is not causing total North American demand to increase by $1 million. Presumably, those Canadian purchasers will have $1 million less to spend on other items and the effects of additional widget production will be canceled out by a commensurate reduction in the purchases of other goods and services.

Changes in final demand, and therefore Direct Effects, can occur in a number of circumstances. The above example is easiest to understand: the effect of a manufacturer producing locally but selling globally. If, however, 100% of domestic demand for a good is being met by foreign suppliers (say, DVD players being imported into the US from Korea and Japan), locating a manufacturer of DVD players in the US will cause a change in final demand because all of those dollars currently leaving the US economy will instead remain. A situation can be envisioned whereby a producer is serving both local and foreign demand, and an impact analysis would have to be careful in calculating how many "new" dollars the producer would be causing to occur domestically.

Attachment B:
Data Sources

PROPRIETARY DATA SOURCES

Economic Modeling Specialists International (EMSI)

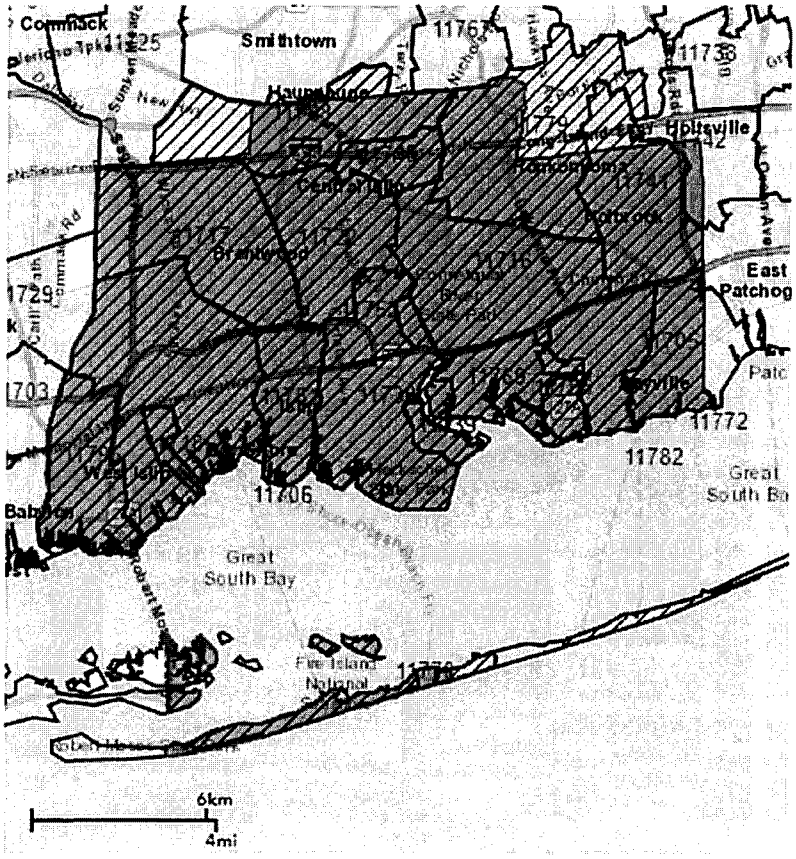
To analyze the industrial makeup of a study area, industry data organized by the North American Industrial Classification System (NAICS) is assessed. Camoin Associates subscribes to Economic Modeling Specialists Intl. (EMSI), a proprietary data provider that aggregates economic data from approximately 90 sources. EMSI industry data, in our experience, is more complete than most or perhaps all local data sources (for more information on EMSI, please see **www.economicmodeling.com**). This is because local data sources typically miss significant employment counts by industry because data on sole proprietorships and contractual employment (i.e. 1099 contractor positions) is not included and because certain employment counts are suppressed from BLS/BEA figures for confidentiality reasons when too few establishments exist within a single NAICS code.

American Community Survey (ACS), U.S. Census

The American Community Survey (ACS) is an ongoing statistical survey by the U.S. Census Bureau that gathers demographic and socioeconomic information on age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, commute patterns, and other topics. The survey is mandatory to fill out, but the survey is only sent to a small sample of the population on a rotating basis. The survey is crucial to major planning decisions, like vital services and infrastructure investments, made by municipalities and cities. The questions on the ACS are different than those asked on the decennial census and provide ongoing demographic updates of the nation down to the block group level. For more information on the ACS, visit **http://www.census.gov/programs-surveys/acs/**

Attachment C:
Study Areas

Town of Islip (Green) and Zip Code Region (Red outline with dashes)



Source: Esri

Camoin Associates, Inc.
120 West Avenue, Suite 303
Saratoga Springs, NY 12866
518.899.2608
www.camoinassociates.com
@camoinassociate

camoin
associates

EXHIBIT C-2

TREC Bay Shore, LLC: Impacts at a Glance

TREC Bay Shore, LLC: IMPACTS AT A GLANCE

TREC Bay Shore, LLC is proposing to build a residential rental facility at 1700 Union Boulevard in Downtown Bay Shore within the Town of Islip. The project being proposed entails the construction of 418 residential units, of which 334 will be market rate and 84 will be affordable units, and 1,643 SF of food service space. Due to the high demand for rental units in the Town of Islip and on Long Island in general, this analysis assumes that 100% of households would be considered "net new" to the Town. As shown, we would expect the construction phase of the project to support 885 jobs, $55 million in earnings, and $144 million in economic impact throughout Suffolk County.

Once constructed, the project is estimated to support 174 jobs and $7 million in associated earnings annually throughout the Town of Islip. Additionally, $23 million in annual sales would occur within the Town as a result of the project. The project will also contribute to recreation fees to the Town at a rate of $1,250 per unit, resulting in $522,500 to the Town.

Beyond economic impacts, we examined whether the project would induce additional economic development within the Town. To evaluate this, we conducted case study research on the economic development that resulted from other large development projects on Long Island in Mineola, and Farmingdale.

Over 2010 to 2017 time period, both Mineola and Farmingdale have experienced increases in their tax base of 12% and 18%, respectively. Development projects in those communities were supported by 20-year payment in lieu of taxes agreements.

SUMMARY OF BENEFITS

Summary of Benefits	
Construction Impacts - Suffolk County	
Construction Phase Jobs	885
Construction Phase Earnings	$59 Million
Construction Economic Impact	$153 Million
Annual Operational Impacts - Town of Islip	
Annual Jobs	174
Annual Earnings	$7 Million
Annual Economic Impact	$23 Million

The project is estimated to have a total economic impact of

$459 Million

based on construction phase spending and 20 years of operation.

Recreation fees paid by the Developer to the Town will result in a one time benefit of

$522,500.

Case Study Impacts	Change in Value	% Change in Value
Mineola	$472 Million	18%
Farmingdale	$112 Million	12%

camoin

EXHIBIT C-3

Cost Benefit Analysis: TREC Bay Shore, LLC

COST BENEFIT ANALYSIS
SUBSTANTIATION OF NEED FOR NASSAU COUNTY IDA FINANCIAL ASSISTANCE

Rendering of As-Complete Mixed-use and Mixed-income Transit Oriented Development from 4th Avenue

PROJECT NAME AND DEVELOPER
TREC BAY SHORE, LLC

LOCATION
1700 Union Boulevard, Bay Shore, New York 11706

PROJECT DESCRIPTION
New Construction of Mixed-Use and Mixed Income Residential Rental Units

FINANCIAL ASSISTANCE
20-Year Payment of Lieu of Taxes
Exemption on Sales Tax of Building Materials
Exemption on Mortgage Recording Sales Tax

OCTOBER 8, 2020

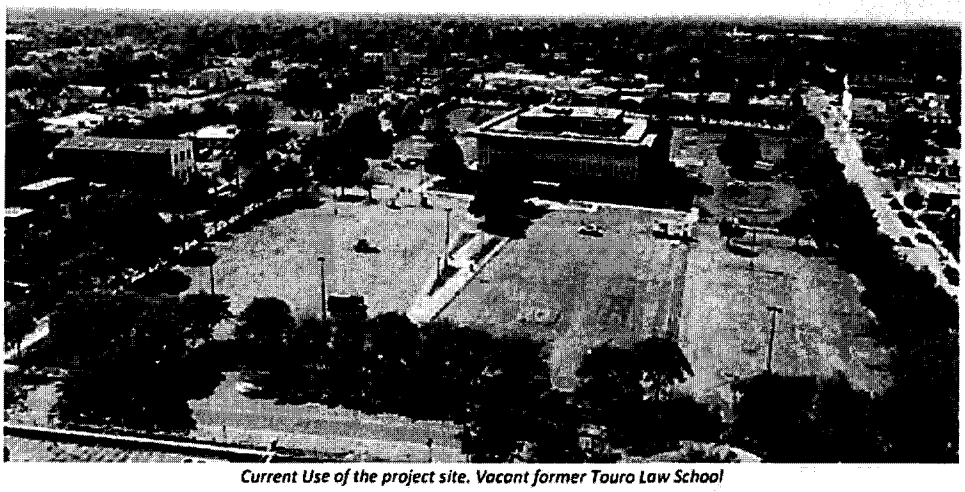
The National Development Council ("NDC") has a limited engagement with the Town of Islip Industrial Development Agency (the "IDA") to review applications for tax assistance. NDC is a national economic development organization that provides development finance advisory services to municipalities throughout the country. NDC is routinely asked to analyze financial structures of proposed developments and determine the appropriateness of direct financial assistance or incentives. The purpose of this memo is to describe NDC's project understanding and findings of the proposed mixed-income and mixed-use transit-oriented development in Bay Shore.

A. PROJECT SUMMARY

TREC BAY SHORE (the "Developer" or "Applicant") has submitted a Uniform Joint Application for tax assistance to the IDA. The applicant is a single asset affiliate of TRITEC, a highly accomplished award-winning full-service development company that has completed multiple comparable mixed-use developments in the region, including some developments that have transformed downtown marketplaces such as Patchogue. TRITEC prides itself on the holistic approach to creating value in with "economically, environmentally, and socially sustainable strategies" in communities in which it builds residential and commercial facilities. Other large scale transformative mixed-use developments have been completed or underway in the Long Island communities of Ronkonkoma, Port Jefferson, and Lindenhurst.

Aerial photo

The $165.8 million mixed-use, mixed-income, and transit-oriented development on the site of the former Touro College in downtown Bay Shore involves the construction of 418 residential units, +/- 1,600 square feet of ground floor retail, and 618 parking spaces. There will be 52 studio units (12%), 239 one-bedroom units (57%), 115 two-bedroom units (28%), and 12 three-bedroom units (3%). The project will incorporate core elements of sustainable development, thoughtful land use planning, Smart Growth principles, and quality design standards to support the hamlet of Bay Shore's continued revitalization into a lively walkable neighborhood. The project is expected to be a catalyst for further economic development in the Town of Islip by facilitating job creation and economic growth, expanding the property tax base, satisfying unmet needs in the local community, reducing dependency on automobiles, and enriching live-work-play functionality.



Current Use of the project site. Vacant former Touro Law School

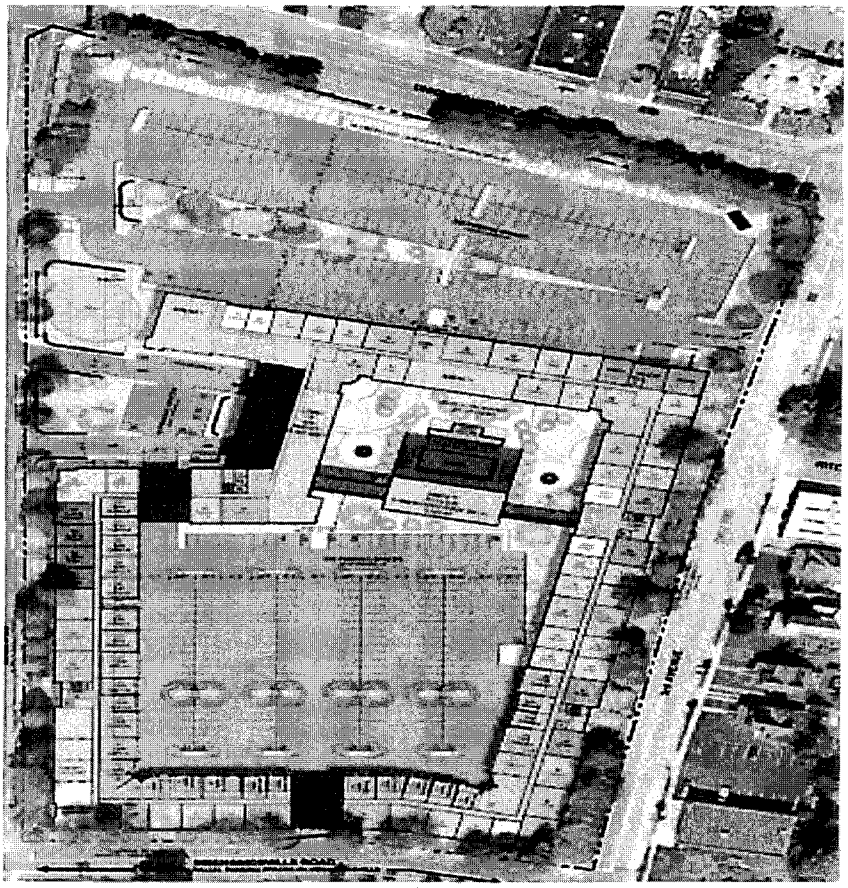
Of the 418 rental residential units, 334 will be market rate and 84 units (20%) will be set aside as workforce housing, per a requirement of the Town of Islip Planning Board. The 84 workforce units will be affordable to households earning less than 80% of Area Media income (AMI). The market rate units will initially lease for an average monthly rent of approximately $2,600, equivalent to approximately $3/SF. The average workforce unit will rent at approximately $1,850 per month. The unit mx and rents are is as follows:

RENT ROLL				
		Units	***NSF***	***Total NSF***
Studio	10%	40	551	22,040
1 BR	29%	122	757	92,354
1 BR w Den	8%	32	933	29,856
1 BR Junior	9%	38	647	24,586
2 BR w den	22%	92	1,177	108,284
3 BR	2%	10	1,537	15,370
Studio Workforce (80% AMI)	3%	12	551	6,612
1 BR Workforce (80% AMI)	11%	47	757	35,579
2 BR Workforce (80% AMI)	6%	23	1,177	27,071
3 BR Workforce (80% AMI)	0%	2	1,537	3,074
	100%	418		364,826

The building will feature 20,00 square feet common amenity space including an aerobic center, clubrooms and lounges, a game room, and co-working business center area. There will also be 53,000 square feet of exterior amenity area which includes a swimming pool, barbeque stations, fire pits, bicycle storage, landscaped courtyards, and rooftop decks for the residents to enjoy. The units will include many high-end finishes including stainless steel appliances and quartz countertops. The 418 units will be targeted to young professional couples with no children, professional singles, empty nesters, and current Town of Islip residents seeking improved living quarters with enhanced amenities and walkable access to the rail station and Bay Shore's business district.

The following sections summarize relevant information necessary to determine the need for and the sizing of the financial package.

Section B Review of the Sources and Uses
Section C Summary of IDA Incentive Package.
Section D Summary of NDC Financial Analysis
Section E Summary of Project and Public Benefits (Cost/Benefit Analysis)



Project Plan

B. SOURCES & USES

The developer is seeking to fund $165.8 million development with conventional debt (65% of cost), developer and investor equity (33% of cost), and Suffolk County workforce housing funds (2% of cost). TRITEC will source outside equity from institutional investors for most of the equity ($54 million).

The economics of newly constructed residential development, even those for which 100% of the units are at market rate rents, are challenging enough in Long Island due to the high land costs, construction costs and real estate taxes. The workforce component of this development, while addressing the acute shortage of quality rental housing stock in the region, exacerbates the financial challenges. The percentage of workforce units (20%) and the target income range (<80%) reduces the valuation and the resulting ratios and returns that are carefully reviewed by lenders and investors.

The availability of up to $3.5 million in Suffolk County workforce funds is important for the capital structure given the large number of workforce units (84) that are part of the unit mix. The Suffolk County

funds, together with the 20-year PILOT, are used to partially offset the loss of income due to the restrictive rents of the workforce units.

USES OF FUNDS		$	Per Unit	Per SF	%
Acquisition		$20,500,000	$49,043	$43	12%
Construction		$113,498,698	$271,528	$239	69%
Soft Costs and Professional Fees		$27,056,620	$64,729	$57	16%
Finance Costs		$3,702,883	$8,859	$8	2%
TOTAL		$164,758,201	$394,158	$347	100%
SOURCES OF FUNDS		$			%
Debt		$107,092,831	$256,203	$225	65%
Equity		$54,125,370	$129,487	$114	33%
Suffolk County Workforce Housing Fund	$35,000	$2,940,000	$7,033	$6	2%
Suffolk County SIP		$600,000	$1,435	$1	0%
TOTAL		$164,758,201	$394,158	$347	100%

The $164.8 million development cost, equivalent to $394K per unit and $347/SF is relatively comparable to other comparable TOD developments and is considered reasonable.

C. SUMMARIZED BENEFITS PACKAGE FOR DEVELOPER

The following represents the full financial assistance package to the applicant. The financial assistance package consists of real estate tax savings from the PILOT as well as exemptions from the sales tax and mortgage recording tax.

TAX BENEFIT SUMMARY					
IDA RELATED PROPERTY TAXES			SALES TAX EXEMPTION		
Current Taxes	$0	$ per unit	Construction Cost		$113,498,698
Currnet Taxes is property taxable	$113,221	$271 per unit	Value of Building Materials	50%	$56,749,349
As Complete Full Taxes	$2,713,968	$6,493 per unit	Sales Tax		8.625%
Multiplier	23.97 x		Value of Exemption		$4,894,631
PILOT schedule	20-year phase in				
PILOT over PILOT term	$30,165,263				
Savings over term	($29,593,607)				
Increment over Savings	$571,656				
MORTGAGE RECORDING TAX					
Mortgage	$107,092,831				
Mortgage Recording Tax	1.05%				
Transit District Exclusion	-0.25%				
Mortgage Recording Tax Less MTA	0.80%				
Value of Exemption	$856,743				

The subject property is current tax-exempt. If the 10.34-acre lot were to be taxable, the current annual taxes would be $113,221.

The Town of Islip Office of the Assessor estimated the "as complete" assessment of $7,105,000 and the resulting annual real estate taxes of $2,713,968. The applicant commissioned its own assessment analysis by SVS Standard Valuation Services (SVS), a licensed appraiser. SVS estimated the ad valorem assessment at $6,454,461 and estimated taxes at $2,522,245.

NDC used the assessment and taxes from the Town Assessor. "As-complete" or "full" real estate taxes of $2,713,968 is equivalent to approximately $6,500 per residential unit. Full taxes at this amount would render the proposed development financially not feasible, as will be further illustrated in Section D, Summary of NDC Analysis.

The developer requested a 25-year PILOT that included a 100% abatement on improvements for 25 years and phasing into full taxes by reducing the starting abatement by 6.7% annually form years 11 through 25.

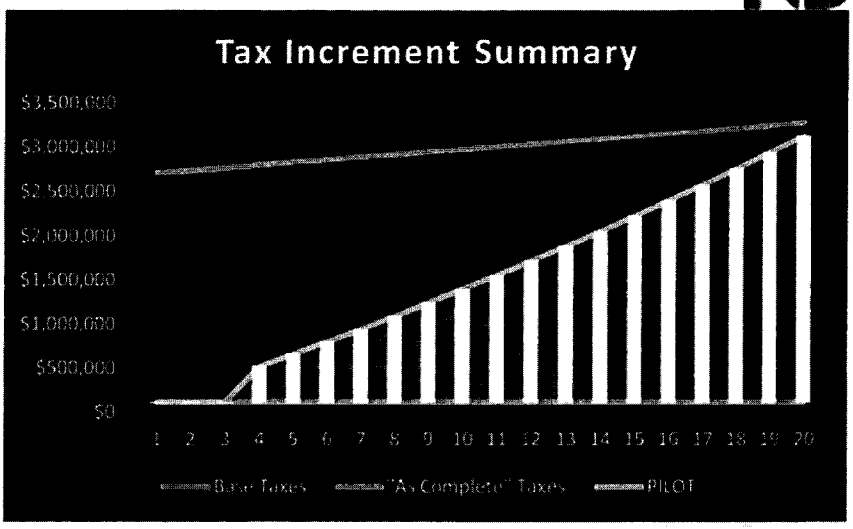
Based on consultation with IDA staff and counsel, NDC has proposed 20-year PILOT schedule, as outlined in Exhibit 1 on page 10. Such PILOT schedule and term is necessary to create financial viability for the development. The PILOT commences with a 100% abatement on improvements for the first three years of stabilization. While there is a 100% abatement in the first three years, the PILOT payment during these initial years will be equivalent to the land taxes at $113,221. The abatement will decrease by an equal 5% annual in years 4 through 20. During the 20-year term, $30.1 million in PILOT payments will be made to the taxing jurisdictions and average a little over $1.5 million annually on a property that is currently tax exempt and paying $0 in annual taxes.

The difference between what the applicant requested, and the recommended PILOT is summarized on the following chart. The proposed PILOT has a shorter term (20 years as opposed to 25 years) and less years (3 as opposed to 10) during which improvement taxes are fully abated. The IDA proposed PILOT schedule results in a annual average PILOT payment that is approximately $377,000 more than the annual payment based upon the applicant's request.

APPLICANT VS. PROPOSED PILOT SCHEDULE				
	APPLICANT REQUEST		**IDA PROPOSAL**	
PILOT Term	25		20	
# Years of 100% Abatement on Improvement Taxes	10		3	
Total PILOT Payments over Term	$28,259,165	37%	$30,165,263	50%
Average Annual PILOT Payment	$1,130,367		$1,508,263	
Total Savings over Term	$48,391,972	63%	$29,593,607	50%
Average Annual Savings Over Term	$1,935,679		$1,479,680	
Full Taxes over Term	$76,651,137		$59,758,870	

The 20-year proposed schedule represents a deviation to the IDA's Uniform Tax Exemption Policy. It is considered necessary for establishing financial viability.

The real estate increment realized during the 20-year term is represented in the following chart.



D. SUMMARY OF NDC ANALYSIS

NDC based its analysis on the revenue, expense and costs assumptions provided by the Developer in the IDA application. For consistency with other IDA reviews, NDC adjusted the pro forma provided by the developer with the following assumptions:

- Increasing assessor provided baseline taxes by a 1% annual increase
- Permanent loan assumptions that are in line with the current market for similar projects
  - 30-year amortization
  - Rate of 5.00%
- Adjusting revenue growth to 2.5% annually for market rate units
- Adjusting revenue growth to 2% annually for workforce/affordable units
- Adjusting expense growth to 3% annually
- Projecting terminal value of project using a 5.5% cap rate

The table on the next page represents the stabilized operating pro forma in the project's third year, the point at which the project is expected to reach stabilization. In the stabilized pro forma, NDC assumes third year income, vacancy, and expenses and runs three scenarios for real estate taxes in the third year.

- Full estimated taxes ($2,768,619) in third year
- Estimated PILOT ($113,221) in third year
- Average PILOT ($1,508,263) over term of PILOT in third year

With full taxes at nearly $2.8 million in the third year, equivalent to approximately $6,600 per unit, the development is not financially viable because the project fails to meet financial metrics required by both lenders and investors. The project does not meet thresholds for lenders (debt coverage ratio) and investors (yield to cost and pre-tax leveraged internal rate of return).

STABILIZED OPERATING PRO FORMA (Assumed to be 3rd year of operations after new construction)								
		WITHOUT PILOT		WITH PILOT 3rd Year		WITH PILOT Avg Over Term		
		$	PER UNIT	$	PER UNIT	$	PER UNIT	
Market Gross Income	334	$10,959,848	*$2,734 per month*					
Workforce Gross Income	84	$2,032,885	*$2,017 per month*					
Parking		$220,669						
Commeercial Income		$51,188	*$26 /SF*					
Amenity, Pet and Trash fees		$443,585	*$88 per month*					
Gross Income		$13,708,175						
Vacancy		($548,327)	*4.00% vacancy*					
Gross Income		$13,159,848		$13,159,848		$13,159,848		
Operating Expenses Excl Taxes		($2,416,438)	*$5,781*	($2,416,438)	*$5,781*	($2,416,438)	*$5,781*	
RE Taxes/PILOT		($2,768,519)	*$6,623 per unit*	($113,221)	*$252 in 3rd year*	($1,508,263)	*$3,608 avg over term*	
Total Expenses		($5,184,956)	*$12,404*	($2,529,659)	*$6,033*	($3,924,701)	*$9,389*	
Net Operating Income		$7,974,892		$10,630,189		$9,235,147		
Debt Service		($6,898,770)		($6,898,770)		($6,898,770)		
Cash Flow		$1,076,122		$3,731,420		$2,336,378		
								Market Expects
Debt Coverage Ratio		1.16		1.54		1.34		>1.25
Yield to Cost		5%		6.45%		6%		>6.5%
Pre-tax Internal rate of Return (IRR)		7%		12%		12%		>12%

Even with the proposed PILOT schedule and financial incentive package, returns to the institutional equity investors are modest but acceptable.

The proposed IDA assistance does not constitute an undue enrichment to the applicant. "But for" the proposed financial incentive package, the development is not considered financially feasible, as the developer would not be able to generate sufficient financial returns in order for the development to be feasible.

E. COST / BENEFIT ANALYSIS

The public financial benefits are considerable with respect to the real estate tax increment. While the developer will realize $29.6 million in savings during the 20-year PILOT term, the aggregate PILOT payments are estimated at $30.2 million over the term. The average annual PILOT paid during the 20-year term is $1.5 million or $3,600 per unit annually. There is also considerable value to the 84 units of affordable housing. The value of the affordable housing was quantified as $10 million, or $119,000 per unit, by valuing the loss of project income due to the restrictive income stream of the workforce units.

The benefits summary is represented on the next table, illustrating a net public benefit of $4.8 million over the PILOT term.

BENEFITS SUMMARY		
Full IDA Taxes (PILOT) over Term	$30,165,263	
Value of 84 Units of Workforce Housing	$10,001,577	$119,066 per unit
TOTAL Public Benefit	$40,166,840	
Real Estate Tax Savings Over Term	$29,593,607	
Mortgage Recording Tax Exemption	$856,743	
Sales Tax Exemption	$4,894,631	
TOTAL Project Benefit	$35,344,981	
NET PUBLIC BENEFIT	$4,821,859	

In addition to the above benefits, the applicant expects over 400 temporary construction jobs and six (6) full-time equivalent permanent jobs from the development. This mixed-use and mixed-income project replaces and vacant, environmentally impaired, and tax-exempt property with much needed market rate and workforce rental units. The transit-oriented development will maximize the site's land use and enhances the revitalization of the Bay Shore central business district. There will be considerable disposable income, estimated to be $11 - $13 million annually, from the residents of the 418 units to support the local retail trade.

EXHIBIT 1: PILOT SCHEDULE

PILOT SCHEDULE TREC BAY SHORE, LLC							
		Amount	***Comment***				
Current Taxes (if taxable)		$113,221	*underlying land*				
# Units		418					
Estimated As Complete Taxes		$2,713,968	$2,522,545	from SVS report			
Taxes at Full Assessment per Unit		$6,493					
Annual Escalator		1.00%					
					5.00% disc. rate	5.00% disc. rate	
Year	**Base Taxes**	**Improvement Taxes**	**"As Complete" Taxes**	**Abatement**	**Savings**	**PILOT**	**Real Estate Tax Increment**
Construction	$113,221	$0		0	$0	$113,221	$0
Construction	$113,221	$0		0	$0	$113,221	$0
1	$113,221	$2,600,747	$2,713,968	100.00%	($2,600,747)	$113,221	$0
2	$113,221	$2,627,887	$2,741,108	100.00%	($2,627,887)	$113,221	$0
3	$113,221	$2,655,298	$2,768,519	100.00%	($2,655,298)	$113,221	$0
4	$113,221	$2,682,983	$2,796,204	85.00%	($2,280,535)	$515,668	$402,447
5	$113,221	$2,710,945	$2,824,166	80.00%	($2,168,756)	$655,410	$542,189
6	$113,221	$2,739,187	$2,852,408	75.00%	($2,054,390)	$798,018	$684,797
7	$113,221	$2,767,711	$2,880,932	70.00%	($1,937,397)	$943,534	$830,313
8	$113,221	$2,796,520	$2,909,741	65.00%	($1,817,738)	$1,092,003	$978,782
9	$113,221	$2,825,617	$2,938,838	60.00%	($1,695,370)	$1,243,468	$1,130,247
10	$113,221	$2,855,006	$2,968,227	55.00%	($1,570,253)	$1,397,974	$1,284,753
11	$113,221	$2,884,688	$2,997,909	50.00%	($1,442,344)	$1,555,565	$1,442,344
12	$113,221	$2,914,667	$3,027,888	45.00%	($1,311,600)	$1,716,288	$1,603,067
13	$113,221	$2,944,946	$3,058,167	40.00%	($1,177,978)	$1,880,189	$1,766,968
14	$113,221	$2,975,528	$3,088,749	35.00%	($1,041,435)	$2,047,314	$1,934,093
15	$113,221	$3,006,415	$3,119,636	30.00%	($901,925)	$2,217,712	$2,104,491
16	$113,221	$3,037,611	$3,150,832	25.00%	($759,403)	$2,391,430	$2,278,209
17	$113,221	$3,069,120	$3,182,341	20.00%	($613,824)	$2,568,517	$2,455,296
18	$113,221	$3,100,943	$3,214,164	15.00%	($465,141)	$2,749,023	$2,635,802
19	$113,221	$3,133,085	$3,246,306	10.00%	($313,308)	$2,932,997	$2,819,776
20	$113,221	$3,165,548	$3,278,769	5.00%	($158,277)	$3,120,492	$3,007,271
TOTAL	$2,264,420	$57,494,450	$59,758,870		($29,593,607)	$30,165,263	$27,900,843
					50% abatement	50% of full taxes	

STANDARD DISCLOSURE

Standard disclaimer regarding NDC's compliance with Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act ("Dodd-Frank") and amended Section 15B of the Securities and Exchange Act of 1934 ("Exchange Act"):

The National Development Council is not a Registered Municipal Advisor as defined in Dodd-Frank and the Exchange Act and therefore cannot provide advice to a municipal entity or obligated person with respect to municipal financial products or the issuance of municipal securities, including structure, timing, terms or other similar matters concerning such financial products or issues.

EXHIBIT C-4

Letters of Support

TREC BAY SHORE, LLC

LETTERS OF SUPPORT

TRITEC™

LETTERS OF SUPPORT

TREC Bay Shore, LLC (Applicant) believes there is a symbiotic relationship between improving the communities in which we work and creating viable, successful projects. To date, the Applicant has met with numerous Bay Shore residents, business owners and community organizations. Enclosed are nearly 90 letters in support of this Project that the Applicant has collected from various community organizations, stakeholders, business and restaurant owners as well as Town residents, including letters from the following community leaders:

1. Donna Periconi, President of the Chamber of Commerce of Greater Bay Shore
2. Emmett Christie, Former President of the Bay Shore Lions Club
3. Joseph Pers, Treasurer of the Bay Shore Historical Society
4. Long Island Association (LIA)
5. Long Island Builders Institute (LIBI)
6. Plumbers Union Local 200
7. I.B.E.W. Local 25
8. Operating Engineers Local 138
9. Tim Mooney, Owner of Fire Island Ferries – Downtown Bay Shore
10. James Bonanno, Owner of The Tap Room – Downtown Bay Shore
11. Andrew Alt, Owner of Drew Patrick Spa – Downtown Bay Shore
12. Ryan, Thorman, Owner of Bango Bowls – Downtown Bay Shore
13. Angelo Crisci, Owner of Fire Island Vines – Downtown Bay Shore
14. Anthony Tartaglia, Owner of Coastal and Verde – Downtown Bay Shore
15. Anthony Leis, Owner of AJ's Grilled Cheese – Downtown Bay Shore
16. Satin Widrow, Owner of Satin Widrow Blow Dry Bar – Downtown Bay Shore
17. Brendan Bulfin, Owner of Napper Tandy's – Downtown Bay Shore
18. Zachary DiGirolomo, Owner of T.J. Finley's – Downtown Bay Shore
19. Anthony McNulty, Owner of 146 4th Avenue – Downtown Bay Shore
20. Chris Schmitz, Owner of mixed-use buildings at 55 W. Main St. and 15 Park Ave – Downtown Bay Shore

Letter from Donna Periconi (President of the Chamber of Commerce of Greater Bay Shore) to members of the Chamber:

The principals of Tritec submitted their first application to the Town of Islip Planning Board last Thursday, November 14, 2019 requesting a change of zone from Business District to Downtown Development District in order to construct 456 apartments on this parcel.

Speaking as a representative of the Chamber, I made the following comments at the Planning Board Hearing held at 401 Main Street, Islip, New York:

"In September 2018, we met Bob and Kelly Coughlan, principals of Tritec Real Estate Co., for the first time at our office. They wished to introduce themselves and were seeking input about development possibilities for the Touro campus in downtown Bay Shore.
They were engaged in negotiations to purchase the Touro College School of Health Sciences, which is planning a move to Central Islip in a consolidation of this school and their law center. With your permission, I feel it is important to mention that Touro College has been an important friend to Bay Shore for over 20 years. They came to Bay Shore in 1998 when no one else would even consider us. We will not forget this and we wish them well.

The Touro Campus is 10.3 acres. Bob and Kelly asked if we wanted more medical offices built in Bay Shore? Our answer was NO - retail stores? with stores barely surviving, our answer was NO - garden apartments? Our answer was YES, because it is obviously the best option.

Over this past year, our organization has spent considerable time visiting Tritec's luxury rental apartments in Patchogue and the Ronkonkoma Hub. Perhaps you already know these are extraordinary quality developments, with beautiful exteriors, interiors, lobbies, gardens, courtyards, landscaping, a pool, fitness centers, dog walking services, entertainment resources, well-designed appointments of every kind that all together offer the tenants a new kind of lifestyle. We believe the Touro parcel is ideal for apartments. It's pedestrian- friendly with close proximity to Main Street, to the Train Station, to the Fire Island Ferries. These apartments will attract and retain young people with disposable income, and it will also welcome our senior citizens who are selling their houses and looking for a work free-carefree home in their retirement.

Tritec is prepared to make a major investment in our hamlet---$180 million for a spectacular development that can almost guarantee Main Street's continued

growth and success. The ongoing revitalization efforts we began 20 years ago will be able to continue, and Bay Shore's former stature will finally be restored.

We have heard so much information at tonight's meeting, regarding site plans and elevations, the number of apartments to be built, the number of parking spaces needed, traffic concerns, student enrollment questions and a multitude of other issues. You, the members of the Planning Board and Planning Department will work with the applicant to make modifications if needed, and you will make the final determination about whether this project should be allowed to move forward. We are confident you will make the right decision."

That concluded my speech. Now please permit me to share some additional thoughts at this time, to be continued at Tuesday's Chamber meeting.

Our organization has spent the last year studying Tritec's remarkable record of accomplishments. "The Shipyard" apartments in Port Jefferson halted the further decline of its blighted Upper Port District. They are now a proud addition to this waterfront community. Patchogue's "New Village," built by Tritec, has become an almost legendary development that is credited for Patchogue's amazing turnaround. We have seen and studied Tritec's beautiful apartments at the Ronkonkoma Hub, which are already being lauded for Ronkonkoma's revitalization. This past October, Tritec held a ribbon cutting for planned apartments, soon to be built in Lindenhurst. Already Lindenhurst's empty downtown is filling up with new businesses and restaurants that are opening in anticipation of Tritec's arrival. Now Tritec has discovered Bay Shore, and they plan to replace a tired, unattractive ten acre parcel on Union Blvd, with welcoming luxury apartments.

We ask you - If not Tritec, WHO will come to Downtown Bay Shore who can equal this proposal? If not Tritec, WHAT will come to this important location in our Downtown when Touro leaves?

Six years ago some Bay Shore residents stopped the Bolla Oil Company from building a new gas station and convenience store across from our Library. These residents said "NO" to Bolla without knowing who or what else would lease this unsightly lot. Now, six years later, we must face this squalid parcel every day, wondering how this ever happened. Will the Touro campus be next?

Many of us still remember Downtown Bay Shore in the early 1990's, when 43% of Main Street was either vacant or boarded up, and our homeless neighbors wandered about everywhere. Everyone had just about given up on Bay Shore, but we didn't. We loved the community we had and we weren't about to leave it behind. We are, and should be, proud of all we have accomplished together. But Long Island is changing and we must not be left behind. We must continue to be forward thinking, especially when we are offered an opportunity like this one.

Can anyone in our community say NO with certainty to a $180 million investment that will begin by cleaning up Union Blvd? - that will clean up this disgraceful, neglected, unacceptable train station, filling it with a new population of commuters who will be walking from beautiful apartments across the street? We must consider our options very carefully. Will we be risking Bay Shore's future by saying NO to Tritec? Will we be ensuring Bay Shore's future by saying YES to Tritec, as Patchogue, Ronkonkoma, Port Jefferson and Lindenhurst have already done?

To be continued.... All are welcome to attend the Chamber meeting and be heard.

Donna Periconi

Long Island Association
LEADING LONG ISLAND

Long Island Association, Inc.
300 Broadhollow Road • Suite 110W
Melville, NY 11747-4840

March 9, 2020

Town of Islip
655 Main Street
Islip, NY, 11751

Dear Supervisor Carpenter and Members of the Islip Town Board:

On behalf of the Long Island Association ('LIA"), we are writing to express strong support for TRITEC's application for the proposed redevelopment project in Downtown Bay Shore.

Long Island faces a severe rental housing imbalance, which in turn has significant adverse cost of living implications. Given the region's desperate need for multifamily housing, the LIA fully supports the proposed development of 449 Class A rental apartments that will attract young professionals and empty nesters alike, generating approximately $20 million in total annual sales once complete. Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic spinoff effects.

Thank you for your consideration.

Sincerely,

Matthew Cohen
Vice President of Government Affairs
Long Island Association

LONG ISLAND
BUILDERS INSTITUTE

Advocating Responsible Building & Remodeling

1/23/2020
Letter to the Town of Islip Planning Board
Re: TRITEC's Proposed Bay Shore Application

The Long Island Builders Institute, which consists of 600 members, many of which live within the Town of Islip, would like to express its strong support for TRITEC's application to develop 456 high-end apartment units and 5,000 square feet of commercial space in Downtown Bay Shore. The proposed development will take a property that currently generates zero dollars annually in taxes and turn it into an economic boom for the area.

Transit-oriented mixed-used development is one of the most desirable types of construction here on Long Island. These projects create and revitalize downtown environments that both young professionals and retirees want to live in, and areas where suburban homeowners want to spend their time. In a recent study done by NextLI (a research group powered by Newsday) they found through the responses of 1354 Long Island residents between the age of 18-34 that 66% supported mixed-use zoning and 70% supported multi-family zoning. This project proposed by TRITEC is exactly what the young professional population is looking for in a place to live on LI and it would certainly help to retain the college graduates that the region is currently losing.

Overall this project is estimated to create nearly 600 on-site jobs and $36.9 million in earnings for the County in its construction phase alone. Once completed, approximately $25 million in total annual sales will follow. Most importantly to our community, it will provide 456 high-quality apartment units that Long Island so desperately needs to help meet its housing demand.

We strongly urge you to approve this application.

Plumbers Local Union No.200
of the
United Association of Journeymen & Apprentices of the
Plumbing & Pipefitting Industry of the United States & Canada

2123 5th Avenue Ronkonkoma, NY 11779

(631) 981-2158 FAX (631) 981-1658

Danny Grodotzke
Business Manager

Arthur Gipson
Business Agent

Mario Mattera
Business Agent

Richard P. Brooks
Fin. Secty/Treasurer

Jay Marelli
President

Paul Mason
Vice President

Edward Young
Rec. Secretary

May 13, 2019

Dear Members of the Town of Islip IDA,

On behalf of Plumbers Local 200, I am writing to express my strong support for TRITEC's application for IDA benefits for the proposed redevelopment project in Downtown Bay Shore.

Plumbers Local 200 has worked with TRITEC on numerous projects, including New Village at Patchogue. I believe this project, like New Village, will serve as a catalyst for economic growth in the area. The 495 high-end apartments will attract a wide range of renters, from young professionals to empty nester alike – this mixed-use, transit-oriented development project is precisely the type of project that our region needs.

Most importantly to my members, this project will bring about an estimated 1,046 construction jobs, generating $62.1 million in earnings within the County. Once complete, approximately $27.1 million in total annual sales will follow.

I strongly encourage you to approve TRITEC's application for IDA benefits. Thank you.

If you have any questions please contact me on my cell, 516-860-6112.

Sincerely,

Mario Mattera
Business Agent

INTERNATIONAL BROTHERHOOD
OF
ELECTRICAL WORKERS
Nassau-Suffolk Counties

May 13, 2019

Dear members of the Islip IDA,

This is a letter of support regarding the Touro College property in Bay Shore. From what I have heard, Tritec Developers intends to build 495 apartments, plus retail space. This is a 200-million-dollar project, with an estimate of over 1,000 construction jobs. A job of this caliber would be great for Bay Shore and Long Island. Tritec has developed many properties on Long Island including New Village at Patchogue, which was an amazing project that has revitalized downtown Patchogue.

The principle officers of Tritec, Bob and Jim Coughlan are home grown Long Islanders, that really care about how Long Island is developed. Local 25 and Tritec have worked together on many projects over the years. I have found that with the Coughlan brothers is that they are men of their word. With that being said, I.B.E.W. Local #25 is in full support of the Touro College development in Bay Shore.

Sincerely,
I.B.E.W. Local #25

Kevin B Casey

Kevin B. Casey
Business Manager

KBC/es

370 Vanderbilt Motor Pkwy • P.O. Box 18033 • Hauppauge, NY 11788-8833 • (631) 273-4567 • Fax (631) 273-4773

International Union of Operating Engineers

Local Unions 138, 138A, 138B & 138C Nassau & Suffolk Counties
Phone: (631) 694-2480 P.O. Box 206 Farmingdale, N.Y. 11735-0206 Fax: (631) 753-6760

JOHN DUFFY
BUSINESS MANAGER & TREASURER

WILLIAM K. DUFFY, Jr. President | PHILLIP CAPOBIANCO Vice President | ANTHONY MALIZIA Recording Corresponding Secretary | DENNIS S. ADRIAN Financial Secretary

May 13, 2019

Dear Members of the Town of Islip IDA,

On behalf of Local 138, I am writing to express my strong support for TRITEC's application for IDA benefits for the proposed redevelopment project in Downtown Bay Shore.

IUOE Local 138 has worked with TRITEC on numerous projects, including New Village at Patchogue. I believe this project, like New Village, will serve as a catalyst for economic growth in the area. The 495 high-end apartments will attract a wide range of renters, from young professionals to empty nesters alike – this mixed-use, transit-oriented development project is precisely the type of project that our region needs. Most importantly to my members, this project will bring about an estimated 1,046 construction jobs, generating $62.1 million in earnings within the County. Once complete, approximately S27.1 million in total annual sales will follow.

I strongly encourage you to approve TRITEC's application for IDA benefits. Thank you.

Sincerely,

John Duffy
Business Manager & Treasurer

February 13, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Timothy E. Mooney

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

Grant Hendricks
29 Garner Lane
Bay Shore, NY 11706

January 22, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Chairman Friedland and Members of the Town of Islip Planning Board,

I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units and 5,000 square feet of commercial space at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Grant Hendricks

cc: Town of Islip Supervisor Angie Carpenter
Councilwoman Trish Bergin Weichbrodt
Councilman John Cochrane
Councilwoman Mary Kate Mullen
Councilman James O'Connor

March 10, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

Mark G. Arnold
17 South Montgomery Ave.
Bay Shore, NY 11706

March 5, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board and Planning Board,

I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards.

Diane Edwards

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board
Edward Friedland, Chairman

Town of Islip
655 Main Street
Islip, New York 11751

January 21, 2020

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Bango Bowls, I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units and 5,000 square feet of commercial space at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 940 construction jobs, nearly $58 million in construction earnings within Suffolk County and over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Ryan Thorman

President/Owner Bango Bowls

631-335-8724

rthorman@bangobowls.com

COLUMBIA PARTNERS, LLC
161 Stillwell Lane
Laurel Hollow, NY 11791

March 9, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board and Planning Board,

I am the owner of 55 West Main Street and 15 Park Avenue in Bay Shore, a 46,000 square foot mixed use building diagonally across from TRITEC'S proposed development. I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational. Additionally, I believe the property currently does not pay any real estate taxes, when complete, I am sure that the real estate taxes generated will be very welcome in County coffers.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Chris Schmitz
Managing Member

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor Town of Islip
Planning Board
Edward Friedland, Chairman

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Ken + Kathy Parker, I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

Kenneth Parker
5 Southwoods Ct
Bay Shore NY

March 16, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board and Planning Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in downtown Bay Shore, New York.

As the newest generation of a family who have been Bay Shore residents for over 120 years, we are deeply invested in the continued growth and revitalization of this community. One area of concern to us as a young family is the lack of other young people returning to Bay Shore to start their own families here. TRITEC's development would provide much needed opportunities for other young professionals to rent in our community and put down their own roots, roots like ours. Given the area's necessity for multifamily housing, we fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Additionally, we have seen the proposed renderings for the development and aesthetically, they look fantastic! They are in keeping with the beautiful old Victorian manors that give Bay Shore its unique historic appeal. They would be a significant improvement on the bleak and forbidding architecture of the present Touro College building, beautifying the neighborhood and improving our hamlet of Bay Shore and the Town of Islip.

We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Best Regards,

William and Emily Dahab
William and Emily Dahab
74 Ocean Avenue
Bay Shore, NY 11706

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board
Edward Friedland, Chairman

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

THOMAS ESCHMANN
52 MARVIN LANE
ISLIP, NY 11751

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

KEVIN REGAN
38 HEMLOCK LANE
BAY SHORE NY 11706

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

Ben Hinton
18 Thye Hudson Way
West Islip NY 11795

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

WAYNE SMITH
18 CLEARWATER LANE
WEST ISLIP NY

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

784 Peyton Ave
Brightwaters NY 11718

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

Mark Palo

22 Thelmoor
East Islip, NY 11730

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of my business, Drew Patrick Spa located at 128 West Main Street in Bay Shore, I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Andrew Allt, Drew Patrick Spa

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

Town of Islip
655 Main Street
Islip, New York 11751

February 15, 2024

Dear Supervisor Cuppari and Members of the Islip Town Board,

On behalf of The Tap Room, I am writing to express my strong support for TREK's proposal to develop a 50 unit apartment building at 3 Union Boulevard in Bay Shore, New York.

I own the Tap Room at 44 East Main St in Bay Shore and I also own the Tap Room at the Walk in Patchogue. I have seen first hand the positive impact of The New Village Development in Downtown Patchogue. TREK really cares about their tenants and is committed to helping the local businesses and the community thrive. Their dedication to creating a vibrant and diverse neighborhood is evident in the thoughtful design and amenities they have incorporated into the project. It has been completed for a number of years now. New Village has brought many new customers and neighbors and I attribute a lot of the success I've had in the village to the New Village Apartments.

I also happen to be a resident of the New Village apartments for the last four years. As a resident, I could not be more happy with the level of service TREK provides. The complex is clean, well kept, and professional operated. There are always events for the residents and the staff could not be more accommodating.

I strongly encourage you to approve TREK's application for this development project. Thank you for your consideration.

Regards,

James Bonanno
Owner
Tap Room

LAW OFFICES OF
RAYMOND A. GIUSTO, P.C.
715 SOUTH COUNTRY ROAD
WEST BAY SHORE, NEW YORK 11706

PHONE: (631) 277-7086
FAX: (631) 277-7641

RAYMOND A. GIUSTO

BROOKE L. ANTHONY

COUNSEL
ERIC C. RULAND
JOHN J. GUADAGNO

March 5, 2020

Islip Town Board
Supervisor Angie Carpenter
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Very truly yours,

RAYMOND A. GIUSTO

RAG/ba

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

Nicholas & Robin Racanelli
300 Woodland Drive
Brightwaters, NY 11718

February 13, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Nicholas H. Racanelli

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

DaVinci Construction
715 South Country Rd, West Bay Shore, NY 11706
516-785-2110 | 516-785-2555 F | davinciconstruction.com

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of DaVinci Construction, I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,
Attie Cipoletti

MANOR LODGE, INC.
715 South Country Road, Bay Shore, NY 11706 Tel 631-968-0350 Fax 631-968-1045

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Manor Lodge, Inc., I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

PATRICIA A. LEVIN
Chief Financial Officer

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Welchbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

OXFORD MILLIN INSURANCE

COMMERCIAL • PERSONAL • BONDS • LIFE • HEALTH

March 7, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Oxford Millin Insurance Agency, I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

James Hughes, Principal
25 4th Avenue, Bay Shore, NY 11706

March 11, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Andrew Saggese
101 N Park Ave, Bay Shore

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

artison
ELITE WOOD JOINERS

Artison Framing Contractors Inc.

PO Box 218 || West Islip, NY 11795

631-404-7072

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Artison Framing, I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,
Bud Cipoletti

Emmett Christie
51 Concourse West
Brightwaters, NY 11718

March 3, 2020

Ms. Angie Carpenter, Supervisor
Town of Islip
655 Main Street
Islip, NY 11751

Angie:

I hope this letter finds you well. It was nice seeing you at Mike & Cindy Moriarty's a little ways back.

I am writing on behalf of Tritec Real Estate's new project for the old Bay Shore Touro property. A few weeks back Bob Coughlan and his daughter Kelley gave a great presentation to our Bay Shore Lions Club. I was very impressed with their presentation and knowledge of the multi-family markets on Long Island.

As you know that property has been under utilized for years and the surrounding areas have really become weathered. Years ago, my grandfather, Emmett F. McNamara, Esq. owned (2) buildings and practiced law there on 4th Avenue for years with Judge Bob Oliver, Esq. and Tim Mattimore, Esq... Since this property was sold, 4th Avenue has really become depressed and rather unsafe in some areas.

Tritec's multi-family project will not only brighten the area with more single and family rental units, but it will push economic growth, enhancing downtown Bay Shore with more business and activity. Growing up in Bay Shore, I recall walking up and down the blocks of Bay Shore, feeling safe and shopping locally. That changed in the 80's. I am now seeing more and more activity returning to downtown Bay Shore. Tritec's project will further enhance this area and provide local businesses with more volume. With the train station right there, this housing will also become attractive option to some who may commute to NYC.

Angie, you have done a wonderful job for the Town of Islip. Please continue to do so by seeing this Tritec project through for Bay Shore. See you soon! Thank you I remain,

Sincerely yours,

Emmett Christie

Cc: John Cochrane - Councilman

February 24, 2020
Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the IslipTown Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard, Bay Shore, New York. We believe the apartments would add value to the community as opposed to the empty Touro College buildings that occupy the space now.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Furthermore, the area is already zoned for commercial use as opposed to some of the other areas in surrounding neighborhoods where the town is looking to rezone from residential to commercial. We believe that this downtown revitalization will serve as a catalyst for economic development, and regionally, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

The Portera Family

cc:
Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish
Bergin Weichbrodt
Town of Islip
Councilman John Cochrane
Town of Islip
Councilwoman Mary Kate Mullen
Town of Islip
Councilman James O'Connor

Town of Islip
Planning Board Chairman Edward Friedland
Town of Islip
Planning Board Vice Chairman Kevin Brown
Town of Islip
Planning Board Member Gary Bruno
Town of Islip
Planning Board Member Michael Moriarty
Town of Islip
Planning Board Member Timothy Mattimore
Town of Islip
Planning Board Member Brian Ferruggiari
Town of Islip
Planning Board Member Anthony Musumeci

March 16, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board and Planning Board,

I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.
Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Joseph Pers
Joseph Pers

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board
Edward Friedland, Chairman

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

We are writing to express our strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

We strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,
Artie and Donna Cipoletti
27 True Harbour Way
West Islip, New York 11795

February 13, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

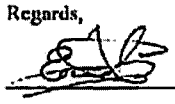
On behalf of Eulogio Romero I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,



80 juniper st central islip ny 11722

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

February 13, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Jose D Abrego I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

16 Poplar St Brentwood NY

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

February 13, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Island Metro Corp I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

50 Somerville St Brentwood NY 11717

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

February 13, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Jose Romero, I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

1350 Spur Dr S Islip NY 11751

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board Chairman Edward Friedland
Town of Islip Planning Board Vice Chairman Kevin Brown
Town of Islip Planning Board Member Gary Bruno
Town of Islip Planning Board Member Michael Moriarty
Town of Islip Planning Board Member Timothy Mattimore
Town of Islip Planning Board Member Brian Ferruggiari
Town of Islip Planning Board Member Anthony Musumeci

March 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of _____, I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and 36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Respectfully,

Name

CHRISTOPHER A. FORGIONE

Address

2 RIDGEWAY BLVD. BAY SHORE NY 11706

March 16, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board and Planning Board,

I am writing to express my strong support for TRITEC's application to develop 456 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.
Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate nearly 600 on-site construction jobs and $36.9 million in construction earnings within Suffolk County as well as over $25 million in annual sales within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Susanne Ankner

Susanne Ankner

cc: Town of Islip Supervisor Angie Carpenter
Town of Islip Councilwoman Trish Bergin Weichbrodt
Town of Islip Councilman John Cochrane
Town of Islip Councilwoman Mary Kate Mullen
Town of Islip Councilman James O'Connor
Town of Islip Planning Board
Edward Friedland, Chairman

May 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of vincent calvosa from 11716, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

vincent calvosa
vcalvosa@calvosaorganization.com
11716

Note: As a life long Islip Town Resident and Business Owner, I fully support this much needed project and would encourage the Town Board to approve it. Tritec has a proven track record of developing and completing these types of communities and should be welcomed to our Town as an investor, especially in these times.
Vince Calvosa

May 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Stephen Cadieux from 11729, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Stephen Cadieux
scadieux@rolandselectric.com
11729

Note: As a Town of Islip resident I think this project would benefit the Bay Shore area with increased revenues for local merchants and restaurants in the area. The creation of jobs & tax revenues will also help our local economy bounce back after the Covid pandemic.

March 23, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Thomas Corona from 11790, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Thomas Corona
tcorona@tritecre.com
11790

Note: Having family and friends that live in Islip and/ also Bay Shore, I see how this project could be transformative to their quality of life as well as their economic well being. Job Opportunities, and a beautiful community all all anyone can ask for of their elected officials as well as developers. Having been involved with the Patchogue revitalization, I see how much an investment in a community can impact the lives of those who live there as well as the lives of those who would visit, work, eat and work there.

March 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Dorene Wallace from 11720, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Dorene Wallace
dwallace@tritecre.com
11720

Note: What a big difference it will make to your community!

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Sandra Braun from 11733, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Sandra Braun
st.jamessandra19@gmail.com
11733

Note: Dear Madam/Sir:
Please approve this project. TRITEC will build a beautiful place to live as well as create a sense of community.
Thank you,
Sandra

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Richard W Goelz Jr from 11705, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Richard W Goelz Jr
richaspctr@optimum.net
11705

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of HANNEKE TALBOT from 11772, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

HANNEKE TALBOT
hanneke_talbot@yahoo.com
11772

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Tony Palhares from 11738, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Tony Palhares
rushconcrete@optimum.net
11738

Note: We need to keep the Long Island economy growing and keep up with the demand for housing.

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Rebecca Enilo from 06825, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Rebecca Enilo
renilo39@optonline.net
06825

Note: This ia an added value to the residents of Bayshore community

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Beth Price from 11702, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Beth Price
bprice@plessers.com
11702

Note: I support Tritecs transit-oriented project in Bayshore.

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Scott Ian Morris from 11743, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Scott Ian Morris
smorris15@optonline.net
11743

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Kyle Bollhofer from 11754, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Kyle Bollhofer
kbollhofer@tritecre.com
11754

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Joseph Cenzoprano from 11746, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Joseph Cenzoprano
jcenzo@hotmail.com
11746

Note: We must support jobs in these tough times!

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of John Frustaci from 07424, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

John Frustaci
john@pcs-green.com
07424

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Candice Sozio from 11779, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Candice Sozio
candicesozio@hotmail.com
11779

Note: Look at what Tritec has done for Patchogue, Lindenhurst, and Ronkonkoma. Please give Bay Shore the same upgrade!

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Chris Flobeck from 11766, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Chris Flobeck
chris@centraloutdoorservices.com
11766

March 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Martin DePasquale from 11758, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Martin DePasquale
martind@tritecre.com
11758

May 19, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Alexandra Russolillo from 11795, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Alexandra Russolillo
alexandrarussolillo@yahoo.com
11795

May 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Joseph Dreyer from 11795, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Joseph Dreyer
jdreyer@altherm.com
11795

Note: Looking forward to the economic growth and beautification of this area of Bay Shore.

May 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Thomas Conwell from 11795, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Thomas Conwell
tconwell@andersencorp.com
11795

Note: I support TRITEC's transit-oriented development in Bay Shore.

May 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Robert Forster from 11769, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Robert Forster
Bob@islandstl.com
11769

Note: Great project for Bayshore growth and prosperity

May 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Dennis Ferro from 11749, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Dennis Ferro
dferro@rmshvac.com
11749

May 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of John E Barrett from 11726, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

John E Barrett
jbarrett@bathfitterny.com
11726

Note: Projects such as Tritec`s Bay Shore Project Is just the type development we need om Long Island. This will not only provide jobs and increase the tax base in this community but provide needed housing and services for it`s residents.. We need to build today in order to provide a brighter future for all those who call Long Island their home.

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of John P. Seminera from 11749, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

John P. Seminera
Jpseminera@gmail.com
11749

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Kevin Battaglini from 11795, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Kevin Battaglini
Kevin.battaglini@nch.com
11795

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Anthony Bulla from 11741, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Anthony Bulla
abulla@drpsolutions.com
11741

Note: I support this revitalization project in Bay Shore...

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Vincent Tessitore Jr. from 11730, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Vincent Tessitore Jr.
tess2149@optonline.net
11730

Note: This project seems to be in the spirit of the trend across Long Island to create cool downtowns to entice young people to stay on Long Island and increase the tax base.
Certainly better then an empty building or another expansion of a saturated health care industry.

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Rob LaMonte from 11795, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Rob LaMonte
rlamonte@ymail.com
11795

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Alyssa rivera from 11718, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Alyssa rivera
alyssa.rivera90@gmail.com
11718

Note: I support!

May 24, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Sean Edward Ernst Deery from 11946, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Sean Edward Ernst Deery
sean.deery@stonybrook.edu
11946

May 23, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Jenn battaglini from 11795, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Jenn battaglini
jadbat5@gmail.con
11795

May 23, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Karesse Volpe from 11731, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Karesse Volpe
karessevolpe@gmail.com
11731

May 22, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Dayna Abrami from 11730, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Dayna Abrami
dabrami@palatialconcrete.com
11730

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Richard J Conti from 11706, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Richard J Conti
rconti100@yahoo.com
11706

Note: I believe the project which will replace an empty and an entity contributing nothing of monetary value to the town of ISLIP will now ad value to RE taxes and to the businesses and community

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Barbara Conti from 11706, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Barbara Conti
bjabrami@aol.com
11706

Note: We look forward to adding to the economy of Bay Shore and hopefully, reduce taxes.

May 26, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Beth Sullivan from 11751, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Beth Sullivan
basulli35@gmail.com
11751

May 21, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Ken Abrami from 11730, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

Downtown revitalization serves as a catalyst for economic development, and regionally significant projects, such as this proposed development, will generate significant economic benefits. In fact, this project is estimated to generate over 600 on-site construction jobs with nearly $38 million in construction earnings and $94 million in sales within Suffolk County during the construction phase, as well as $20 million in annual spending within the Town of Islip once the project is operational.

I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Ken Abrami
kabrami@gmail.com
11730

Note: I have lived in the Town of Islip for 47 of my 51 years in West Islip, Brightwaters, Islip and now East Islip. My father used to have a store in the early 80's on Main Street in Bayshore when no one wanted to be in that town. I believe the town is starting to become a destination and in order to avoid losing our young people we need opportunities for them to live, work and play. I believe this transformative project is a very large step in that direction and a strongly encourage the Town to approve this project.

May 20, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Terrance Geoghan from 11752, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Terrance Geoghan
terrance@barrassoandsons.com
11752

Note: As a local south shore resident and employer of a family owned business, I urge the board to consider the positive economic impact this project provides to the small businesses in Downtown Bay Shore. Small business and smart leadership is the foundation of our Long Island economy.
Thank you.

September 17, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Al and Angela Eads from 11779, I am writing to express my strong support for TRITEC's application to develop 418 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Al and Angela Eads
alnang@optonline.net
11779

Note: I approve the zone change for Bayshore job for Tri Tec builders.

June 5, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Angelo Crisci from 11706, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Angelo Crisci
acfutures@aol.com
11706

Note: Bay Shore and surrounding communities need this project.
The economic benefits are too important. This is the future. Toro will become rat infested and then not bring Bay Shore without this property developed. Waiting for the next buyer we only hurt bay shore.

June 5, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Anthony Tartaglia from 11706, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Anthony Tartaglia
coastalbsny@gmail.com
11706

Note: As an owner of 2 Bay Shore restaurants, there's nothing we'd like to see in our town more than the Tritec project. Our downtown has come a long way but there is still so much work to be done. We need foot traffic, we need young professionals, we need more retail and we need it soon. Many of our restaurants struggle to stay in business for 8-9

June 4, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Anthony Leis Jr from 11706, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Anthony Leis Jr
anthony@ajsgrilledcheese.com
11706

Note: I believe that this is a much needed improvement and revenue generator especially in comparison to that ugly lot of toro college. I also believe the design is great and as a local business owner in Bay Shore I am confident that the tenants here will have good intentions and expendable income. I also believe that Tritec does amazing work, with their beautiful design here it will force the surrounding area to conform and most likely lead to better lighting in the streets of

June 5, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Brendan Bulfin from 11733, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Brendan Bulfin
bulfinb@hotmail.com
11733

Note: As one of the owners of Napper Tandys, I think the more people living downtown helps all businesses.

September 17, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Keith McNamara from 117720, I am writing to express my strong support for TRITEC's application to develop 418 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Keith McNamara
kmcnamara@alside.com
117720

Note: I support the zone change for TriTec Bayshore project

September 17, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Mike McNamara from 11779, I am writing to express my strong support for TRITEC's application to develop 418 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Mike McNamara
kmack004@optonline.net
11779

Note: I approve the zone change for the Tri Tec project in Bayshore

June 5, 2020

Town of Islip
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter and Members of the Islip Town Board,

On behalf of Zachary DiGirolomo from 11706, I am writing to express my strong support for TRITEC's application to develop 449 high-end apartment units at 1700 Union Boulevard in Downtown Bay Shore, New York.

Long Island faces a severe rental housing imbalance, which in turn has had, and continues to have, significant adverse implications on the cost of living. Given the region's desperate need for multifamily housing, I fully support TRITEC's proposed transit-oriented development, which will attract a wide range of renters spanning from young professionals to empty nesters – it is precisely the type of project that our region needs.

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I strongly encourage you to approve TRITEC's application for this development project. Thank you for your consideration.

Regards,

Zachary DiGirolomo
zachdig@hotmail.com
11706

Note: Bay shore has come so far over the past few years and myself and many others in the bay shore community feel this project would be the final straw in revitalizing our beautiful down town area!! The influx of young people and professionals who target these style apartments will bring so much needed spending in our downtown area and

EXHIBIT C-5

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

New York Law Journal
Real Estate Trends
WWW.NYLJ.COM
An ALM Publication
VOLUME 257—NO. 54
WEDNESDAY, MARCH 22, 2017

ZONING AND LAND USE PLANNING

Eligibility of Residential Developments for IDA Benefits

By Anthony S. Guardino

It has been nearly 50 years since the New York State Legislature enacted legislation authorizing industrial development agencies (IDAs) for the purpose of promoting economic development. Now, towns, cities, and counties throughout the state have created their own IDAs under General Municipal Law (GML) Article 18-A (the IDA Act) and use them to encourage—and to financially assist—a wide variety of real estate developments, often to great success.

In many instances, however, an IDA's efforts are met with objections, both in and out of court. Recently, for example, tax benefits afforded by a town's IDA to the Green Acres Mall on Long Island aroused community criticism, and led New York State Comptroller Thomas DiNapoli to announce that he would audit the IDA to determine its compliance with policies and procedures related to its approval of the project.

ANTHONY S. GUARDINO *is a partner with Farrell Fritz in the firm's Hauppauge office.*

There also continues to be disputes over the scope of projects that may receive IDA benefits. Last August, the Supreme Court, Seneca County, rejected a challenge to a decision by the Seneca County IDA to provide tax benefits for a casino being built in the county. *Nearpass v. Seneca County Industrial Development Agency*, 53 Misc. 3d 737 (Sup.Ct. Seneca Co. 2016). The petitioners argued that the casino was not a project defined in the IDA Act and, therefore, that it was ineligible for IDA benefits. They pointed out, among other things, that when the IDA Act first was enacted, casinos were prohibited in New York, and after casinos were allowed by amendment to the New York Constitution, the IDA Act was not amended to include casinos as a project entitled to IDA benefits.

The court was not persuaded and decided, instead, that the casino facility was a commercial project under the IDA Act and, in particular, that it also was a recreation facility within the purview of GML Section 854(9).

Perhaps more surprising than a dispute over the eligibility of a casino to receive IDA benefits was a recent court case that asked whether a residential development could qualify for IDA benefits—an issue of statewide significance. In *Matter of Ryan v. Town of Hempstead Industrial Development Agency*, Index No. 5324/16 (Sup.Ct. Nassau Co. Jan. 27, 2017), the Supreme Court, Nassau County, held that a residential apartment building project fell within the definition of a project for which IDA benefits may be granted.

After first providing background on the IDA Act, this column will discuss the court's decision in *Matter of Ryan* and its implications.

The IDA Act

When the legislation governing the creation, organization, and powers of IDAs in New York State was enacted in 1969, it provided that its general purpose was "to promote the economic welfare of [the state's] inhabitants and to actively promote, attract,

encourage and develop economically sound commerce and industry through governmental action for the purpose of preventing unemployment and economic deterioration." This intent was further evidenced by the original provision of GML Section 858, which provided that:

> The purposes of the agency shall be to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial and research facilities and thereby advance the job opportunities, general prosperity and economic welfare of the people of the state of New York and to improve their standard of living.

The decision by the Nassau County Supreme Court in 'Matter of Ryan' provides confirmation that residential developments are eligible to receive industrial development agency benefits.

In approving the bill, then-Governor Nelson Rockefeller noted that "industrial development agencies provide one means for communities to attract new industry, encourage plant modernization and create new job opportunities." McKinney's 1969 Session Laws, Vol. 2, p. 2572.

The original legislation has been amended a number of times since 1969 to broaden the scope of permissible IDA activities. For example, the definition of project was expanded to specifically include construction of industrial pollution control facilities (L 1971, ch 978), winter recreation facilities and then recreation facilities generally (L 1974, ch 954; L 1977, ch 630), horse racing facilities (L 1977, ch 267), railroad facilities (L 1980, ch 803) and educational or cultural facilities (L 1982, ch 541).

As noted above, however, it has not been amended to specifically include casinos. And it also does not specifically include residential developments.

In 1985, however, the New York state comptroller's office was asked by the village attorney for the village of Port Chester whether construction of an apartment complex was a commercial purpose within the meaning of GML Section 854(4) and, thereby, whether it was a proper project for industrial development bond financing. In response, the Comptroller issued Opinion No. 85-51, 1985 N.Y. St. Comp. 70 (Aug. 16, 1985) (the "comptroller's opinion").

In the comptroller's opinion, the comptroller's office explained that, at its inception, the IDA Act's primary thrust was to promote the development of commerce and industry as a means of increasing employment opportunities.

The comptroller's opinion then reasoned that for an apartment complex to qualify as an eligible project under Article 18-A, it had to promote employment opportunities and prevent economic deterioration in the area served by the IDA.

The comptroller's opinion added that the comptroller's office was "not in a position to render an opinion" as to whether a project that consisted of the construction of an apartment complex was a commercial activity within the meaning of Article 18-A. Rather, it continued, such a determination "must be made by local officials based upon all the facts relevant to the proposed project."

Any such determination, the comptroller's opinion concluded, had to take into account the stated purposes of the IDA Act: "the promotion of employment opportunities and the prevention of economic deterioration."

When this issue reached the court in *Triple S. Realty v. Village of Port Chester*, Index No. 22355/86 (Sup. Ct. Westchester Co. Aug. 19, 1987), the Westchester County Supreme Court held that residential construction may be eligible for industrial development agency benefits if such construction "would increase employment opportunities and prevent economic determination in the area served by the IDA."

The decision by the Nassau County Supreme Court in *Matter of Ryan* provides further confirmation that

residential developments certainly are eligible to receive IDA benefits.

'Matter of Ryan'

The case arose after the Town of Hempstead Industrial Development Agency (TOHIDA) granted financial and tax benefits and assistance to Renaissance Downtowns UrbanAmerica, with respect to the construction of a new 336-unit residential apartment complex in the village of Hempstead on Long Island. That was Phase 1 of a multi-phase revitalization project that was planned to include additional mixed-use buildings and parking facilities.

The financial benefits and assistance granted by the TOHIDA included:

- exemptions from mortgage recording taxes for one or more mortgages;
- securing the principal amount not to exceed $70 million;
- a sales and use tax exemption up to $3.45 million in connection with the purchase/lease of building materials, services, or other personal property for the project; and
- abatement of real property taxes for an initial term of 10 years pursuant to a payment in lieu of taxes (PILOT) agreement.

Six petitioners, including a trustee for the village of Hempstead, challenged the TOHIDA's resolution in an Article 78 proceeding, arguing that an IDA could not grant benefits for a project that was residential, either in whole or in part, in nature.

For their part, the respondents contended that the development of a residential rental building fell within the ambit of the statutory definition of a project entitled to receive an IDA's financial assistance and benefits in that it promoted "employment opportunities" and prevented "economic deterioration" in the area served by the IDA.

The court agreed with the respondents and dismissed the petition.

In its decision, the court noted that the comptroller's opinion had observed that the determination of whether construction of an apartment complex was a commercial activity within the meaning of the IDA Act had to be made by local officials based on facts relevant to the proposed project.

The court then pointed out that the TOHIDA had approved Renaissance's application for assistance with respect to the first phase of the revitalization project based on the TOHIDA's findings, that, among other things:

- the town of Hempstead was in need of attractive multi-family housing to retain workers in the town and attract new business;
- a healthy residential environment located in the town was needed to further economic growth;
- there was a lack of affordable, safe, clean multi-family housing within the town; and
- the facility would provide the nucleus of a healthy residential environment, and would be instrumental and vital in the further growth of the town.

Moreover, the court continued, the TOHIDA also found that the development of the first phase of the facility would "promote and maintain the job opportunities, health, general prosperity and economic welfare" of the town's citizens and "improve their standard of living."

Given that the project promoted employment opportunities and served to combat economic deterioration in the area served by the TOHIDA, the court upheld the TOHIDA's decision as rationally based and not arbitrary or capricious, an abuse of discretion, or an error of law.

Conclusion

IDA benefits can play an important role in real estate development. For nearly five decades, they have benefited New Yorkers in numerous situations. As the comptroller's office and the courts have recognized, a project—including a residential project—that demonstrates that it promotes employment opportunities and prevents economic deterioration is eligible to receive IDA benefits.

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EXHIBIT C-6

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

SHORT FORM ORDER

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

P R E S E N T : HON. JEFFREY S. BROWN
JUSTICE

----------X	**TRIAL/IAS PART 13**
In the Matter of DONALD L. RYAN, FLAVIA IANNACCONE, JAMES DENON, JOHN M. WILLAMS, REGINAL LUCAS and ROBERT DeBREW, JR.,	**INDEX # 5324/16**
Petitioners,	**Mot. Seq. 1** **Mot. Date 9.13.16** **Submit Date 11.17.16**
For A Judgment Pursuant to Article 78 of the New York Civil Practice and Rules,	**XXX**
-against-	
TOWN OF HEMPSTEAD INDUSTRIAL DEVELOPMENT AGENCY, RENAISSANCE DOWNTOWNS URBANAMERICA, LLC, and RDUA PARCEL 1 LLC,	
Respondents.	
----------X	

The following papers were read on this motion: Papers Numbered

Notice of Petition, Affidavits, Exhibits, Memorandum Annexed.....1,2
Verified Answers.....3,4,5
Opposing Affidavits.....6,7,8,9,10,11,12
Reply Affidavits.....13, 14
Sur-Reply Affidavit.....15
Hearing Record (3 Vols.).....16

Application by petitioners pursuant to Article 78 to invalidate as *ultra vires* and to void the May 18, 2016 resolution passed by the Town of Hempstead Industrial Development Agency (TOHIDA) is decided as hereinafter provided.

In this Article 78 proceeding, petitioners seek to invalidate the resolution passed by respondent TOHIDA on May 18, 2016, which granted financial and tax benefits and assistance to respondent Renaissance Downtowns UrbanAmerica, LLC (Renaissance) *vis-a-vis* construction of a new 336 unit residential apartment complex on the northwest corner of the intersection of Washington and Front Streets (Phase 1 of the multi-phase Village of Hempstead downtown revitalization project[1] which was planned to include additional mixed use buildings/parking facilities). The Phase I property was a tax exempt Village property for at least 50 years until December 15, 2015 when it was acquired by respondent Renaissance.

The financial benefits and assistance granted include:

> exemptions from mortgage recording taxes for one or more mortgages securing the principal amount not to exceed $70,000,000;
>
> sales and use tax exemption up to $3,450,000 in connection with the purchase/lease of building materials, services or other personal property for the project;
>
> abatement of real property taxes for an initial term of ten years pursuant to Payment in Lieu of Taxes Agreement (PILOT).

Based on the theory that the resolution was affected by an error of law, i.e., that residential apartment buildings are not included in the type of project or facility that is eligible for financial assistance under the General Municipal Law Article 18-A (Industrial Development Act [the IDA or the Act]), petitioners seek to invalidate the subject resolution as *ultra vires*/void.

In opposition, respondents first seek dismissal of the petition based on its alleged multiple fatal flaws including petitioners' lack of standing; failure to raise the *ultra vires* issue in the administrative proceeding before respondent TOHIDA; and failure to serve the attorney general in accordance with CPLR 7804(e).

The alleged flaws are not fatal and do not provide a basis for dismissal. Petitioners have standing to maintain an action for equitable or declaratory relief under State Finance Law § 123-b *vis-a-vis* the issue of whether the project herein falls within the definition of a "project" for which IDA benefits may be granted (*see Nearpass v Seneca County Idus. Dev. Agency*, 52 Misc 3d 533 [Sup Ct, Seneca County 2016 Falvey, J.]; *Dudley v. Kerwick*, 52 NY2d 542 [1981]; *cf.*

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[1]The development as outlined in the Appraisal Report (Exhibit "2" to the Petition) was approved in a unanimous 5-0, bi-partisan vote by the Village of Hempstead Board. It includes the construction of , among other things: residential units, structured parking, retail space, medical office building, mixed used artist loft with grade and basement level supermarket, surface parking office space, senior independent living apartment building, hotel and restaurant space.

Kadish v. Roosevelt Raceway Assoc., 183 AD2d 874, 875 [2d Dept 1992] [no standing under State Finance Law § 123-b (1) to challenge financing and acquisition of property by TOHIDA through bond issuance because statute specifically excludes bond issuance by a public benefit corporation). Further, the *ultra vires* issue was, in fact, raised in the administrative proceeding before respondent TOHIDA (Record: Vol, 3 Tab 25, pp 113-114), and the Nassau County Regional Office of the New York State Attorney General rejected service of the petition on the ground that the office did not represent respondent TOHIDA.

In further support of its dismissal, movants argue that the petition fails to state a viable cause of action as it is based on the false premise that an Industrial Development Agency may not grant benefits for a commercial project that is residential, either in whole or in part, in nature.

For the reasons which follow, the petition must be dismissed.

Pursuant to General Municipal Law § 858, an Industrial Development Agency

> "shall be to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing industrial, manufacturing, warehousing, commercial, research and recreation facilities . . . and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York and to improve their recreation opportunities, prosperity and standard of living."

An Industrial Development Agency is thus a "governmental agenc[y] or instrumentalit[y] created for the purpose of preventing unemployment and economic deterioration (General Municipal Law § 852) and to "provide one means for communities to attract new industry, encourage plant modernization and create new job opportunities" (Governor's Mem., 1969 McKinney's Session Laws of N.Y. at 2572).

According to respondents, the development of a residential rental building falls within the ambit of the statutory definition of a project,[2] entitled to financial assistance and benefits, as set forth in § 854(4) of the General Municipal Law in that it "promotes employment opportunities and prevents economic deterioration in the area served by the industrial development agency" (Opns. St. Comp. No. 85-51 [N.Y.S. Cptr., 1985 WL 25843]).

In the opinion of the State Comptroller, the determination of whether construction of an apartment complex is a commercial activity within the meaning of the statute must be made by

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[2]As set forth in § 854(4) the term "project" is broadly defined to include, in relevant part, "any land, any building or other improvement, and all real and personal properties located within the state of New York and within or outside or partially within and partially outside the municipality for whose benefit the agency was created. . . ."

local officials based upon facts relevant to the proposed project (*Id.* ["Local officials must determine, based upon all the relevant facts, whether construction of an apartment complex will promote employment opportunities and prevent economic deterioration. . . ."]). Respondents argue that TOHIDA acted within the scope of its authority in resolving to provide IDA assistance to the project since it would promote job creation and growth in a distressed area of the Village of Hempstead and serve as the first physical manifestation of the Village's Downtown Revitalization plan and a catalyst for future phases.

Here, the record establishes that a duly noticed public hearing was held regarding respondent Renaissance's application for TOHIDA assistance with respect to the first phase of the $2.5 billion Hempstead Revitalization project for which site plan approval was already in place and a building permit issued. The resolution was granted based on respondent TOHIDA's findings, that, among other things:

> (a) The Town of Hempstead is in need of attractive multi-family housing to retain workers in the Town and attract new business;
>
> (b) a healthy residential environment located in the Town of Hempstead is needed in order to further economic growth;
>
> (c) there is a lack of affordable, safe, clean multi-family housing within the Town of Hempstead;
>
> (d) the facility will provide the nucleus of a healthy residential environment, and will be instrumental and vital in the further growth of the Town of Hempstead.

Respondent TOHIDA also found that:

> the acquisition, construction and equipping of the Phase I Facility will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of the Town of Hempstead and the State of New York and improve their standard of living and thereby serve the public purposes of the Act;
>
> the project conformed with local zoning laws and planning regulations of the Town of Hempstead; and
>
> the project will not have a significant effect on the environment as determined in accordance with Article 8 of the Environmental Conservation Law and regulations promulgated thereunder.

The allegations proffered in opposition to the resolution, regarding traffic congestion; additional garbage/sewage; additional burden of increased student population in an already overcrowded/underfunded school district; burden of increased financial costs of municipal services to support increased population, are speculative and lack merit in the face of reasoned evaluation of the project by respondent TOHIDA as set forth in the record. As stated in the affidavit of Wayne J. Hall, Sr., Mayor of the Incorporated Village of Hempstead and Chairman of the Village Community Development Agency:

> "the IDA benefits awarded to Renaissance for this particular Phase I of the development are critically important to the revitalization of the Village of Hempstead's downtown area, and are essential to the twin goals of preventing any further physical and economic deterioration of the area, as well as promoting employment opportunities to the Village."

As stated in the Socio-Economic Impact of the Village of Hempstead's Revitalization Plan report, dated March 31, 2016, (Exhibit "A" to the Affidavit of Donald Monti in Opposition to Petition):

> "Upon completion, the overall revitalization of the Village of Hempstead will have generated an estimated $4 billion in economic activity, comprised of economic activity during and after the construction period.
>
> Nearly $3 billion of primary and secondary economic activity will be generated from construction of the development encompassing 5 million square feet, comprising 2.8 million square feet of 3,500 residential units and 2.2 million square feet of mixed use, retail, hospitality, office and other commercial uses.
>
> This will result in new socio-economic improvements to the Village of Hempstead that will provide much needed housing for Long Island's young professionals and active adults, and create during the construction period as many as 22,000 temporary construction and secondary jobs generating nearly $1.4 billion in wages.
>
> When completed, the revitalization will create approximately 6,000 permanent and 4,500 secondary jobs generating $498 million in wages of which 1,500 of the permanent jobs generating $125 million in wages projected to be held by Village of Hempstead residents. Thus, in total, the construction activity and resulting permanent jobs and their related secondary economic impacts are expected to generate nearly $4 billion in primary and secondary economic impact, and over the 20 year PILOT period $142 million in new county, town, school and village property taxes, and $43.5 million in new county sales taxes."

In reviewing the actions of an administrative agency, courts must assess whether the determination was the result of an error of law or was arbitrary, capricious, or an abuse of discretion such that the actions at issue were taken without sound basis in reason and without regard to the facts (*Matter of County of Monroe v Kaladjian*, 83 NY2d 185, 189 [1994], citing *Matter of Pell v Bd. of Educ.*, 34 NY2d 222, 231 [1974]; *Akpan v Koch*, 75 NY2d 561, 570-71 [1990]; *Matter of Calvi v Zoning Bd. of Appeals of the City of Yonkers*, 238 AD2d 417, 418 [2d Dept 1997]). The agency's determination need only be supported by a rational basis (*Matter of County of Monroe v Kaladjian, supra; Matter of Jennings v Comm. N.Y.. Dept. of Social Svcs.*, 71 AD3d 98, 108 [2d Dept 2010]). If the determination is rationally based, a reviewing court may not substitute its judgment for that of the agency even if the court might have decided the matter differently (*Matter of Savetsky v Zoning Bd. of Appeals of Southampton*, 5 AD3d 779, 780 [2d Dept 2004]; *Matter of Calvi v Zoning Bd. of Appeals of the City of Yonkers, supra*). It is not for the reviewing court to weigh the evidence or reject the choice made by the agency where the evidence conflicts and room for choice exists (*Matter of Calvi v Zoning Bd. of Appeals of the City of Yonkers, supra*, citing *Toys "R" Us v Silva*, 89 NY2d 411, 424 [1996]; *Akpan v Koch, supra*).

The record at bar establishes that in adopting the challenged resolution following a public hearing, review of Renaissance's application, and the environmental effects, respondent TOHIDA did not act in excess of its jurisdiction or beyond the scope of its authority; i.e., *ultra vires*. Nor was TOHIDA's decision after review of all of the circumstances to adopt the resolution finding that the Phase I facility constituted a "project" under the IDA affected by an error of law as would warrant relief under Article 78.

Where, as here, the project at issue promotes employment opportunities and serves to combat economic deterioration in an area served by an industrial development agency, a finding that the project falls within the ambit of the IDA is rationally based; neither arbitrary or capricious or an abuse of discretion, nor an error of law.

Accordingly, the petition is **denied** and the proceeding is hereby **dismissed.**

This constitutes the decision and order of this court. All applications not specifically addressed herein are denied.

Dated: Mineola, New York
January 25, 2017

ENTER:

HON. JEFFREY S. BROWN
J.S.C.

Attorney for Petitioner
LaReddola Lester & Assocs., LLP
600 Old Country Road, Ste. 224
Garden City, NY 11530
516-357-0056
5163570069@fax.nycourts.gov

Attorney for Respondent Renaissance Downtowns
Forchelli Curto Deegan Schwartz
Mineo & Terrana, LLP
333 Earle Ovington Blvd., Ste. 1010
Uniondale, NY 11553
516-248-1700
5162481729@fax.nycourts.gov

Attorneys for Respondent Hempstead Industrial
Lisa Bloom, Esq.
William F. Weir, Esq.
Nixon Peabody, LLP
50 Jericho Quadrangle, Ste. 300
Jericho, NY 11753
516-832-7500
lbloom@nixonpeabody.com

and

Ryan Brennan & Donnelly, LLP
John E. Ryan, Esq.
131 Tulip Avenue
Floral Park, NY 11001
516-328-1100
jryan@rbdllp.net

EXHIBIT D

Town of Islip Industrial Development Agency Uniform Tax Exemption Policy

TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY

UNIFORM TAX EXEMPTION POLICY

The Town of Islip Industrial Development Agency (TOIIDA) provides financial assistance (tax-exempt or taxable bonds and/or straight lease transactions) for projects which promote the economic growth and health of Islip Town and the Long Island region. TOIIDA provides financial assistance to all projects and facilities as defined in Title I of Article 18A of the General Municipal Law. These projects and facilities include, but are not limited to: industrial, manufacturing, research and development, warehousing, commercial, office, recreation and civic facilities. Also included are: affordable housing, senior housing, assisted living facilities, brownfield redevelopment projects and projects that eliminate commercial blight. Certain retail projects are included (those that are in conformance with Sec. 862 of the NYS GML, those that are part of a mixed use downtown redevelopment plan and those that involve the elimination of community blight).

All projects receiving financial assistance through TOIIDA are eligible for various tax exemptions and abatements.

I. REAL PROPERTY TAXES

A. **Real Property Tax Abatement**: TOIIDA provides real property tax abatements in the form of reduction of existing taxes and/or freezing existing taxes and/or abating the increased assessment (value added) as a result of the project. Real property tax abatements may be structured in the form of fixed annual payments with or without scheduled increases over a period of time or in the form of abatements of the increased assessment that results from the project over a period of time or in the form of reduction of the existing taxes with a phase in back to the original tax level over a period of time.

Each project is reviewed and evaluated on a case by case basis. The Agency review utilizes criteria that measure the projects level of significance and/or strategic value and/or impact upon the Town of Islip at both the micro and macro level as well as upon Long Island as a Region and/or the State economy.

As a general rule, the term of the real property tax abatement is ten years. The basic real property tax abatement provided by the TOIIDA is based upon the equivalent of Section 485-b of the New York State Real Property Tax Law. This section provides for a 50% real property tax abatement on the increased assessed value in the first year; 45% real property tax abatement in the second year; 40% abatement in the third year and thereafter declining 5% per year over a ten year period. A 485-b real property tax abatement is the minimum that TOIIDA provides. An enhanced real property tax abatement is considered and/or provided under the following circumstances:

1. **Existing Vacant Facilities & Brownfields**: In order to encourage "reuse" and upgrading of existing building stock and environmentally damaged properties commonly referred to as brownfields, TOIIDA may provide an enhanced real property tax benefit and abatement for projects involving vacant existing facilities and brownfields. The benefits may include freezing or reducing the assessment base of the pre-improved facility and granting of abatements that are equivalent of double the benefits provided by Section 485-b of the Real Property Tax Law. These abatements will consist of a 100% abatement on the increased assessed value in the first year; a 90% abatement in the second year; and 80% abatement in the third year and thereafter declining 10% per year over a ten year period.

2. **Significant/Strategic Projects**: TOIIDA may provide enhanced real property tax abatements (double 485-b) to projects that are considered significantly and strategically important to the economic well being of Islip Town and the Long Island region. Provision of an enhanced real property tax abatement would be considered for high-tech and biomedical manufacturing; research and development; computer and data processing facilities; financial (back office) operations; professional services industry; corporate, national or regional headquarters; and projects deemed significant to the revitalization of distressed communities. Each project eligible for enhanced property tax abatement is evaluated pursuant to the guidelines/criteria contained in Attachment 1.

3. **Projects within the boundaries of the former Empire Zone**: TOIIDA provides enhanced real property tax abatement to projects located within the boundaries of the former State designated Empire Zone. The enhanced property tax abatement consists of a 100% abatement on the increased assessed value for the first 5 years; 90% in year 6; 80% in year 7 and thereafter declining 10% per year through year 14.

4. **Housing projects**: For qualified housing projects (affordable housing, senior housing, assisted living facilities) that provide a public benefit in accordance with the Town of Islip Comprehensive Plan and related Planning Department studies, TOIIDA may set flat PILOT payments on a per unit, per year basis. The length and terms of these agreements will be determined on a case-by-case basis, based upon such factors as affordability, market conditions & the extent of public subsidies and participation in the project.

5. **Civic Facilities (Not-for-Profits)**: TOIIDA provides property tax exemption for projects owned by 501(c)(3) corporations, equivalent to the exemption (100%) these not-for-profit corporations would receive under the RPTL, absent the involvement of the agency. For projects leased by 501(c)(3) corporations, TOIIDA provides a 100% abatement on any improvement to real property for the term of the lease, as long as the facility is used exclusively for, and in furtherance of, their 501(c)(3) mission.

6. **Blighted Commercial Properties**: TOIIDA may provide enhanced property tax abatements (double 485-b) for projects that eliminate community blight as defined in Chapter 6A, Article II of the Islip Town Code.

7. **Mixed Use properties in Downtown Commercial Corridors**: TOIIDA may provide enhanced real property tax abatements (double 485-b) for projects on which a combination of residential and commercial construction work is performed to create a building used for mixed residential and commercial purposes. Such projects must

be located within proscribed downtown corridors as contained in the Suffolk County Industrial and Commercial Incentive Board Plan adopted in 1999, as amended and/or those projects governed by Chapter 68 of the Town Code known as Downtown Development Districts and Business Districts.

8. **Town and/or other Municipally Owned Property:** Property owned by the Town of Islip and/or another municipal entity that is sold and/or leased to a private developer and/or private company may qualify for a 100% abatement and/or an enhanced abatement for periods up to 15 years. However, no village taxes will be abated in any PILOT Agreement entered into under this provision.

9. **Large Employment Generators:** Projects that create or retain 500 jobs or more may qualify for tax abatements for periods of up to 20 years. For new construction, this would be in the form of a 100% abatement the first year and declining 5% per year for 20 years. For existing buildings, the benefits may include reducing existing real property taxes and/or freezing the real property tax base and/or granting real property tax abatements on the increased value that result from the project for periods up to 20 years.

B. **Projects in Foreign Trade Zone:** For projects located within Islip's Foreign Trade Zone, all payments are made pursuant to land lease with the Town of Islip's Foreign Trade Zone Authority.

C. **Recapture of Benefits:** Projects that receive enhanced real property tax abatements are subject to the recapture of benefits pursuant to the following schedule:

Within 1 year	100%
Within 2 years	100%
Within 3 years	50%
Within 4 years	25%
After 4 years	0%

The above term period is from the effective date of the PILOT Agreement. Imposition of any recapture is at the sole discretion of the TOIIDA and is reviewed/considered on a case by case basis. Reasons for the recapture of benefits include the following:

1. Sale or closure of the facility and departure of the company from the Long Island region.
2. Significant change in the use of the facility and/or the business activity of the company.
3. Significant employment reductions not reflective of the company's (normal) business cycle and/or local and national economic conditions.

D. **Deviations from Policy:** TOIIDA reserves the right to deviate from its uniform real property tax abatement policy under special/extraordinary circumstances. Deviations can take the form of providing less or more in the way of real property tax abatements. These deviations would be done by reducing or increasing the percentage of the annual abatement, or by reducing or increasing the term of the PILOT Agreement, or by dong a combination of both. Provision of less in the way of real property tax abatements is applicable to projects that are subsequent phases of a previously TOIIDA financed, multi-phased project and/or TOIIDA determines that the benefit provided by these projects merits a reduced level of incentive

(cost). Provision of more in the way of real property tax abatements is applicable to projects that are considered extremely significant and vital to the economic health and well-being of Islip Town and the Long Island Region. Any applicant may apply in writing to TOIIDA for increased real property tax abatement benefits setting forth reasons for a proposed deviation from the uniform policy. Such requests should set forth specific data and information which would cause TOIIDA to deviate from its uniform policy focusing, in whole or part, on the guidelines and criteria set forth in Attachment 1 hereto. Each time TOIIDA propose to deviate from its uniform real property tax abatement policy, it will provide written notification with any explanation for the deviation to the chief executive officer of each affected taxing jurisdiction.

II. SALES TAX EXEMPTIONS

A. **Eligible Expenses**: TOIIDA provides sales tax exemptions on all materials and/or equipment used or incorporated into the project during the initial construction/renovation and equipping of the project. TOIIDA does not provide sales tax exemption for ongoing expenses after the project is completed.

B. TOIIDA executes a sales tax exemption agreement with the project occupant that contains an expiration date for the continued availability of sales tax exemptions. The expiration date is based upon the anticipated project completion date. Should the project not be complete by the expiration date, the project occupant must request an extension of the expiration date from TOIIDA.

C. **Reporting Requirements**: Project occupants (agents) are required to annually file a statement of the value of all sales tax exemptions claimed for the year to the New York State Department of Taxation and Finance. TOIIDA requires that each project occupant (agent) provides the Agency with a copy of that annual filing.

D. **Deviations from Policy**: TOIIDA reserves the right to deviate from its uniform sales tax exemption policy under special/extraordinary circumstances. Deviations can take the form of providing less or more in the way of sales tax exemptions. These deviations would be done by reducing the full sales tax exemption to a partial sales tax exemption for the initial project completion period or by extending the term of the sales tax agreement to include ongoing operating expenses. Provision of less in the way of sales tax exemption is applicable to projects that are subsequent phases of a previously TOIIDA financed multi-phase project and/or TOIIDA determines that the benefit provided by these projects merits a reduced level of incentive (cost). Provision of more in the way of sales tax exemption is applicable to projects that are considered extremely significant and vital to the economic health and well-being of Islip Town and the Long Island region. Any applicant may apply in writing to TOIIDA for increased sales tax exemptions setting forth reasons for a proposed deviation from the uniform policy. Such request should set forth specific data and information which would cause TOIIDA to deviate from its uniform policy focusing, in whole or in part, on the guidelines and criteria set forth in Attachment 1 hereto. Each time TOIIDA deviates from its uniform sales tax exemption policy, it will provide written notification, with an explanation for the deviation, to the chief executive officer of each affected taxing jurisdiction.

III. MORTGAGE RECORDING TAX

All TOIIDA assisted projects are eligible for exemption from the mortgage recording tax

A. **Project Related Financing:** Financing secured by a mortgage which is directly related to the project is exempt from the mortgage recording tax

B. **Non-Project Related Financing:** Financing secured by a mortgage which is not directly related to, or a part of, the project, are not eligible for exemption from mortgage recording tax.

C. **Deviations from Policy:** TOIIDA reserves the right to deviate from its uniform mortgage recording tax exemption policy under special/extraordinary circumstances. Deviations can take the form of providing less or more in the way of mortgage recording tax exemptions. These deviations would be done by reducing the mortgage recording tax exemption from a full exemption to a partial exemption or by allowing all or part of the non-project related financing to be exempt from mortgage recording tax. Provision of less in the way of exemption from mortgage recording tax is applicable to projects that are subsequent phases of a previously TOIIDA financed multi-phase project and/or TOIIDA determines that the benefit provided by these project merits a reduced level of incentive (cost). Provision of more in the way of exemption from mortgage recording tax is applicable to projects that are considered extremely significant and vital to the economic health and well-being of Islip Town and the Long Island region. Any applicant may apply in writing to the TOIIDA for increased mortgage recording tax exemptions setting forth reasons for a proposed deviation from the uniform policy. Such request should set forth specific data and information which would cause TOIIDA to deviate from its uniform policy focusing in whole or in part on the guidelines and criteria set forth in Attachment 1 hereto. Each time TOIIDA proposes to deviate from its uniform mortgage recording tax exemption policy, it will provide written notification with an explanation for the deviation to the chief executive officer of each affected taxing jurisdiction.

ATTACHMENT 1

ENHANCED REAL PROPERTY TAX ABATEMENT GUIDELINES/CRITERIA

TOIIDA considers the following significant indicators when determining whether to provide enhanced real property tax abatements. (These determinants are not all inclusive and are not in priority order):

1. ***Economy***: Local and regional economic conditions at the time of application.

2. ***Jobs***: The extent to which the project will directly create or retain permanent private sector jobs as well as "temporary" jobs during the construction period. In addition, the level of secondary "multiplier" jobs that will be created or retained as a result of the project.

3. ***Project Cost/Payroll***: Level of direct annual payroll that results from the project as well as secondary "multiplier" payroll and payroll during the initial construction period.

4. ***Project Purpose:*** Type of industrial or commercial activity proposed for the facility.

5. ***Site Alternatives:*** Likelihood that the project will locate elsewhere resulting in subsequent real economic losses for retention projects and possible failure to realize future economic benefits for attraction projects.

6. ***Project Location:*** Nature of the property before the project (vacant land, vacant buildings, distressed community, Former Empire Zone, blighted property, downtown corridor).

7. ***Project Benefits:*** Amount of private sector investment as a result of the project and the level of additional revenue for local taxing jurisdictions.

8. ***Project Costs:*** Impact of the project and the proposed abatements/exemption on local taxing jurisdictions and extent to which will require additional services from local government entities.

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR OCTOBER 20, 2020

AGENDA ITEM #5

TYPE OF RESOLUTION: AUTHORIZING RESOLUTION

COMPANY: VMH PROPERTIES, LLC/WHITSONS FOOD SERVICE (BRONX)

PROJECT LOCATION: 3300 VETERANS MEMORIAL HIGHWAY, BOHEMIA

JOBS (RETAINED/CREATED): **RETAINED** - 10 -
CREATE - 02 -

INVESTMENT: $5,570,000

Date: October 20, 2020

At a meeting of the Town of Islip Industrial Development Agency (the "**Agency**"), held via Live-Stream at http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-10-20-2020.html, on the 20th day of October, 2020, 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 (VMH Properties, LLC/Whitsons Food Service (Bronx) Corp. 2020 Facility).

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

Voting Aye	Voting Nay

RESOLUTION OF THE TOWN OF ISLIP INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD VMH PROPERTIES, LLC, A NEW YORK LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF VMH PROPERTIES, LLC AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AND WHITSONS FOOD SERVICE (BRONX) CORP., A NEW YORK BUSINESS CORPORATION ON BEHALF OF ITSELF AND/OR THE PRINCIPALS OF WHITSONS FOOD SERVICE (BRONX) CORP. AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING, AS AGENT(S) OF THE AGENCY FOR THE PURPOSE OF ACQUIRING, RENOVATING AND EQUIPPING THE FACILITY AND 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, VMH Properties, 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 VMH Properties, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Company**") and Whitsons Food Service (Bronx) Corp., a business corporation organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Whitsons Food Service (Bronx) Corp. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "**Sublessee**"), have applied to the Town of Islip Industrial Development Agency (the "**Agency**"), to enter into a transaction in which the Agency will assist in the acquisition of an approximately 6.4 acre parcel of land located at 3300 Veterans Memorial Highway, Bohemia, New York (the "**Land**"), the renovation of an approximately 43,600 square foot building located on the Land (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 (b) the acquisition and installation of certain equipment and personal property (the "**Equipment**"; and together with the Company Facility, the "**Facility**"), which Equipment is to be leased by the Agency to the Sublessee and which Facility is to be used by

the Sublessee for administrative offices and warehousing of packaged food products for distribution (the "**Project**"); and

WHEREAS, the Agency, by resolution duly adopted on August 11, 2020 (the "**Inducement Resolution**"), decided to proceed under the provisions of the Act; an

WHEREAS, the Agency will acquire a leasehold interest in the Land and the Improvements and title to the Facility Equipment and Equipment, will sublease and lease the Company Facility to the Company for further sublease to the Sublessee and will lease the Equipment to the Sublessee; 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 October 1, 2020, or such other date as the Chairman or the 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 October 1, 2020 or such other date as the Chairman or Executive Director of the Agency and counsel to the Agency shall agree (the "**Lease Agreement**"), by and between the Agency and the Company; and

WHEREAS, the Agency will acquire title to the Equipment pursuant to a certain Equipment Bill of Sale, dated the Closing Date (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 October 1, 2020, or such other date as the Chairman or Chief Executive Officer of the Agency and counsel to the Agency shall agree (the "**Equipment Lease Agreement**"), by and between the Agency and the Sublessee; and

WHEREAS, the Sublessee and the Agency will enter into a certain Agency Compliance Agreement, dated as of October 1, 2020, or such other date as may be determined by the Chairman or Executive Director of the Agency and counsel to the Agency (the "**Agency Compliance Agreement**"), whereby the Sublessee will provide certain assurances to the Agency with respect to the Facility; 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 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 $5,750,000 but not to exceed $6,000,000, corresponding to mortgage recording tax exemptions presently estimated to be $43,125, but not to exceed $45,000, 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 of the Facility (ii) exemptions from sales and use taxes in an approximate amount not to exceed $43,125, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof); and

WHEREAS, 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 for further sublease by the Company to 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 Facility preserves the public purposes of the Act by preserving or increasing the number of permanent private sector jobs in the Town of Islip. The Company and the Sublessee have represented to the Agency that they intend to provide ten (10) full-time employees within the first year after completion of the Facility; and

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

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

(f) Based upon representations of the Company and 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; and

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

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

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

(j) The Company Lease will be an effective instrument whereby the Agency leases the Facility from the Company; and

(k) 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 Agreement may recapture some or all of the benefits granted to the Company; and

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

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

(n) 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 the 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, 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 $5,750,000 but not to exceed $6,000,000, corresponding to mortgage recording tax exemptions presently estimated to be $43,125, but not to exceed $45,000, 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 of the Facility (ii) exemptions from sales and use taxes in an approximate amount not to exceed $43,125, in connection with the purchase or lease of equipment, building materials, services or other personal property with respect to the Facility, and (iii) abatement of real property taxes (as set forth in the PILOT Schedule attached as Exhibit A hereof); and

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 agents 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 or 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 agents 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 the Sublessee have received exemptions from sales and use taxes in an amount not to exceed $43,125, 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 Sublesseeif 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 and the Equipment 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 Equipment Lease 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, 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 Tenant 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 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 20th day of October, 2020, 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, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended and extended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency's Board Meeting on October 20, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-10-20-2020.html, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of October 20, 2020.

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 – 3300 Veterans Memorial Highway, Bohemia, Town of Islip, Suffolk County, New York

Year	
1	100% normal tax on 50% of the taxable assessed value
2	100% normal tax on 55% of the taxable assessed value
3	100% normal tax on 60% of the taxable assessed value
4	100% normal tax on 65% of the taxable assessed value
5	100% normal tax on 70% of the taxable assessed value
6	100% normal tax on 75% of the taxable assessed value
7	100% normal tax on 80% of the taxable assessed value
8	100% normal tax on 85% of the taxable assessed value
9	100% normal tax on 90% of the taxable assessed value
10	100% normal tax on 95% of the taxable assessed value
11	and thereafter 100% normal tax on the full assessed value

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR OCTOBER 20, 2020

AGENDA ITEM #6

TYPE OF RESOLUTION: AWARDING OF GRANT FUNDS

COMPANY: N/A

PROJECT LOCATION: N/A

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

INVESTMENT: $N/A

Date: October 20, 2020

At a meeting of the Town of Islip Industrial Development Agency (the "**Agency**"), held via Live-Stream at http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-9-15-2020.html, on the 20th day of October, 2020, 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 approval and authorization of grants under the Agency's COVID-19 Grant Program.

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 AND APPROVING CERTAIN GRANTS FROM THE AGENCY'S COVID-19 GRANT PROGRAM.

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, Section 858(17) and (18) and Section 859(c) of the Act authorizes and empowers the Agency to establish a program to make grants to eligible small businesses and not-for-profit corporations for the purpose acquiring personal protective equipment or installing fixtures necessary to prevent the spread of novel coronavirus, COVID-19 (the "**COVID-19 Grant Program**"), and Section 859-c of Act authorizes and empowers the Agency to establish a state disaster emergency loan program to provide loans from available revenue to small business and not-for-profit corporations (the "**COVID-19 Loan Program**"); and

WHEREAS, by resolution dated July 21, 2020, the Agency previously established a COVID-19 Grant Program to make grants to Grant Eligible Companies (as defined below) (the "**Grants**") and a COVID-19 Loan Program to make loans to Loan Eligible Companies (as defined below) (the "**Loans**"); and

WHEREAS, the aggregate amount of funds to that were approved to be made available for use in connection with the Agency's COVID-19 Grant Program or COVID-19 Loan Program combined shall not exceed $250,000 (the "**Maximum Funds**"); and

WHEREAS, the Agency has engaged the New York Business Development Corporation doing business as Pursuit ("**Pursuit**") for the purpose of creating a form application for potential borrowers seeking Loans, accepting applications from potential borrowers, assisting the Agency in determining whether an applicant is a Loan Eligible Company (as defined herein), assisting the Agency in determining which Loan Eligible Companies are most in need of Loans based on the Loan Criteria (as defined below), preparing documents (the "**Loan Documents**") and closing Loans, and such other responsibilities in assisting the Agency administer the Loans as may be agreed to by the Agency and Pursuit pursuant to a Loan Origination Agreement or such other similar document (the "**Loan Origination Agreement**"); and

WHEREAS, the Agency has established a Loan and Grant Review Committee made up of its certain members and staff of the Agency to be appointed by the Board of the Agency (the "**Loan and Grant Review Committee**") to review each applicant for each Loan based on the Loan Criteria (following review by Pursuit), and to review each application for Grants based on the Grant Criteria (as defined below); and

WHEREAS, the Agency shall only make grants to small businesses with at least three (3) but no more than fifty (50) employees ("**Small Businesses**") and small not-for-profit corporations with at least two (2) but no more than fifty (50) employees ("**Small Not-for-Profit Corporations**") who: (i) were financially viable prior to the commencement of the New York State (the "**State**") disaster emergency on March 7, 2020 (the "**State Disaster Emergency**"), (ii) conduct business in the Town of Islip, New York (the "**Town**"), and (iii) were required to shut down or cease operations as a result of the State's prohibition of non-essential in-office personnel functions (the "**State Shutdown**") pursuant to Governor Andrew M. Cuomo's Executive Order 202.6, issued March 18, 2020, as amended to date (each a "**Grant Eligible Company**"); and

WHEREAS, Grants shall only be made to Grant Eligible Companies for the purpose of acquiring personal protective equipment or installing fixtures necessary to prevent the spread of novel coronavirus, COVID-19 ("**PPE and Fixtures**") while the State Disaster Emergency is in effect; and

WHEREAS, the Agency has applied the following criteria to determine which Grant Eligible Companies shall receive Grants (i) creditworthiness and financial stability of the Grant Eligible Company prior to the State Disaster Emergency; (ii) the level of negative impact of the State Disaster Emergency and State Shutdown on the operations and finances of the Grant Eligible Company; (iii) Grant Eligible Company's proposed plan to use the funds received through COVID-19 Loan Program; (iv) applicant's ties to their community and the impact of their work in the Town; (v) applicant's assurance that efforts will be made to retain jobs during the State Disaster Emergency; (vi) the Grant Eligible Company's status as a minority or woman owned business; (vii) the Grant Eligible Company's location in a highly distressed area (as defined in Section 854(18) of the Act), (viii) other potential sources of funding available to the Grant Eligible Company, and (ix) any other factors or criteria deemed relevant by the Agency (collectively, the "**Grant Criteria**")

WHEREAS, no Grant made to a Grant Eligible Company pursuant to the Agency's COVID-19 Grant Program shall exceed $10,000; and

WHEREAS, as of the date of this resolution, the Loan and Grant Review Committee has recommended making the following grants (collectively, the "**Recommended Grants**") to:

(a) Fresh Foods Supermarket, in the amount of $6712.50;

(b) El Pilon Restaurant, in the amount of $6371.00;

(c) East Islip Lanes, in the amount of $7206.59;

(d) Corinne and Augusta Foods dba Victorian Room, in the amount of $7328.07;

(e) Baum & Beaulieu Associates, in the amount of $6891.94;

(f) Wijngaarde Enterprises LLC dba Classic Men's Cuts, in the amount of $3735.00;

(g) Great River Dining, Inc. dba George Martin's Strip Steak, in the amount of $6786.37

WHEREAS, as of the date of this resolution, the Loan and Grant Review Committee has not recommended that the Agency make any Loans; and

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

Section 1. The Agency hereby finds and determines:

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

(b) The Agency is authorized under the Act to establish and administer its COVID-19 Grant Program and to make the Recommended Grants.

(c) It is desirable and in the public interest for the Agency to assist Grant Eligible Companies through the COVID-19 Grant Program.

(d) It is desirable and in the public interest for the Agency, through its Loan and Grant Review Committee and with the assistance of Pursuit, to accept applications Grants in order to determine whether to make Grants to Grant Eligible Companies for PPE and Fixtures.

(e) Based on the applications submitted by each recipient of a Recommended Grant submitted to the Agency and reviewed by the Loan and Grand Review Committee, each of the recipients of the Recommended Grants is a Grant Eligible Company, each recipient of a Recommended Grant satisfies the Grant Criteria, and the proceeds of each Recommended Grant shall be used only for the purpose of acquiring PPE and Fixtures while the State Disaster Emergency is in effect.

(f) It is desirable and in the public interest for the Agency to approve, authorize, and make the Recommended Grants and to execute any and all document, with the assistance of Pursuit, in order to make and effectuate the Grants.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) accept the Loan and Grant Review Committee's recommendations to make the Recommended Grants; (ii) make the Recommended Grants; (iii) coordinate with Pursuit, to the extent necessary, to effectuate the Recommended Grants, and (iv) to execute and deliver any and all documents as may be, in the opinion of the Chairman, Agency Counsel, or Pursuit, necessary to effectuate the Recommended Grants (the "**Grant Documents**").

Section 3. The Agency is hereby authorized to make the Recommended Grants to the recipients thereof and in the amounts set forth more fully in the recitals to this resolution.

Section 4.

(a) Subject to the provisions of this resolution; the Chairman, Executive Director, Deputy Executive Director and all other members of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Grant Documents. The execution thereof by the Chairman, Executive Director, Deputy Executive Director or any member of the Agency shall constitute conclusive evidence of such approval; and

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

Section 5. 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 20th day of October, 2020, 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 Grant 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, due to the Novel Coronavirus (COVID-19) Emergency State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 202.1 issued on March 12, 2020, as amended to date, permitting local governments to hold public hearings by telephone and video conference and/or similar device, the Agency's Board Meeting on October 20, 2020 (the "**Board Meeting**"), was held electronically via Live-Stream instead of a public meeting open for the public to attend in person. Members of the public were advised, via the Agency's website, to listen to the Board Meeting by going to http://islipida.com/business-assistance/ida/ida-documents-2/96-ida-videos/ida-board-meetings/335-ida-board-meeting-9-15-2020.html, and were further advised that the Minutes of the Board Meeting would be transcribed and posted on the Agency's website, and that all members of said Agency had due notice of said meeting and that the meeting was in all respects duly held.

IN WITNESS WHEREOF, I have hereunto set my hand as of the 20th day of October, 2020.

By: _____

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR OCTOBER 20, 2020

AGENDA ITEM #7

TYPE OF RESOLUTION: APPROVE THE 2021 IDA BUDGET

COMPANY: N/A

PROJECT LOCATION: N/A

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

INVESTMENT: $N/A

October 20, 2020

WHEREAS, the Public Authority Accountability Act of 2005 requires that all Industrial Development Agencies submit an annual budget to the New York State Authority Budget Office

On a motion by , and

Seconded by be it approved.

RESOLVED, that the 2021 Operating Budget for the Town of Islip Industrial Development Agency in summary is hereby

Upon a vote being taken the result was:

TOWN OF ISLIP
Budget Preparation Report

Fiscal Year: 2021 Period From: 1 To: 12

Account	Description	2018 Actual	2019 Actual	Original 2020 Budget	Adjusted 2020 Budget	2020 Actual Per 1-12	2021 PREL BUD Stage	Variance To PREL BUD Stage
Type R	**Revenue**							
Group								
YD.0000.01002.09	APPRO F BAL.GENERAL	0.00	0.00	573,034.00	573,034.00	0.00	650,543.00	13.53%
YD.0000.02301.04	IDA PMTS - HOLDING.I.D.A.	18,428,940.92	20,900,719.48	21,487,000.00	21,487,000.00	23,790,755.44	25,524,000.00	18.79%
YD.0000.02401.04	INTEREST.I.D.A.	56,483.64	91,550.07	7,000.00	7,000.00	30,551.91	45,000.00	542.86%
YD.0000.02416.04	AGENCY FEES.I.D.A.	1,421,124.58	1,010,169.93	100,000.00	100,000.00	563,896.49	100,000.00	0.00%
Total Group		**(19,906,549.14)**	**(22,002,439.48)**	**(22,167,034.00)**	**(22,167,034.00)**	**(24,385,203.84)**	**(26,319,543.00)**	**18.73%**
Total Dept 0000	.	**(19,906,549.14)**	**(22,002,439.48)**	**(22,167,034.00)**	**(22,167,034.00)**	**(24,385,203.84)**	**(26,319,543.00)**	**18.73%**
Total Type R	**Revenue**	**(19,906,549.14)**	**(22,002,439.48)**	**(22,167,034.00)**	**(22,167,034.00)**	**(24,385,203.84)**	**(26,319,543.00)**	**18.73%**

TOWN OF ISLIP
Budget Preparation Report

Fiscal Year: 2021 Period From: 1 To: 12

Account	Description	2018 Actual	2019 Actual	Original 2020 Budget	Adjusted 2020 Budget	2020 Actual Per 1-12	2021 PREL BUD Stage	Variance To PREL BUD Stage
Type E	**Expense**							
Dept 6410	**ECONOMIC DEVELOPMENT**							
Group 2	**EQUIPMENT & CAPITAL OUTLAY**							
YD.6410.22100	FURNITURE & FIXTURES..	0.00	0.00	3,500.00	3,500.00	0.00	3,500.00	0.00%
YD.6410.22200	OFFICE EQUIPMENT..	0.00	801.46	2,000.00	2,000.00	0.00	2,000.00	0.00%
Total Group 2	**EQUIPMENT & CAPITAL OUTLAY**	**0.00**	**801.46**	**5,500.00**	**5,500.00**	**0.00**	**5,500.00**	**0.00%**
Group 4	**CONTRACTUAL EXPENSE**							
YD.6410.41051	PC PROGRAM PRODUCTS..	875.00	1,195.00	5,000.00	5,000.00	229.93	5,000.00	0.00%
YD.6410.44040	PRINTING & ADVERTISING..	9,768.00	11,121.00	25,000.00	25,000.00	9,328.00	25,000.00	0.00%
YD.6410.44041	ADVERTISING..	140,340.00	151,716.00	200,000.00	200,000.00	110,125.92	200,000.00	0.00%
YD.6410.44044	PROMOTIONAL DONATIONS..	36,996.44	49,293.75	45,000.00	45,000.00	22,950.00	45,000.00	0.00%
YD.6410.45000	OUTSIDE PROFESSIONAL..	18,685.00	19,182.50	35,000.00	35,000.00	13,527.50	35,000.00	0.00%
YD.6410.45003	LIMA/FIS FACILITY..	0.00	0.00	0.00	950,000.00	0.00	0.00	0.00%
YD.6410.45045	ADMINISTRATIVE CHARGES..	302,503.51	322,211.70	308,534.00	308,534.00	154,267.00	423,543.00	37.28%
YD.6410.45050	AUDITING FEES..	21,170.00	21,605.00	30,000.00	30,000.00	24,605.00	30,000.00	0.00%
YD.6410.46455	DUES/SUBSCRIPTION..	5,595.00	6,750.00	8,500.00	9,500.00	7,470.00	10,000.00	17.65%

TOWN OF ISLIP
Budget Preparation Report

Fiscal Year: 2021 Period From: 1 To: 12

Account	Description	2018 Actual	2019 Actual	Original 2020 Budget	Adjusted 2020 Budget	2020 Actual Per 1-12	2021 PREL BUD Stage	Variance To PREL BUD Stage
Type E	Expense							
Dept 6410	ECONOMIC DEVELOPMENT							
Group 4	CONTRACTUAL EXPENSE							
YD.6410.46900	MISCELLANEOUS & TRAVEL..	14,509.76	16,210.19	16,000.00	15,000.00	7,598.96	15,000.00	-6.25%
Total Group 4	**CONTRACTUAL EXPENSE**	**550,442.71**	**599,285.14**	**673,034.00**	**1,623,034.00**	**350,102.31**	**788,543.00**	**17.16%**
Group								
YD.6410.41000	OFFICE SUPPLIES	0.00	3,981.40	1,500.00	1,500.00	0.00	1,500.00	0.00%
Total Group		**0.00**	**3,981.40**	**1,500.00**	**1,500.00**	**0.00**	**1,500.00**	**0.00%**
Total Dept 6410	**ECONOMIC DEVELOPMENT**	**550,442.71**	**604,068.00**	**680,034.00**	**1,630,034.00**	**350,102.31**	**795,543.00**	**16.99%**

TOWN OF ISLIP
Budget Preparation Report

Fiscal Year: 2021 Period From: 1 To: 12

Account	Description	2018 Actual	2019 Actual	Original 2020 Budget	Adjusted 2020 Budget	2020 Actual Per 1-12	2021 PREL BUD Stage	Variance To PREL BUD Stage
Type E	Expense							
Dept 6989	IDA PMTS IN LIEU OF TAXES							
Group 4	CONTRACTUAL EXPENSE							
YD.6989.41003	SPECIAL DISTRICTS..	900,200.96	995,357.54	1,100,000.00	1,100,000.00	1,144,438.81	1,250,000.00	13.64%
YD.6989.41004	SCHOOLS..	14,306,280.54	16,354,378.60	16,750,000.00	16,750,000.00	18,646,511.49	20,000,000.00	19.40%
YD.6989.41005	SEWER..	53,014.10	61,469.32	63,000.00	63,000.00	86,755.98	100,000.00	58.73%
YD.6989.41006	SEWER-BENEFIT..	604.46	857.40	1,000.00	1,000.00	675.32	1,000.00	0.00%
YD.6989.41008	NYS REAL PROPERTY TAX..	234,617.22	124,469.99	125,000.00	125,000.00	122,917.67	125,000.00	0.00%
YD.6989.41010	OUT OF COUNTY TUITION	36,520.59	45,761.37	48,000.00	48,000.00	43,730.20	48,000.00	0.00%
YD.6989.41011	TOWN..	1,154,122.37	1,311,649.43	1,400,000.00	1,400,000.00	1,470,816.85	1,500,000.00	7.14%
YD.6989.41012	COUNTY..	1,736,940.50	2,000,063.78	2,000,000.00	1,993,000.00	2,268,393.87	2,500,000.00	25.00%
Total Group 4	**CONTRACTUAL EXPENSE**	**18,422,300.74**	**20,894,007.43**	**21,487,000.00**	**21,480,000.00**	**23,784,240.19**	**25,524,000.00**	**18.79%**
Total Dept 6989	**IDA PMTS IN LIEU OF TAXES**	**18,422,300.74**	**20,894,007.43**	**21,487,000.00**	**21,480,000.00**	**23,784,240.19**	**25,524,000.00**	**18.79%**
Total Type E	**Expense**	**18,972,743.45**	**21,498,075.43**	**22,167,034.00**	**23,110,034.00**	**24,134,342.50**	**26,319,543.00**	**18.73%**
Grand Total		**(933,805.69)**	**(504,364.05)**	**0.00**	**943,000.00**	**(250,861.34)**	**0.00**	**0.00%**

TOWN OF ISLIP
INDUSTRIAL DEVELOPMENT AGENCY
AGENDA ITEMS FOR OCTOBER 20, 2020

AGENDA ITEM #8

TYPE OF RESOLUTION: TO AMEND THE 2020 OPERATING BUDGET TO FUND THE COVID-19 GRANT & LOAN PROGRAM

COMPANY: N/A

PROJECT LOCATION: N/A

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

INVESTMENT: $N/A

Town of Islip

Resolution Authorizing Appropriation Transfers

Resolution prepared on October 8, 2020 for Town of Islip Industrial Development Agency;

Approved by John G. Walser, Executive Director _____

And Town of Islip Comptroller, Joseph Ludwig _____

At the Town of Islip Industrial Development Agency Town Board meeting on: October 8, 2020,

On a motion by,

Seconded by,

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

	Increased	
Account Title	**Account Number**	**Amount**
Approved Fund balance	YD.1002.09	$250,000

	Increased	
Account Title	**Account Number**	**Amount**
COVID Grants	YD.6410.49100	$250,000

Justification: to fund the Covid-19 emergency Grant & Loan Fund

Upon a vote being taken, the result was: Date: October 20, 2020

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 the Town Board Resolution** and **those not requiring Town Board Resolution.**

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

Meeting of the Town of Islip Economic Development Corporation.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John Walser

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

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

MEETING OF THE TOWN OF ISLIP

ECONOMIC DEVELOPMENT CORPORATION

October 20, 2020

Agenda

1. Call the meeting of the Town of Islip Economic Development Corporation to order.

2. To consider the adoption of a Resolution on Behalf of the Town of Islip Economic Development Corporation to approve the **Minutes** from the Meeting of the Members of the Town of Economic Development Corporation on **September 15, 2020.**

3. To consider the adoption of a Resolution on behalf of the Town of Islip Economic Development Corporation to approve the **2021 EDC budget.**

4. To consider any other business that may come before the Corporation.

MEETING OF THE TOWN OF ISLIP

ECONOMIC DEVELOPMENT CORPORATION

September 15, 2020

Meeting Minutes

1. Call the meeting of the Town of Islip Economic Development Corporation to order.

   Chairwoman Angie M. Carpenter, Councilwoman Trish Bergin Weichbrodt, Councilman John C. Cochrane Jr., Councilwoman Mary Kate Mullen and Councilman James P. O'Connor were present. Chairwoman Angie M. Carpenter acknowledged a quorum.

   Motions were presented to approve and adopt the following resolutions on the September 15, 2020 Town of Islip Economic Development Corporation Agenda. The resolutions were as follows:

2. To consider the adoption of a Resolution on Behalf of the Town of Islip Economic Development Corporation to approve the **Minutes** from the Meeting of the Members of the Town of Islip Economic Development Corporation on **January 14, 2020.** On a motion by Councilman John C. Cochrane Jr., and seconded by Councilwoman Trish Bergin Weichbrodt. Motion approved 5-0.

3. To consider the adoption of a Resolution appointing **John G. Walser** as Chief Executive Officer and **Joseph Ludwig** as Chief Financial Officer of the Town of Islip Economic Development Corporation. On a motion by Chairwoman Angie M. Carpenter and seconded by Councilwoman Mary Kate Mullen, said motion approved 5-0.

4. To consider any other business that may come before the Corporation. There being none the meeting of the Town of Islip Economic Development Corporation was **adjourned** on a motion by Councilman James P. O'Connor and seconded by Councilman John C. Cochrane Jr.

TOWN OF ISLIP ECONOMIC DEVELOPMENT CORPORATION
AGENDA ITEMS FOR SEPTEMBER 15, 2020

AGENDA ITEM # 3

TYPE OF RESOLUTION: TO APPROVE THE 2021 EDC BUDGET

COMPANY: N/A

PROJECT LOCATION: N/A

JOBS (RETAINED/CREATED): N/A

INVESTMENT: N/A

October 20, 2020

WHEREAS, the Public Authority Accountability Act of 2005 requires that all Economic Development Corporations submit an annual budget to the New York State Authority Budget Office

On a motion and

Second by ; be it

RESOLVED, that the 2021 Operating Budget for the Town of Islip Economic Development Corporation in summary is hereby .

Upon a vote being taken the result was:

TOWN OF ISLIP

Budget Preparation Report

Fiscal Year: 2021 Period From: 1 To: 12

Account	Description	2018 Actual	2019 Actual	Original 2020 Budget	Adjusted 2020 Budget	2020 Actual Per 1-12	2021 PREL BUD Stage	Variance To PREL BUD Stage
Type R Group	**Revenue**							
YE.0000.01002.09	APPRO F BAL.GENERAL	0.00	0.00	4,650.00	4,650.00	0.00	4,800.00	3.23%
YE.0000.02401.04	INTEREST.	486.82	419.06	350.00	350.00	78.93	200.00	-42.86%
YE.0000.02416.04	EDC FEES.	0.00	0.00	10,000.00	10,000.00	0.00	0.00	-100.00%
Total Group		**(486.82)**	**(419.06)**	**(15,000.00)**	**(15,000.00)**	**(78.93)**	**(5,000.00)**	**-66.67%**
Total Dept 0000	.	**(486.82)**	**(419.06)**	**(15,000.00)**	**(15,000.00)**	**(78.93)**	**(5,000.00)**	**-66.67%**
Total Type R	**Revenue**	**(486.82)**	**(419.06)**	**(15,000.00)**	**(15,000.00)**	**(78.93)**	**(5,000.00)**	**-66.67%**

TOWN OF ISLIP

Budget Preparation Report

Fiscal Year: 2021 Period From: 1 To: 12

Account	Description	2018 Actual	2019 Actual	Original 2020 Budget	Adjusted 2020 Budget	2020 Actual Per 1-12	2021 PREL BUD Stage	Variance To PREL BUD Stage
Type E	Expense							
Dept 6410	ECONOMIC DEVELOPMENT							
Group 4	CONTRACTUAL EXPENSE							
YE.6410.44044	PROMOTIONAL DONATIONS..	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00	-100.00%
YE.6410.45050	AUDITING FEES..	4,930.00	5,000.00	5,000.00	5,000.00	2,565.00	5,000.00	0.00%
Total Group 4	**CONTRACTUAL EXPENSE**	**14,930.00**	**15,000.00**	**15,000.00**	**15,000.00**	**2,565.00**	**5,000.00**	**-66.67%**
Total Dept 6410	**ECONOMIC DEVELOPMENT**	**14,930.00**	**15,000.00**	**15,000.00**	**15,000.00**	**2,565.00**	**5,000.00**	**-66.67%**
Total Type E	**Expense**	**14,930.00**	**15,000.00**	**15,000.00**	**15,000.00**	**2,565.00**	**5,000.00**	**-66.67%**
Grand Total		**14,443.18**	**14,580.94**	**0.00**	**0.00**	**2,486.07**	**0.00**	**0.00%**

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

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

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Taryn Jewell, Esq.

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

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

Town Board Meeting

Tuesday, October 20, 2020 at 2:00 pm

1)	14 Dekalb Avenue, Brentwood	0500-052.00-01.00-066.000	BC
2)	20 Anne Lane, Central Islip	0500-077.00-02.00-046.000	BC
3)	20 N. Research Place, Central Islip	0500-187.00-03.00-012.005	CU
4)	22 Sycamore Street, Central Islip	0500-206.00-01.00-004.000	BC
5)	25 Morris Street, Brentwood	0500-073.00-04.00-052.000	CU
6)	44 Bay Avenue, Bay Shore	0500-419.00-03.00-023.000	BC
7)	94 Carleton Avenue, Islip Terrace	0500-296.00-01.00-084.001	CU
8)	96 Carleton Avenue, Central Islip	0500-120.00-05.00-035.000	CU
9)	145 N. Penataquit Avenue, Bay Shore	0500-342.00-02.00-013.000	BC
10)	178 Hilton Street, Brentwood	0500-162.00-01.00-130.000	CU
11)	178 Richmond Boulevard, Ronkonkoma	0500-020.00-01.00-029.000	CU
12)	281 E. Main Street, East Islip	0500-348.00-02.00-027.001	CU
13)	1112 Oakneck Road, Bay Shore	0500-416.00-01.00-001.000	BC
14)	1610 Manatuck Boulevard, Bay Shore	0500-223.00-01.00-023.003	BU
15)	1735 Heckscher Avenue, Bay Shore	0500-200.00-02.00-048.001	BU
16)	2367 Ocean Avenue, Ronkonkoma	0500-062.00-03.00-034.001	BC

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 14 Dekalb Avenue, Brentwood, NY 11717.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 14 Dekalb Avenue, Brentwood, NY 11717

2. Site or location effected by resolution:

   14 Dekalb Avenue, Brentwood, NY 11717

3. Cost N/A

4. Budget Line N/A

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

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

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

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

Unlisted Action

Signature of Commissioner/Department Head Sponsor: Dated: October 6, 2020

Taryn L. Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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 14 Dekalb Avenue, Brentwood, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 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 Mary T. Dooley, and also upon Caliber Home Loans, and also upon MERS, and also upon Countrywide Home Loans, Inc., and also upon BAC Home Loans Servicing, LP, and also upon Bank of America, N.A., and also upon Federal National Mortgage Association, and also upon U.S. Bank Trust, N.A., and also upon Scott Ferraro, Esq., Shapiro, DeCaro & Barak, LLC, by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), 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 toremove 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. 0500-052.00-01.00-066.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 14 Dekalb Avenue, Brentwood)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 20 Anne Lane, Central Islip, NY 11722.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 20 Anne Lane, Central Islip, NY 11722

2. Site or location effected by resolution:

   20 Anne 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: October 6, 2020

Taryn L Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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 20 Anne 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, unregistered vehicles, 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, Debra and Samuel Tomlinson, and also upon PHH Mortgage, and also upon MERS, and also upon Delta Funding Corporation, and also upon HSBC Bank USA, N.A., and also upon Jennifer L. Hernandez-Weiss, Esq., McCabe, Weisberg & Conway, PC, by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), 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), including the detached garage, to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris, 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 toremove 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. 0500-077.00-02.00-046.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 20 Anne 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 clean up the vacant premises located at 20 N. Research Place, Central Islip, NY 11722.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 20 N. Research Place, Central Islip, NY 11722

2. Site or location effected by resolution:

   20 N. Research Place, 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: October 6, 2020

Taryn L. Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 20 N. Research Place, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-187.00-03.00-012.005, have been received by the Town; and

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

WHEREAS, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Central Islip Holdings LLC, and also upon Corelogic Commercial, and also upon New York Community Bank, and also upon JPMorgan Chase Bank, by Certified Mail, Return Receipt requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020, 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, October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

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

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

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-187.00-03.00-012.005.

UPON a vote being taken, the result was:

(G: Clean Up - 20 N. Research Place, 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 22 Sycamore Street, Central Islip, NY 11722.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 22 Sycamore Street, Central Islip, NY 11722

2. Site or location effected by resolution:

   22 Sycamore Street, Central Islip, NY 11722

3. Cost N/A

4. Budget Line N/A

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

ENVIRONMENTAL IMPACT: 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: October 6, 2020

Taryn L Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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 22 Sycamore Street, 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, MTGLQ Investors LP, by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector's determination; and

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

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

NOW, THEREFORE, UPON a motion by Councilperson _____,

seconded by Councilperson_____; be it

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding toremove 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. 0500-206.00-01.00-004.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 22 Sycamore Street, 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 clean up the vacant premises located at 25 Morris Street, Brentwood, NY 11717.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 25 Morris Street, Brentwood, NY 11717

2. Site or location effected by resolution:

   25 Morris Street, Brentwood, NY 11717

3. Cost N/A

4. Budget Line N/A

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

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

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

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

Unlisted Action

Signature of Commissioner/Department Head Sponsor: Dated: October 6, 2020

Taryn L Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 25 Morris Street, Brentwood, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-073.00-04.00-052.000, have been received by the Town; and

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

WHEREAS, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Estate of Kenneth Sansone, by Certified Mail, Return Receipt requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020, 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, October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

NOW, THEREFORE, UPON a motion by Councilperson _____,

seconded by Councilperson_____; be it

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-073.00-04.00-052.000.

UPON a vote being taken, the result was:

(G: Clean Up - 25 Morris Street, Brentwood)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 44 Bay Avenue, Bay Shore, NY 11706.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 44 Bay Avenue, Bay Shore, NY 11706

2. Site or location effected by resolution:

   44 Bay Avenue, Bay Shore, NY 11706

3. Cost N/A

4. Budget Line N/A

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

ENVIRONMENTAL IMPACT: 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: October 6, 2020

Taryn L Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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 44 Bay Avenue, Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 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 Roger Ryan, and also upon Judith Ryan, by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector's determination; and

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

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

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

NOW, THEREFORE, UPON a motion by Councilperson _____,

seconded by Councilperson_____; be it

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding toremove 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. 0500-419.00-03.00-023.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 44 Bay Avenue, Bay Shore)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 94 Carleton Avenue, Islip Terrace, NY 11752.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 94 Carleton Avenue, Islip Terrace, NY 11752

2. Site or location effected by resolution:

   94 Carleton Avenue, Islip Terrace, NY 11752

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: October 6, 2020

Taryn L Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 94 Carleton Avenue, Islip Terrace, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-296.00-01.00-084.001, have been received by the Town; and

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

WHEREAS, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, Michael J. Wong, and also upon Cherrywood Mortgage, LLC, and also upon Greenleaf Income Trust II, by Certified Mail, Return Receipt requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020, 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, October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

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

NOW, THEREFORE, UPON a motion by Councilperson _____,

seconded by Councilperson_____; be it

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-296.00-01.00-084.001.

UPON a vote being taken, the result was:

(G: Clean Up - 94 Carleton Avenue, Islip Terrace)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 96 Carleton Avenue, Central Islip, NY 11722.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 96 Carleton Avenue, Central Islip, NY 11722

2. Site or location effected by resolution:

   96 Carleton Avenue, Central Islip, NY 11722

3. Cost N/A

4. Budget Line N/A

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

ENVIRONMENTAL IMPACT: 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: October 6, 2020

Taryn L. Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 96 Carleton Avenue, Central Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-120.00-05.00-035.000, 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, BHD Realty Holding Company LLC, and also upon Trio Realty Services, Inc., and also upon Long Island Development Corporation, and also upon U.S. Small Business Administration, by Certified Mail, Return Receipt requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020, 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, October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

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

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

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-120.00-05.00-035.000.

UPON a vote being taken, the result was:

(G: Clean Up - 96 Carleton 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 145 N. Penataquit Avenue, Bay Shore, NY 11706.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 145 N. Penataquit Avenue, Bay Shore, NY 11706

2. Site or location effected by resolution:

   145 N. Penataquit Avenue, Bay Shore, NY 11706

3. Cost N/A

4. Budget Line N/A

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

ENVIRONMENTAL IMPACT: 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: October 6, 2020

Taryn L. Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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

WHEREAS, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said Inspector has caused a Notice directing the removal of the said nuisance to be served upon the owner of the said premises at the last known address of record, Jean Abrams, and also upon Novad Management Consulting, and also upon Saxon National Mortgage Bankers Ltd., and also upon Wendover Funding, Inc., and also upon Secretary of Housing and Urban Development, by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, 655 Main Street, Islip, New York, at 2:00 p.m. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Inspector's determination; and

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

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

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

NOW, THEREFORE, UPON a motion by Councilperson _____,

seconded by Councilperson_____; be it

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

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

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

UPON a vote being taken, the result was:

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 178 Hilton Street, Brentwood, NY 11717.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 178 Hilton Street, Brentwood, NY 11717

2. Site or location effected by resolution:

   178 Hilton Street, Brentwood, NY 11717

3. Cost N/A

4. Budget Line N/A

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

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

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

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

Unlisted Action

Signature of Commissioner/Department Head Sponsor: Dated: October 6, 2020

Taryn L. Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 178 Hilton Street, Brentwood, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-162.00-01.00-130.000, 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, Paul W. and Lynn Siering, by Certified Mail, Return Receipt requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020, 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, October 20, 2020, at Islip Town Hall, Town Board Room, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

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

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-162.00-01.00-130.000.

UPON a vote being taken, the result was:

(G: Clean Up - 178 Hilton Street, Brentwood)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 178 Richmond Boulevard, Ronkonkoma, NY 11779.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 178 Richmond Boulevard, Ronkonkoma, NY 11779

2. Site or location effected by resolution:

   178 Richmond Boulevard, Ronkonkoma, NY 11779

3. Cost N/A

4. Budget Line N/A

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

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

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

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

Unlisted Action

Signature of Commissioner/Department Head Sponsor: Dated: October 6, 2020

Taryn L. Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 178 Richmond Boulevard, Ronkonkoma, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-020.00-01.00-029.000, 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, Anwar Alvi, by Certified Mail, Return Receipt requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020, 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, October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

NOW, THEREFORE, UPON a motion by Councilperson _____,

seconded by Councilperson_____; be it

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-020.00-01.00-029.000.

UPON a vote being taken, the result was:

(G: Clean Up - 178 Richmond Boulevard, Ronkonkoma)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to clean up the vacant premises located at 281 E. Main Street, East Islip, NY 11730.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 281 E. Main Street, East Islip, NY 11730

2. Site or location effected by resolution:

   281 E. Main Street, East Islip, NY 11730

3. Cost N/A

4. Budget Line N/A

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

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

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

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

Unlisted Action

Signature of Commissioner/Department Head Sponsor: Dated: October 6, 2020

Taryn L Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

WHEREAS, numerous reports and complaints regarding high grass, overgrown vegetation and litter and debris on property located at 281 E. Main Street, East Islip, Town of Islip, County of Suffolk, State of New York, SCTM No. 0500-348.00-02.00-027.001, have been received by the Town; and

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

WHEREAS, pursuant to Chapter 32 §32-5 of the Code of the Town of Islip, the Town Attorney has caused a Notice directing the removal of the said nuisance to be served upon the owner(s) of the property at the last known mailing address of record, IDS Health LLC, and also upon IDS Health LLC, c/o Muhammad Imran, by Certified Mail, Return Receipt requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020, 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, October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), at 2:00 P.M. to determine whether the removal of the described nuisance should be accomplished by the Town of Islip, and allow any interested person to have an opportunity to present evidence in opposition to the Town's determination; and

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

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

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

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

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding to remove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-348.00-02.00-027.001.

UPON a vote being taken, the result was:

(G: Clean Up - 281 E. Main Street, East Islip)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 1112 Oakneck Road, Bay Shore, NY 11706.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 1112 Oakneck Road, Bay Shore, NY 11706

2. Site or location effected by resolution:

   1112 Oakneck Road, Bay Shore, NY 11706

3. Cost N/A

4. Budget Line N/A

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

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

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

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

Unlisted Action

Signature of Commissioner/Department Head Sponsor: Dated: October 6, 2020

Taryn L Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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 1112 Oakneck Road, Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said 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, Kevin and Lori Alexander, and also upon National Real Tax Tracking, and also upon MERS, and also upon Quicken Loans Inc., and also upon GMAC Mortgage, LLC, and also upon Ocwen Loan Servicing, LLC, and also upon The Bank of New York Mellon, and also upon WVMF Funding, LLC, and also upon Pranali Datta, Esq., Stein, Wiener & Roth LLP, and also upon Jennifer Novembre, Esq., RAS Boriskin, LLC, by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), 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), including the shed, to HUD standards, to wit: 5/8 inch plywood, painted gray and bolted from the interior and cut and remove the high grass and overgrown vegetation from the property and remove all litter and debris, by the lowest responsible bidder, and be it

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

FURTHER RESOLVED, that all costs and expenses incurred by the Town in connection with the proceeding toremove 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. 0500-416.00-01.00-001.000.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 1112 Oakneck Road, Bay Shore)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 1610 Manatuck Boulevard, Bay Shore, NY 11706.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 1610 Manatuck Boulevard, Bay Shore, NY 11706

2. Site or location effected by resolution:

   1610 Manatuck Boulevard, Bay Shore, NY 11706

3. Cost N/A

4. Budget Line N/A

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

ENVIRONMENTAL IMPACT: 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: October 6, 2020

Taryn L Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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 1610 Manatuck Boulevard, Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry 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, Wells Fargo Bank NA, and also upon Wells Fargo Bank, NA, as Trustee, by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), 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), including the shed, 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 toremove 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. 0500-223.00-01.00-023.003.

UPON a vote being taken, the result was:

(G:\Board up - 1610 Manatuck Boulevard, Bay Shore)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 1735 Heckscher Avenue, Bay Shore, NY 11706.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 1735 Heckscher Avenue, Bay Shore, NY 11706

2. Site or location effected by resolution:

   1735 Heckscher Avenue, Bay Shore, NY 11706

3. Cost N/A

4. Budget Line N/A

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

ENVIRONMENTAL IMPACT: 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: October 6, 2020

Taryn L. Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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 1735 Heckscher Avenue, Bay Shore, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry 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, NYC REO LLC, and also upon Ideal Mortgage Bankers, Ltd., and also upon CitiMortgage, Inc., and also upon Secretary of Housing and Urban Development, and also upon Wilmington Savings Fund Society, FSB, and also upon Harry W. Wagner, P.C., and also upon Michelle C. Stachura, Esq., Davidson Fink LLP, and also upon Steven J. Messina, Esq., Aldridge Pite, LLP, by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), 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 toremove the said nuisance shall be annexed as a Special Assessment to the property on which the nuisance is located, which property is designated by Suffolk County Tax Map Parcel No. 0500-200.00-02.00-048.001.

UPON a vote being taken, the result was:

(G:\Board up - 1735 Heckscher Avenue, Bay Shore)

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

To authorize the Town Board of the Town of Islip to order that the work be done to board up the vacant premises located at 2367 Ocean Avenue, Ronkonkoma, NY 11779.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:

   Surrounding area residents and travelers of 2367 Ocean Avenue, Ronkonkoma, NY 11779

2. Site or location effected by resolution:

   2367 Ocean Avenue, Ronkonkoma, NY 11779

3. Cost N/A

4. Budget Line N/A

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

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

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

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

Unlisted Action

Signature of Commissioner/Department Head Sponsor: Dated: October 6, 2020

Taryn L. Jewell

TARYN L. JEWELL, ASSISTANT TOWN ATTORNEY

October 20, 2020

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 2367 Ocean Avenue, Ronkonkoma, Town of Islip, County of Suffolk, State of New York, to be unsafe, hazardous and a public nuisance the result of being vacant and unsecured, with evidence of unauthorized entry, high grass, overgrown vegetation and litter and debris on the premises; and

WHEREAS, pursuant to Chapter 68, §68-30 of the Code of the Town of Islip, the said 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, Raphael Garcia, and also upon Mr. Cooper, and also upon Continental Home Loans, Inc., and also upon MetLife Bank, N.A., and also upon MetLife Home Loans, and also upon Champion Mortgage Company, and also upon Nationstar HECM Acquisition Trust 2016-1, Wilmington Savings Fund Society, FSB, and also upon Secretary of Housing and Urban Development, and also upon Mary B. Ilardo, Frenkel, Lambert, et al., by Registered Mail, Return Receipt Requested on October 6, 2020, 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 October 20, 2020; 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 October 6, 2020, 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 October 20, 2020; 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 October 20, 2020, at Islip Town Hall, via Zoom Webinar (subject to change), 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 toremove 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. 0500-062.00-03.00-034.001.

UPON a vote being taken, the result was:

(G:\Board up/Clean-up - 2367 Ocean Avenue, Ronkonkoma)

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

Meeting of the Town of Islip Resource Recovery Agency.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Martin Bellew

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

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

ISLIP RESOURCE RECOVERY AGENCY
October 20, 2020

1. Call the Meeting of the Islip Resource Recovery Agency to Order.

2. Approval of the Minutes for the September 15, 2020 Agency Board Meeting.

3. Resolution authorizing the President to enter into an Agreement between the Agency and the Hauppauge Union Free School District, for the school year 2020-2021, to provide for collection and processing by the Agency and/or the Town of certain recyclable materials generated at the facilities of the School District, to reduce the amount of solid waste destined for disposal by the School District.

4. Resolution authorizing the adoption of the recommended budget of the Islip Resource Recovery Agency for the fiscal year 2021.

5. Other Business

6. Adjournment

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 Agency and the Hauppauge Union Free School District, to provide for the collection and processing by the Agency and/or the Town of certain recyclable materials generated at the facilities of the School District. The School District shall pay the Agency a fee of $45.00 per pick up for the collection of recyclables.

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.

Martin Bellew
President

October 6, 2020

October 20, 2020

RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO AN AGREEMENT BETWEEN THE ISLIP RESOURCE RECOVERY AGENCY ("the Agency"), THE HAUPPAGUE UNION FREE SCHOOL DISTRICT ("the School District") TO PROVIDE FOR COLLECTION AND PROCESSING BY THE AGENCY AND/OR THE TOWN OF CERTAIN RECYCLABLE MATERIALS GENERATED AT THE FACILITIES OF THE SCHOOL DISTRICT, TO REDUCE THE AMOUNT OF SOLID WASTE DESTINED FOR DISPOSAL BY THE SCHOOL DISTRICT

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

WHEREAS The School District hereby warrants and represents that it is the owner and operator of the school's facilities and that it will separate recyclables from other solid wastes to reduce the amount of solid waste destined for disposal by the school at its own cost and expense; and place such Recyclables; and

WHEREAS the Agency and the School District make this Agreement to provide for the collection and processing by the Agency and/or Town of certain recyclable 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 The Hauppauge Union Free School District located at 495 Hoffman Lane, P.O. Box 6006, Hauppauge, New York 11788. The School District shall pay the Agency a fee of $45.00 per pick up for the collection of recyclables; and be it further

RESOLVED that the Agency agrees to collect recyclable materials for the 2020-2021 School Calendar Year and may be extended by the mutual agreement of the parties for such period, an on such terms as the parties agree;

UPON A VOTE BEING TAKEN, the result was: _____

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

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

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

Authorizing the Adoption of the Recommended Budget of the Islip Resource Recovery Agency for the Fiscal Year 2021.

SPECIFY WHERE APPLICABLE:

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

2. Site or Location effected by resolution: **N/A**

3. Cost: **$43,039,150**

4. Budget Line: **N/A**

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

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

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

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

Martin Bellew

Martin Bellew
President

October 6, 2020

October 20, 2020

AUTHORIZING THE ADOPTION OF THE RECOMMENDED BUDGET OF THE ISLIP RESOURCE RECOVERY AGENCY FOR THE FISCAL YEAR 2021.

WHEREAS the Agency has submitted a recommended budget for the Fiscal Year 2021 for consideration by the Board of Directors; and

WHEREAS the Budget as recommended is sufficient for the Agency to meet its financial obligations; now

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

RESOLVED, that the 2021 Budget for the Islip Resource Recovery Agency be adopted.

UPON A VOTE BEING TAKEN, the result was: _____

Islip Resource Recovery Agency

Proposed 2021 Budget

as presented to

Angie M. Carpenter, Chairwoman

• Trish Bergin Weichbrodt, Director, • John C. Cochrane, Jr., Director
• Mary Kate Mullen, Director • James P. O'Connor, Director

ISLIP RESOURCE RECOVERY AGENCY
CONSOLIDATED BUDGET
REVENUES & EXPENDITURES
SEPTEMBER 30, 2020

	DESCRIPTION	2020 ESTIMATE / APPROP.	2020 YEAR TO DATE	2021 REQUEST
	REVENUES			
(1)	Tip / Processing Fees	$29,350,000	20,780,016	$30,770,000
(2)	Electricity Sales	3,200,000	2,154,607	3,200,000
(3)	Residue Ash Disposal Fees	335,000	204,879	320,000
(4)	Recyclable Sales	420,000	211,121	320,000
(5)	Earnings on Indenture Resrv a/c's	80,000	0	40,000
(6)	Interest Earnings	360,000	290,451	360,000
(7)	Misc. Other Revenue Sources	403,300	129,225	404,600
(8)	Municipal Collection Service Rev.	4,087,200	2,084,484	4,124,000
(9)	Federal Mandate Cost Revenues	3,474,500	2,374,090	3,500,550
	Appropriated Fund Balance & Reserves	5,458,700	0	0
	Total Revenues	$47,168,700	$28,228,873	$43,039,150
	EXPENDITURES			
	MacArthur Facility			
(10)	Operating Costs	$12,480,000	$9,337,927	$13,306,000
(11)	Solid Waste Support Services Fees	9,800,000	6,756,727	10,000,000
(12)	Facility and Prgrm Related Exp.	3,085,000	2,005,121	3,341,000
(13)	Consulting and Professional Fees	491,000	196,372	455,700
(14)	Ash Disposal Fees	4,105,000	2,569,080	4,185,000
(15)	Admin. Salaries & Fringe Benefits	1,257,500	766,543	1,325,900
(16)	Post Closure & Remediation Exp.	7,550,000	2,722,515	350,000
(17)	Other Administration Exp.	838,500	659,377	2,451,000
(18)	Municipal Collection Service Exp.	4,087,200	2,097,488	4,124,000
(19)	Federal Mandate Cost Expenditures	3,474,500	2,373,790	3,500,550
	Total Expenditures	$47,168,700	$29,484,940	$43,039,150

ISLIP RESOURCE RECOVERY AGENCY
ADMINISTRATION AND MUNICIPAL COLLECTION SERVICES
CONSOLIDATED BUDGET NOTES

(1) Disposal fees charged at the MacArthur Resource Recovery Facility, Blydenburgh Cleanfill Facility, Sayville Multipurpose Recycling Facility, and the MacArthur Compost Facility.

(2) Sale of electricity produced by the MacArthur Resource Recovery Facility to LIPA.

(3) IRRA will receive a contractual fee from MacArthur Resource Recovery Facility operator for the delivery of residue ash to the Town of Brookhaven Facility.

(4) Revenues earned from the sale of recyclables and compost by-products.

(5) Investment earnings on Indenture required Reserve Funds. (i.e. Debt Service Fund and Operating Reserve Fund).

(6) Earnings from the investment of operating funds and Investments at the Bank of New York.

(7) Fees for Administrative Services provided to Municipal Collection Service and miscellaneous fees.

(8) Collection Service Revenues based on 8,679 dwelling units within IRRA's 7 collection CBA's.

(9) Revenues transferred from the Consolidated Refuse and Garbage Special District relating to Federal EPA Clean Air Act requirements.

(10) MRRF operation costs including Services Fees, Pass-Through costs, and LIPA SC - 11 fees.

(11) Reimbursement to the Town of Islip for Solid Waste Support Services.

(12) Costs for various projects at the Agency's disposal facilities and solid waste related program expenses.

(13) Consulting expenses necessary to meet NYS DEC regulations and other professional fees for legal and auditing services.

(14) Cost for the disposal of Islip MSW or residue ash regionally or off-island, including trucking fees.

(15) Salaries and related fringe benefits for Agency personnel in the Administration Division.

(16) Costs to perform Post Closure and Remediation functions as required through the executed Order on Consent between the Agency and NYS DEC.

(17) Expenses for Site and Program Administration including service contracts, furniture and fixture acquisitions, office expenses, printing and advertising, travel, etc.

(18) Expenses incurred by Agency's Municipal Collection Service.

(19) Expenses incurred by Agency as a result of EPA Air Clean Air Act requirements.

ISLIP RESOURCE RECOVERY AGENCY
SCHEDULE OF TIPPING FEES
2021

MACARTHUR RESOURCE RECOVERY FACILITY

Municipal Solid Waste (MSW)	
Commercial	$ 85 / ton

BLYDENBURGH FACILITY

Construction & Demolition Debris	
Commercial	$ 80 / ton
Residential	$ 80 / ton

SAYVILLE MULTIPURPOSE RECYCLING FACILITY

Commingled Recyclable	$ 65 / ton
Residential Drop-Off (Commercial MSW)	$ 95 / ton
White Goods-Residential collection	$ 0 / ton
Metals-Commercial	$ 25 / ton
Inter Municipal Commingled Recyclable	$ 60 / ton

MACARTHUR COMPOSTING FACILITY

Yard Waste	$ 50 / ton
Wood Chips	$ 25 / ton
Resident Drop-Off	No Charge

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

Authorization for the Supervisor to renew a License Agreement with Steve Macchio for one parcel of Town-owned Bay Bottom Land for the purpose of shellfish cultivation.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Martin Bellew

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

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

TOWN OF ISLIP

SPONSOR'S MEMORANDUM
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.

AUTHORIZING THE SUPERVISOR TO RENEW A LICENSE AGREEMENT FOR ONE (1) PARCEL OF TOWN-OWNED BAY BOTTOM LAND, FOR THE PURPOSE OF SHELLFISH CULTIVATION IN THE GREAT SOUTH BAY, AS OUTLINED IN *"APPENDIX A"*

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by this resolution: Town of Islip

2. Site or location affected by resolution: Parcel Ax4, 2.48 Acres

3. Cost:

4. Budget Line(s):

5. Amount and source of outside funding: None

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.

Matt Bellew 10/6/20

Signature of Commissioner/Department Head Sponsor **Date**

AUTHORIZING THE SUPERVISOR TO RENEW A LICENSE AGREEMENT FOR ONE (1) PARCEL OF TOWN-OWNED BAY BOTTOM LAND, FOR THE PURPOSE OF SHELLFISH CULTIVATION IN THE GREAT SOUTH BAY, AS OUTLINED IN *"APPENDIX A"*

WHEREAS, the Town of Islip owns underwater land in the Great South Bay (GSB) which has historically produced substantial quantities of shellfish, including clams, scallops and oysters; however, the GSB has recently seen a steady significant decline in the shellfish harvest; and

WHEREAS, the Town of Islip established a Bay Bottom Licensing Program in 2009 for those individuals having experience in shellfish cultivation, with the intent of promoting the overall health of the Great South Bay's Ecosystem; and

WHEREAS, Steve Macchio, pursuant to Town Board Resolution on April 21, 2020 is now the sole owner and operator of the executed license agreement on August 5, 2016; and

WHEREAS, Steve Macchio as sole owner and operator has elected to renew the license agreement for an additional five year term.

NOW, THEREFORE, on motion of Councilperson _____

seconded by Councilperson _____, be it

RESOLVED, that the Supervisor is hereby authorized to execute a License Agreement renewal for the Town's Bay Bottom Leasing Program based upon joint Departmental recommendations, as set forth in *"Appendix A"*, with said License having a term of five (5) years; with an annual rent of $750.00 per acre, beginning on the commencement date of the License.

UPON A VOTE being taken, the result was _____.

"Appendix A"

Licensee Name	Parcel ID	Size of Parcel
Steve Macchio JA Cochrane & Sons LLC	Ax4	2.48

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

Bid Awards.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Michael Rand

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

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

BIDS TO BE AWARDED
OCTOBER 20, 2020

1.	TOWING SERVICE FOR REMOVAL OF VEHICLES FROM TOWN OF ISLIP ROADWAYS AND PRIVATE PROPERTY	-Higbie Collision
2.	OFFICE SUPPLIES FROM CATALOG PRICING	-W. B. Mason Co., Inc,

NO: 1 TOWING SERVICE FOR REMOVAL OF VEHICLES FROM TOWN OF ISLIP ROADWAYS AND PRIVATE PROPERTY

BID PRICE:
1. $124.99/ea. (passenger veh/vans, etc.)
2. $250/ea. (six-wheelers, campers)
3. $350/ea. (ten-wheelers & above)
4. $75.00/hr. (extraordinary towing & rigging)

LOWEST RESPONSIBLE BIDDER: Higbie Collision

COMPETITIVE BID: Yes – Sept. 9, 2020

BUDGET ACCOUNT NUMBER: A3010.4-4200

ANTICIPATED EXPENDITURE: $50,000.00

DEPARTMENT: Public Safety Enforcement

JUSTIFICATION OF NEED: Towing services for abandoned vehicles and vehicles that pose a safety hazard.

N O: 2 OFFICE SUPPLIES FROM CATALOG PRICING

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

LOWEST RESPONSIBLE BIDDER: W. B. Mason Co., Inc.

COMPETITIVE BID: Yes – August 26, 2020 (1st Advertisement)
September 16, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBR: Various Town accounts

ANTICIPATED EXPENDITURE: $125,000.00

DEPARTMENT: Purchasing

JUSTIFICATION OF NEED: To provide Town departments with supplies, i.,e., pens, pencils, paper, calendars, furniture, etc.

PLEASE NOTE: This bid was advertise twice. The first advertisement produced two (2) responding bidders; however, one (1) did not bid according to specifications. The second advertisement produced two (2) responding bidders, with one (1) not bidding according to specifications.

NO: 1 TOWING SERVICE FOR REMOVAL OF VEHICLES FROM TOWN OF ISLIP ROADWAYS AND PRIVATE PROPERTY

BID PRICE:
1. $124.99/ea. (passenger veh/vans, etc.)
2. $250/ea. (six-wheelers, campers)
3. $350/ea. (ten-wheelers & above)
4. $75.00/hr. (extraordinary towing & rigging)

LOWEST RESPONSIBLE BIDDER: Higbie Collision

COMPETITIVE BID: Yes – Sept. 9, 2020

BUDGET ACCOUNT NUMBER: A3010.4-4200

ANTICIPATED EXPENDITURE: $50,000.00

DEPARTMENT: Public Safety Enforcement

JUSTIFICATION OF NEED: Towing services for abandoned vehicles and vehicles that pose a safety hazard.

WHEREAS, the Town solicited competitive bids for TOWING SERVICES FOR REMOVAL OF VEHICLES FROM TOWN OF ISLIP ROADWAYS AND PRIVATE PROPERTY, CONTRACT #920-185A; and

WHEREAS, on September 9, 2020 sealed bids were opened and Higbie Collision , 188 Higbie Lane, West Islip, NY 11795 submitted the apparent low dollar bid; and

WHEREAS, Higbie Collision 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 Higbie Collision in the amount of: 1. $124.99/ea. (passenger veh./van, etc.) 2. $250/ea. (six-wheelers, campers); 3. $350/ea. (ten-wheelers & above); 4. $75/hr. (extraordinary towing & rigging) for one (1) year from date of award with the Town's option to renew for four (4) one (1) year periods.

Upon a vote being taken, the result was:

TOWI SERVICES OF VEHICLES FROM
TOI ROADWAYS & PRIVATE PROPERTY

CONTRACT # 920-185A DATE: SEPT. 9, 2020 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 # A3010.4-4200 ESTIMATED AMOUNT $50,000.00

ROLL RITE 639 SUNRISE HIGHWAY W BABYLON NY 11704		SEE ATTACHED SHEET
CHARLIE'S TOWING SRV INC 59 CARLETON AVE ISLIP TERRACE NY 11752		
TNT AUTO BODY & TOWING INC 15 MOFFITT BLVD BAY SHORE NY 11706		
ELITE TOWING & TRANSPORT 335 RONKONKOMA AVE RONKONKOMA NY 11779		SEE ATTACHED SHEET
HIGBIE COLLISION 188 HIGBIE LANE W ISLIP NY 11795	/	award - items # 1 through 4 SEE ATTACHED SHEET

IT IS RECOMMENDED TO AWARD TO THE LOWEST RESPONSIBLE BIDDER AS INDICATED.
COMMISSIONER A. DAMICO CONCURS.

SIGNED BY:

Michael Rand
MICHAEL RAND
DIRECTOR

Barbara Maltese
BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

TOWING SERVICES OF VEHICLES FROM TOI ROADWAYS & PRIATE PROPERTY 920-118A	ROLL-RITE TOWING	ELITE TOWING & TRANSPORT	HIGBIE COLLISION
ITEM #			
1. Passenger Veh/Vans, etc.	$149/ea.	$160/ea.	$124.99/ea.
2. Six-Wheelers, Campers	$249/ea.	$350/ea.	$250/ea
3. Ten-Wheelers & Above	$349/ea.	$750/ea.	$350/ea
ADDITIONAL			
4. Extraordinary Towing & Rigging	$200/hr.	$500/hr.	$75/hr.
TOTAL (1 through 4)+D2A1:D16A40/	$947	$1,760.00	$799.99

s/towing services 920-185A tab

WHEREAS, the Town solicited competitive bids for TOWING SERVICES FOR REMOVAL OF VEHICLES FROM TOWN OF ISLIP ROADWAYS AND PRIVATE PROPERTY, CONTRACT #920-185A; and

WHEREAS, on September 9, 2020 sealed bids were opened and Higbie Collision , 188 Higbie Lane, West Islip, NY 11795 submitted the apparent low dollar bid; and

WHEREAS, Higbie Collision 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 Higbie Collision in the amount of: 1. $124.99/ea. (passenger veh./van, etc.) 2. $250/ea. (six-wheelers, campers); 3. $350/ea. (ten-wheelers & above); 4. $75/hr. (extraordinary towing & rigging) for one (1) year from date of award with the Town's option to renew for four (4) one (1) year periods.

Upon a vote being taken, the result was:

N O: 2 OFFICE SUPPLIES FROM CATALOG PRICING

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

LOWEST RESPONSIBLE BIDDER: W. B. Mason Co., Inc.

COMPETITIVE BID: Yes – August 26, 2020 (1st Advertisement)
September 16, 2020 (2nd Advertisement)

BUDGET ACCOUNT NUMBR: Various Town accounts

ANTICIPATED EXPENDITURE: $125,000.00

DEPARTMENT: Purchasing

JUSTIFICATION OF NEED: To provide Town departments with supplies, i.,e., pens, pencils, paper, calendars, furniture, etc.

PLEASE NOTE: This bid was advertise twice. The first advertisement produced two (2) responding bidders; however, one (1) did not bid according to specifications. The second advertisement produced two (2) responding bidders, with one (1) not bidding according to specifications.

WHEREAS, the Town solicited competitive bids for the purchase of OFFICE SUPPLIES FROM CATALOG PRICING, CONTRACT #920-21; and

WHEREAS, the bid was advertised twice and opened on SEPTEMBER 16, 2020;

WHEREAS, W B Mason Co., Inc., 90 Nicon Court, Hauppauge, NY 11788, submitted the only bid for this contract; and

WHEREAS, W B Mason Co., 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 W B Mason Co., Inc. in the amount of various discounts as per bid items A through I for Office Supplies from Catalog Pricing 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:

OFFICE SUPPLIES FROM
CATALOG PRICING CONTRACT # 920-21 DATE: SEPT. 16, 2020 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 # Various Town Accounts ESTIMATED AMOUNT $125,000.00

(THIS BID WAS ADVERTISED TWICE)

MR CHRIS MORAN W B MASON 90 NICON COURT HAUPPAUGE NY 11788	award - items A through I SEE ATTACHED SHEET
SUNSET SUPPLY 40-14 24th STREET LONG ISLAND CITY NY 11101	
LAKESHORE LEARNING MAT'L 2695 E DOMINGUEZ ST CARSON CA 90895	**DISQUALIFIED - DID NOT BID ACCORDING TO SPECIFICATIONS**
SCHOOL SPECIALTY INC 140 MARBLE DR LANCASTER PA 17601	
QUILL LLC 100 SCHELTER RD LINCOLNSHIRE IL 60069	
WEISS STATIONERY 754 JAMAICA AVE BROOKLYN NY 11208	

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

~~COMMISSIONER~~ DIRECTOR M RAND CONCURS.

SIGNED BY:

MICHAEL RAND
DIRECTOR

BARBARA MALTESE
PRINCIPAL OFFICE ASSISTANT

OFFICE SUPPLIES FROM CATALOG PRICING	W B MASON
ITEM #	
A. Non-Consumable Items	48.1/disc
B. Consumable	58.1/disc.
C. Electrical & Battery Operated Items	38.1/disc.
D. Carboard File Storage	61.1/disc.
E. Furniture	48.1/disc.
F. File Cabinets	50.1/disc.
G. Typewriter/Computer & Cal. Ribbons	46.1/disc.
H. Toner & Fax Cartridges	38.1/disc.
I. Calendars	48.1/disc.

s/office supplies 2020 tab

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

Option Year Resolutions.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Michael Rand

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

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

OPTION YEAR RESOLUTIONS
OCTOBER 20, 2020

1.	PARTS WASHING EQUIPMENT & SERVICE	-Safety-Kleen Systems, Inc.
2.	CATERPILLAR EQUIPMENT, ENGINE REPAIRS & PARTS, KOMATSU EQUIPMENT, ENGINE REPAIRS & REPAIRS	-F and M Equipment, Ltd. d/b/a Edward Ehrbar
3.	CLEANING OF LANDFILL LEACHATE PIPING PUMP CHAMBERS AND STORAGE TANKS	-Tully Environmental, Inc.
4.	2016 FREIGHTLINER M2 CHASSIS, 10' AIR-FLOW 304 STAINLESS STEELL DUMP BODY, CUSTOM LOW MOUNT HITCH AND CENTRAL HYDRAULICS (OR EQUAL) W/OPTIONAL TRADE-INS	-Trux

NO: 1 PARTS WASHING EQUIPMENT & SERVICE

VENDOR: Safety-Kleen Systems, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: $7,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide service/parts for washing equipment.

NO: 2 CATERPILLAR EQUIPMENT, ENGINE REPAIRS & PARTS, KOMATSU EQUIPMENT, ENGINE REPAIRS & PARTS

VENDORS: F and M Equipment, Ltd., d/b/a Edward Ehrbar
H O Penn

OPTION: One (1) year

ANTICIPATED EXPENDITURE: $50,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To repair and maintain heavy equipment.

NO: 3 CLEANING OF LANDFILL LEACHATE PIPING PUMP CHAMBERS AND STORAGE TANKS

VENDOR: Tully Environmental, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: $20,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Leachate collection system must be maintained in order to stay in state compliance.

NO: 4 2016 FREIGHTLINER M2 CHASSIS, 10' AIR-FLOW 304 STAINLESS STEEL DUMP BODY, CUSTOM LOW MOUNT HITCH AND CENTRAL HYDRAULICS (OR EQUAL) W/OPTIONAL TRADE-INS

VENDOR: Trux

OPTION: Second and Final one (1) year period

ANTICIPATED EXPENDITURE: $425,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Freightliner dump trucks will be predominantly be used for our snow season and related storm work that occurs in the northeast.

NO: 1 PARTS WASHING EQUIPMENT & SERVICE

VENDOR: Safety-Kleen Systems, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: $7,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: To provide service/parts for washing equipment.

WHEREAS, by a Town Board resolution adopted November 19, 2019, Contract #1019-104 for PARTS WASHING EQUIPMENT & SERVICE was awarded to Safety-Kleen Systems, Inc., 2600 North Central Express, Suite 400, Richardson, TX 75080, 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 one (1) additional year period.

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

NOW, THEREFORE, on a motion of

seconded by , be it

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the option to renew the contract with Safety-Kleen Systems, Inc. (Contract #1019-104) 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

OK'D

TO: Thomas Owens, Comm. Public Works

FROM: Barbara Maltese, Principal Office Assistant

DATE: September 1, 2020

RE: PARTS WASHING EQUIPMENT & SERVICE, CONTRACT #1019-104

The option year for the above mentioned contract is NOVEMBER 19, 2020. 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 _____

November 19, 2019
Bid Award #1

WHEREAS, the Town solicited competitive bids for the purchase of PARTS WASHING EQUIPMENT & SERVICE, CONTRACT #1019-104; and

WHEREAS, on October 10, 2019 sealed bids were opened and Safety Kleen Systems, Inc., 2600 North Central Express, Suite 400, Richardson, TX 75080 submitted the apparent low dollar bid; and

WHEREAS, Safety-Kleen Systems, Inc. has been determined to be a responsible bidder.

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

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Safety-Kleen Systems, Inc. in the amount of various prices as per bid items #A through E 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 CATERPILLAR EQUIPMENT, ENGINE REPAIRS & PARTS, KOMATSU EQUIPMENT, ENGINE REPAIRS & PARTS

VENDORS: F and M Equipment, Ltd., d/b/a Edward Ehrbar
H O Penn

OPTION: One (1) year

ANTICIPATED EXPENDITURE: $50,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: To repair and maintain heavy equipment.

WHEREAS, by a Town Board resolution adopted November 20, 2018, Contract #1018-230 for CATERPILLAR EQUIPMENT, ENGINE REPAIRS & KOMATSU EQUIPMENT, ENGINE REPAIRS & PARTS, was awarded to F and M Equipment, Ltd., d/b/a Edward Ehrbar, 4 Executive Plaza, Yonkers, NY 10701 and H O Penn, 660 Union Ave., Holtsville, NY 11742, the lowest responsible bidders as follows:

F and M Equipment, Ltd. d/b/a Edward Ehrbar – item # II Komatsu

H O Penn – item # I Caterpillar

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

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

NOW, THEREFORE, on a motion of

seconded by , be it

RESOLVED, that the Town Board of the Town of Islip hereby authorize the option to renew the contract with F and M Equipment, Ltd., d/b/a Edward Ehrbar and H O Penn (Contract #1018-230) for the one (1) year period.

Upon a vote being taken, the result was:

TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

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

Angie M. Carpenter, Supervisor

TO: Martin Bellow, Comm. Environmental Control

FROM: Barbara Maltese, Principal Office Assistant

DATE: September 1, 2020

RE: CATERPILLAR EQUIPMENT, ENGINE REPAIRS & PARTS;
KOMATSU EQUIPMENT, ENGINE REPAIRS & PARTS,
CONTRACT #1018-230

The option year for the above mentioned contract is NOVEMBER 20, 2020. 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 _____

November 20, 2018
Bid Award #3

WHEREAS, the Town solicited competitive bids for the purchase of CATERPILLAR EQUIPMENT, ENGINE REPAIRS & PARTS; KOMATSU EQUIPMENT, ENGINE REPAIRS & PARTS, CONTRACT #1018-230; and

WHEREAS, on October 10, 2018 sealed bids were opened and F and M Equipment, Ltd., d/b/a Edward Ehrbar, 4 Executive Plaza, Yonkers, NY 101701 and H O Penn, 660 Union Ave., Holtsville, NY 11742 submitted the apparent low dollar bid; and

WHEREAS, F and M Equipment, Ltd., d/b/a Edward Ehrbar and H O Penn have been determined to be a responsible bidders.

NOW, THEREFORE, on a motion of Council John C. Cochrane, Jr., seconded by Council James P. O'Connor, 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

F and M Equipment, Ltd. d/b/a Edward Ehrbar – items #II Komatsu

H O Penn –items # I Caterpillar

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

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

NO: 3 CLEANING OF LANDFILL LEACHATE PIPING PUMP CHAMBERS AND STORAGE TANKS

VENDOR: Tully Environmental, Inc.

OPTION: One (1) year

ANTICIPATED EXPENDITURE: $20,000.00

DEPARTMENT: Environmental Control

JUSTIFICATION OF NEED: Leachate collection system must be maintained in order to stay in state compliance.

WHEREAS, by a Town Board resolution adopted November 20, 2018, Contract # 1018-232 for CLEANING OF LANDFILL LEACHATE PIPING, PUMP CHAMBERS AND STORAGE TANKS was awarded to Tully Environmental, Inc., 127-50 Northern Blvd., Flushing, NY 11368, the lowest responsible bidder.

WHEREAS, said contract was for two (2) years from date of award with an option to renew for one (1) additional year; and

WHEREAS, the Commissioner of 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 authorize the option to renew the contract with Tully Environmental (Contract #1018-232) for the one (1) year period.

Upon a vote being taken, the result was:

TOWN OF ISLIP OFFICE OF THE SUPERVISOR
Department of Purchase

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

Angie M. Carpenter, Supervisor

TO: Martin Bellow, Comm. Environmental Control

FROM: Barbara Maltese, Principal Office Assistant

DATE: September 1, 2020

RE: CLEANING OF LANDFILL LEACHATE PIPING, PUMP CHAMBERS AND STORAGE TANKS, CONTRACT #1018-232

The option year for the above mentioned contract is NOVEMBER 20, 2020. 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 _____

November 20, 2018
Bid Award #4

WHEREAS, the Town solicited competitive bids for the purchase of CLEANING OF LANDFILL LEACHATE PIPING, PUMP CHAMBERS AND STORAGE TANKS, CONTRACT #1018-232; and

WHEREAS, on October 10, 2018 sealed bids were opened and Tully Environmental, Inc., 127-50 Northern Blvd., Flushing, NY 11368 submitted the apparent low dollar bid; and

WHEREAS, Tully Environmental, Inc. has been determined to be a responsible bidder.

NOW, THEREFORE, on a motion of Council John C. Cochrane, Jr., seconded by Council James P. O'Connor, be it,

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Tully Environmental, Inc. in the amount of: 1. $3,115.00/day; Optional Services: 3. $8,410.00/1 tank; 5. $2,865.00/day for two (2) years from date of award with the Town's option to renew for one (1) additional year.

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

NO: 4 2016 FREIGHTLINER M2 CHASSIS, 10' AIR-FLOW 304 STAINLESS STEEL DUMP BODY, CUSTOM LOW MOUNT HITCH AND CENTRAL HYDRAULICS (OR EQUAL) W/OPTIONAL TRADE-INS

VENDOR: Trux

OPTION: Second and Final one (1) year period

ANTICIPATED EXPENDITURE: $425,000.00

DEPARTMENT: Public Works

JUSTIFICATION OF NEED: Freightliner dump trucks will be predominantly be used for our snow season and related storm work that occurs in the northeast.

WHEREAS, by a Town Board resolution adopted November 17, 2015, Contract #1015-215 for 2016 FREIGHTLINER M2 CHASSIS, 10' AIR-FLOW 304 STAINLESS STEEL DUMP BODY, CUSTOM LOW MOUNT HITCH AND CENTRAL HYDRAULICS (OR EQUAL) W/OPTIONAL TRADE-INS was awarded to Trux, 1365 Lakeland Ave., Bohemia, NY 11716, the lowest responsible bidder; and

WHEREAS, said contract was for a period of four (4) years with an option to renew for two (2) one (1) year periods; and

WHEREAS, the Town Board exercised the first one (1) year option by a Town Board resolution dated October 22, 2019; and

WHEREAS, the Commissioner of Public Works has recommended that the Town exercise the option to renew this contract for the second and final 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 authorize the option to renew the contract with Trux (Contract #1015-215) for the second and final 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

OK'D

TO: Thomas Owens, Comm. Public Works

FROM: Barbara Maltese, Principal Office Assistant

DATE: September 1, 2020

RE: 2016 FREIGHTLINER M2 CHASSIS 10' AIR-FLOW 304 STAINLESS STEEL DUMP BODY, CUSTOM LOW MOUNT HITCH AND CENTRAL HYDRAULICS (OR EQUAL), W/OPTIONAL TRADE-IN, CONTRACT #1015-215

The option year for the above mentioned contract is NOVEMBER 17, 2020. 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

October 22, 2019
Option Year #3

WHEREAS, by a Town Board resolution adopted November 17, 2015, Contract #1015-215 for 2016 FREIGHTLINER M2 CHASSIS, 10' AIR-FLOW 304 STAINLESS STEEL DUMP BODY, CUSTOM LOW MOUNT HITCH AND CENTRAL HYDRAULICS (OR EQUAL) W/OPTIONAL TRADE-INS was awarded to Trux, 1365 Lakeland Ave., Bohemia, NY 11716, the lowest responsible bidder.

WHEREAS, said contract was for a period of four (4) years 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 Council James P. O'Connor, seconded by Council John C. Cochrane, Jr., be it,

RESOLVED, that the Town Board of the Town of Islip hereby authorize the option to renew the contract with Trux (Contract #1015-215 for the first one (1) year period.

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

WHEREAS, the Town solicited competitive bids for the purchase of 2016 FREIGHTLINER M2 CHASSIS, 10' AIR-FLO 304 STAINLESS STEEL DUMP BODY, CUSTOM LOW MOUNT HITCH AND CENTRAL HYDRAULICS (OR EQUAL) W/OPTIONAL TRADE-INS, CONTRACT #1015-215; and

WHEREAS, the bid was advertised twice and opened on October 21, 2015; and

WHEREAS, Trux, Inc., 1365 Lakeland Ave., Bohemia, NY 11716 submitted the only bid for this contract; and

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

NOW, THEREFORE, on a motion of Council Anthony S. Senft, Jr. seconded by Council Steven J. Flotteron , be it

RESOLVED, that the Town Board of the Town of Islip hereby award the contract to Trux, Inc. in the amount of various prices for 2016 Freightliner M2 Chassis, 10' Air-Flo 304 Stainless Steel Dump Body, Custom Low Mount Hitch and Central Hydraulics (or Equal) w/Opt. Trade-Ins for a period of four (4) years from date of award with the Town's option to renew for two (2) one (1) year periods.

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

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

Appropriation Transfers.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Joseph Ludwig

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

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

TOWN OF ISLIP
Resolution Authorizing Appropriation Transfers

Resolution prepared on _____ for (department) _____ approved by Commissioner/Department Head (print name & sign) Anthony J. D'Amico, Commissioner AJD and Comptroller Joseph Ludwig : at the Town Board Meeting on (date) 10/20/20, on a motion by Councilperson _____, seconded by Councilperson _____, it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Account Title	Account Number	Amount	Account Title	Account Number	Amount
Annual Maintenance/Support	A3641.41052	(6,000.00)	Other Equipment	A3641.22500	6,000.00
		(6,000.00)			6,000.00

Justification: To cover expenses for replacing outdated HazMat equipment and purchase of new necessary equipment.

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 _____ for (department) _____ approved by Commissioner/Department Head (print name & sign) Anthony Prudenti, Deputy Commissioner _____ and Comptroller Joseph Ludwig _____ : at the Town Board Meeting on (date) 10/20/20 , on a motion by Councilperson _____, seconded by Councilperson _____ , it was RESOLVED that the Comptroller is authorized to make the transfer(s) listed below:

Decrease

Account Title	Account Number	Amount
Hazardous Disposals	A3641.44244	(8,000.00)
		(8,000.00)
		~~(8,000,000.00)~~

Increase

Account Title	Account Number	Amount
Other Equipment	A3641.22500	8,000.00
		8,000.00

Justification: To cover the expense for the replacement bottles for the outdated Scott bottles required by NFPA, OSHA and Town of Islip Respiratory Protection Program.

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 9/30/20 for the DEC approved by Commissioner/Department Head (print name & sign) Greg Hancock 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:

Increase			Increase		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
Vehicles	SR 8160.22321	17,705.88	Insurance Proceeds	SR..2680.09	17,705.88
		17,705.88			17,705.88

Justification: To utlilize insurance proceeds

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 9/18/20 for (department) DEC approved by Commissioner/Department Head (print name & sign) Greg Hancock and Comptroller Joseph Ludwig : 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:

Increase			Decrease		
Account Title	Account Number	Amount	Account Title	Account Number	Amount
Other Equip.	A 8162.2-2500	4,000.00	Equip. Repair	A 8162.4-4120	4,000.00
		4,000.00			4,000.00

SUFFOLK COUNTY CLERK'S OFFICE ISLIP, NEW YORK 2020 SEP 22 AM 9:26

Justification: Powerwasher to clean equip.

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 _____ for (department) _____ approved by Commissioner/Department Head (print name & sign) Anthony Prudenti _____ and Comptroller Joseph Ludwig : 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:

Account Title	Account Number	Amount	Account Title	Account Number	Amount
Education&Seminars	A3450.45350	(2,000.00)	Office Equipment	A3450.22200	2,000.00
		(2,000.00)			2,000.00

Justification: To replenish account to cover office equipment expenses till year's end.

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 _____ for (department) _____ approved by Commissioner/Department Head (print name & sign) Anthony J. D'Amico, Commissioner _____ and Comptroller Joseph Ludwig _____ : 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:

Account Title	Account Number	Amount	Account Title	Account Number	Amount
Part Time Summer-Marina Guards	A3010.19992	(17,265.00)	Part Time Regular	A3640.19990	17,265.00
		(17,265.00)			17,265.00

TOWN CLERK'S OFFICE
ISLIP, NEW YORK
2010 SEP 24 PM 12:25

Justification: To replenish account to cover expenses till year's end.

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.**

C_V TB Transfer

TOWN OF ISLIP
Resolution Authorizing Appropriation Transfers

COMPTROLLER'S OFFICE ISLIP, NEW YORK

Resolution prepared on OCTOBER 1, 2020 for (department) ~~PARKS & REC~~ approved by Commissioner/Department Head (print name & sign) [redacted] 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:

2020 OCT -7 PM 2:48

Decrease

	Account Title	Account Number	Amount
DP.4-153	EQUIPMENT REPAIR	A7110.4-4120	(2,500.00)
			(2,500.00)

Increase

	Account Title	Account Number	Amount
CWV-38	EQUIPMENT REPAIR	A8200.4-4120	2,500.00
			2,500.00

Justification: FOR REPAIRS TO THE PUMP OUT BOAT.

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.**

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

Authorization for the Islip Town Receiver of Taxes to deposit and secure all monies received by her office for the 2020-2021 tax year in various accounts.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Alexis Weik

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

Recommendations of the Islip Town Receiver of Taxes for deposits of tax receipts in various banks.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:
   Citizens of the Town of Islip.

2. Site or location effected by resolution:
   Receiver of Taxes.

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 1, Sub. A, Number____of Town of Islip 617 Check List, an environmental review is required.

____ No under Section 11, Sub.____, Number____of Town of Islip 617 Check List, no environmental review is required.

Signature of The Receiver of Taxes: Date

OCTOBER 1, 2020

Form A-8/85 GWM

October 2020
Resolution #

WHEREAS, Town Law 64(1) provides that the Town Board of every town shall designate the depositories in which the Tax Receiver shall deposit and secure all monies coming into her hands by virtue of her office; and

WHEREAS, the Town of Islip Receiver of Taxes ("Tax Receiver") has requested the designation of certain banks, all situated within the Town of Islip, as depositories in which the Tax Receiver may deposit and secure all monies received by her office for the 2020/21 tax year (December 1, 2020 – November 30, 2021);

NOW, THEREFORE, on a motion by Councilperson_____, seconded by Councilperson_____, be it

RESOLVED, that pursuant to Town Law 64(1), the Tax Receiver is hereby authorized to deposit and secure all monies received by her office for the 2020/21 tax year in interest bearing accounts at the following banks:

J.P. Morgan Chase	556 Main Street Islip, NY 11751
Valley National Bank	4250 Veterans Memorial Hwy. Holbrook, NY 11741
HSBC	430 E. Main Street Bay Shore, NY 11706

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

Authorization for the Supervisor to execute an agreement with J.P. Morgan Chase Bank for the payment of courier services provided by Rapid Armor to the Tax Receiver.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Alexis Weik

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

This resolution authorizes the Supervisor to execute an agreement with J.P. Morgan Chase Bank, N.A., for the payment of courier services provided by Rapid Armor Corporation to the Receiver of Taxes, pursuant to General Municipal Law §10(4)(e).

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution:	Town of Islip
Site or location effected by resolution:	Receiver of Taxes
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?

X No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management

Alleen Weik — Oct. 1, 2020

Signature of Commissioner/Department Head Sponsor: **Date:**

October 2020
Resolution #

WHEREAS, the Town of Islip ("the Town") Receiver of Taxes ("Tax Receiver") utilizes Rapid Armor Corporation, 254 Scholes Street, Brooklyn, NY 11206 ("Rapid Armor"), to provide courier services for the deposit of all monies received into various banks, one of which is J.P. Morgan Chase Bank, N.A. ("J.P. Morgan Chase"), 556 Main Street, Islip, NY 11751; and

WHEREAS, General Municipal Law §10(4)(e) provides that a bank may, from time to time and as agreed upon with a local government, reimburse all or part of, but not more than, the actual cost incurred by the local government in transporting cash, negotiable instruments or other items for deposit through a courier service; and

WHEREAS, J.P. Morgan Chase has offered to make payments to Rapid Armor for its courier services, at no cost to the Town of Islip; and

WHEREAS, the Town would like J.P. Morgan Chase to continue to make payments to Rapid Armor to provide such courier services;

NOW, THEREFORE, on a motion by Councilperson_____, seconded by Councilperson_____, be it

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with J.P. Morgan Chase for the payment of courier services provided by Rapid Armor to the Tax Receiver, 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. 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

Town Board approval to extend the deadline for senior citizens to pay the 2020/2021 real property taxes on their principal residence, without interest or penalty, to on or before June 8, 2021.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Alexis Weik

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

The resolution extends the deadline for senior citizens to pay the 2020/2021 real property taxes on their principal residence, without interest or penalty, to on or before June 8, 2021, provided that such senior citizens have received an Enhanced STAR exemption pursuant to RPTL Section 425(4), or a Senior Citizen Exemption pursuant to RPTL Section 467 for the 2020/2021 tax year.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution:	Eligible senior citizens of Town of Islip
Site or location effected by resolution:	Receiver of Taxes
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?

X No under 6 NYCRR 617.5(c) (20) – routine or continuing agency administration and management

Allen West 10/5/20

Signature of Commissioner/Department Head Sponsor: **Date:**

October 2020
Resolution #

WHEREAS, Section 925-b of the Real Property Tax Law ("RPTL") of the State of New York provides that the governing body of a municipal corporation other than a county may, by resolution, authorize an extension of no more than five (5) business days for the payment of real property taxes without interest or penalty to any resident of such municipal corporation who has received an exemption pursuant to RPTL Section 425(4) or RPTL Section 467; and

WHEREAS, the Town of Islip ("the Town") Receiver of Taxes wishes to extend the deadline for the payment of real property taxes for the 2020/2021 tax year for senior citizens who have received an Enhanced STAR exemption pursuant to RPTL Section 425(4) or a Senior Citizen Exemption pursuant to RPTL Section 467;

NOW, THEREFORE, on a motion by Councilperson_____, seconded by Councilperson_____, be it

RESOLVED, that pursuant to RPTL Section 925-b, the Town Board hereby extends the deadline for senior citizens to pay the 2020/2021 real property taxes on their principal residence, without interest or penalty, to on or before June 8, 2021, provided that such senior citizens have received an Enhanced STAR exemption pursuant to RPTL Section 425(4), or a Senior Citizen Exemption pursuant to RPTL Section 467 for the 2020/2021 tax year; senior citizens who do not have one of these two exemptions will not be granted an extension.

UPON A VOTE BEING TAKEN, the result was _____.

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

Town Board approval permitting the Youth Bureau Department to host drop-off sites throughout the Town to collet pass-through donations for the Youth Bureau Holiday Toy Drive program.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Tim Mare

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

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

Town of Islip

Sponsor's Memorandum
for Town Board 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 Youth Bureau will collect new toys for the needy youth within the Town of Islip. The Drive will be advertised within the business community, school districts and libraries. Once the toys are collected they will be given to the local youth that are less fortunate. This is a program that has been done by the Youth Bureau in the past and has been passed by the Board.

Specify Where Applicable:

1. Entity or individual benefitted by resolution:

   Town of Islip Youth Bureau

2. Site or Location affected by resolution:

   Town of Islip Youth Bureau

3. Cost:$ 0
4. Budget Line: N/A
5. Amount and source of outside funding:

   0

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: 9/24/2020

October 20, 2020

WHEREAS, Youth Bureau Holiday Toy Drive is a program with the mission to collect and distribute new toys at Christmas, with a message of hope to less fortunate youngsters that will assist them in becoming responsible, productive, patriotic citizens.; and

WHEREAS, The Town of Islip ("the Town") , through its Youth Bureau, would like to complete this this mission by hosting drop-off sites throughout the Town to collect pass-through donations for the Youth Bureau Holiday Toy Drive program;

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

RESOLVED, that that pursuant to Town Law Section 64(8), the Town of Islip Youth Bureau is hereby authorized to host drop-off sites throughout the Town to collect pass-through donations for the Youth Bureau Holiday Toy Drive program.

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

Authorization to enter into an agreement with the Islip Arts Council to oversee and operate the Islip Arts Museum.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

PURPOSE: 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 to enter into a short-term agreement, in a form approved by the Islip Town Attorney, with the Islip Arts Council to oversee and operate the Museum through September 30, 2021 in exchange for quarterly payments of $10,000.

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution:	Islip residents, Islip Arts Council, Islip Art Museum
Site or location effected by resolution:	Islip Art Museum, Brookwood Hall
Cost:	$40,000
Budget Line:	A.7020.46906
Amount and source of outside funding:	N/A

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

__X__ No, under 6 NYCRR §617.5(c)(26) - routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.

Signature of Commissioner/Department Head Sponsor:

Date:
October 5, 2020

October 20, 2020
Resolution #

WHEREAS, the Town of Islip ("the Town") owns and operates a cultural arts museum located in Brookwood Hall, 50 Irish Lane, East Islip, New York 11730, which is commonly known as, "the Islip Art Museum"; and

WHEREAS, the Town has an existing agreement with the Islip Arts Council ("the IAC"), a not-for-profit corporation with its principal place of business at 50 Irish Lane, East Islip, New York 11730, to manage the Islip Art Museum, which expired on June 30, 2020; and

WHEREAS, the Town desires to enter into a new agreement with the IAC to continue to oversee and operate the Islip Art Museum through September 30, 2021; and

WHEREAS, in consideration of these services, the Town will make payment to the IAC in amount equal to $40,00.00 through four quarterly payments of $10,000.

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

RESOLVED, that the Supervisor is hereby authorized to execute an agreement with the Islip Arts Council to oversee and operate the Museum for an additional year, in exchange for a total fee of $40,000.00, made in four quarterly payments of $10,000, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

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

Upon a vote being taken, the result was:

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 14

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval for the rates for the rental of machinery or equipment for snow and ice removal for the 2020/2021 season.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

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

TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTION: 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 should 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 been passed or denied by the Board.

To approve the rates for the rental of equipment of machinery or equipment for snow and ice removal for the 2020/2021 season.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Residents of the Town of Islip

2. Site or location effected by resolution: Townwide

3. Cost: To be determined

4. Budget Line: DS 5142.44080

5. Amount and source of outside funding: None

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.

__x__ No under Section II, Sub B, Number _3_, of Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor: 9/23/2020 Date

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Form A-8/85 GWM

October 20, 2020
Resolution #

WHEREAS, the Town of Islip Department of Public Works deems it necessary to require assistance for the removal of snow and ice for the upcoming 2020/2021 season; and

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

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

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

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

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

RESOLVED, that the Town Board of the Town of Islip hereby approves the rates for the rental of machinery or equipment for snow and ice removal for the 2020/2021 season as detailed in the schedule attached; and

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

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

Upon a voted being taken, the result was:

9/17/2020

2020-21 SNOW SEASON
VENDOR RATES

DPW CODE #	EQUIPMENT	HOURLY RATE
1	SUV and Pick Up (4x4)	$ 83.00
2	Pick Up (4x4)/Dually	$ 90.00
3	Truck, 6W (15-26,000 lbs w/plow)	$ 95.00
4	Truck, 6W (greater than 26,000 lbs. w/ plow)	$ 102.00
5	Truck, 10W - Tandem Axle w/plow	$ 115.00
6	Bobcat/Skidsteer	$ 100.00
7	Backhoe	$ 100.00
8	Payloader (**up to 2 yds. bucket**)	$ 132.00
9	Payloader (**up to 3yds. bucket**)/Backhoe (4x4) w/snow box	$ 145.00
10	Payloader (**up to 4 yds. bucket**)	$ 160.00
11	Payloader (**up to 5 yds. bucket**)	$ 250.00
12	Payloader (**up to 7 yds. bucket**)	$ 250.00
13	Dump Truck - Tandem Axle (12 - 16 cu. yds.)	$ 80.00
14	Dump Trailer (20- 40 cu. yds w/tractor)- for transporting sand	$ 114.00

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 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 renew the contract with Best Climate Control Corp., (DPW 6-2018) for the first one-year extension from December 31, 2020 to December 31, 2021.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

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

TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTION: 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 should 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 been passed or denied by the Board.

On April 24, 2018, the Town Board awarded DPW 6-2018, Air Conditioning Preventive Maintenance/Service Contract, to Best Climate Control Corp., 75 Orville Drive, Bohemia, New York 11716. The original term of the contract was from date of contract execution, September 26, 2018 to December 31, 2020 with the Town's option to renew for two additional one-year periods.

This resolution will authorize the Town Board to exercise the option to renew DPW 6-2018 for the first one-year extension to December 31, 2021.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip

2. Site or location effected by resolution: Various Town Buildings

3. Cost: $27,340.00.00

4. Budget Line: A 1630.44300

5. Amount and source of outside funding:

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

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

__x__ No under Section II, Sub A, Number 6, of Town of Islip 617 Check List, no environmental review is required.

Signature of Commissioner/Department Head Sponsor: 9/23/2020 Date

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Form A-8/85 GWM

October 20, 2020
Resolution #

WHEREAS, on April 24, 2018, the Town of Islip Town Board ("the Town") awarded DPW 6-2018, Air Conditioning Preventive Maintenance/Service Contract ("Project") to Best Climate Control Corp., 75 Orville Drive, Bohemia, New York 11716; and

WHEREAS, the original term for said contract was from date of contract execution, September 26, 2018, to December 31, 2020 with the Town's option to renew for two (2) additional one (1) year periods; and

WHEREAS, the Commissioner of the Department of Public Works, Thomas Owens, hereby recommends that the Town exercise its option to renew the contract for the first one-year extension period through December 31, 2021; and

NOW THEREFORE, on a motion of Council_____,

seconded by Council_____, be it

RESOLVED, that the Town Board of the Town of Islip hereby exercises the Town's option to renew its contract with Best Climate Control Corp., (DPW 6-2018) for the first one-year extension from December 31, 2020 to December 31, 2021; and be it further

RESOLVED, that the Town Supervisor is hereby authorized to execute any and all documents necessary for the renewal of the Contract, if any, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

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

Upon a vote being taken, the result was:

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 16

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to renew the Professional Services Agreement with Application Software, Inc. d/b/a ASI Flex for administration of Health Flexible Spending Arrangements for Town employees for the second one year extension period.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Arthur Abbate

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All 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 Supervisor to extend the professional service agreement an additional one (1) year with Application Software Inc. dba ASIFlex Inc. for the administration of Health Flexible Spending Arrangements (FSAs) to Town of Islip employees. The form and content of which shall be subject to the approval of the Town Attorney.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Full-time non probationary Town of Islip employees
2. Site or location effected by resolution: N/A
3. Cost: $3.25 per month per participant ($75 monthly minimum)
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?

__X__ No, under 6 NYCRR 617.5(20) - routine or continuing agency administration and management

Signature ~~of~~ Commissioner/Department Head Sponsor: Date:

October 1, 2020

Dated: October 20, 2020
Resolution #

WHEREAS, on October 30, 2019, the Town of Islip ("the Town") entered a professional services agreement with Application Software, Inc. d/b/a ASI Flex, 201 West Broadway, Bldg. 4C, Columbia Missouri 65203, for administration of Health Flexible Spending Arrangements (FSAs) for Town employees; and

WHEREAS, the term of the agreement was for one (1) year from the date of full execution with the Town's sole option to renew for two (2) additional one-year (1-year) extension periods; and

WHEREAS, the Director of Labor Relations recommends that the Town exercise its option to renew the contract for the second one-year (1-year) extension period;

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

RESOLVED, that the Town Board hereby exercises the Town's option to renew its professional services agreement with Application Software, Inc. d/b/a ASI Flex for administration of Health Flexible Spending Arrangements (FSAs) for Town employees for the first second one-year (1-year) extension period; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the professional services agreement.

Upon a vote being taken, the result was _____.

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 17

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to consider adopting a Local Law that would authorize the Town of Islip Budget Officer to prepare and submit to the Town Board a balanced tentative budget that would require a levy in excess of the limit set forth in General Municipal Law §3-c.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Joseph Ludwig

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

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

TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

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

Public hearing is being called to discuss the possibility of piercing the tax cap for the 2021 Budget year.

SPECIFY WHERE APPLICABLE:

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

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

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

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

Signature of Commissioner/Department Head Sponsor.

Date

10/13/20

October 20, 2020
Resolution #

WHEREAS, the Town Comptroller, duly appointed Town of Islip Budget Officer by the Supervisor pursuant to §10B(E) of the Islip Town Code and §103(B) of the Town Law of the State of New York, has been authorized to prepare a tentative budget for the 2021 fiscal year and submit it to the Town Board; and

WHEREAS, pursuant to §§ 106 and 107 of the Town Law and the State of New York and § 2 of Article VII of the New York State Constitution, the tentative budget submitted to the Town Board must be balanced; and

WHEREAS, the Town Board has determined that it may be necessary for the Town of Islip to exceed the limit on the amount of real property taxes that may be levied by the Town of Islip pursuant to General Municipal Law § 3-c for fiscal year 2021; and

WHEREAS, the Town Board is required by New York State General Municipal Law § 3-c(5) to pass a Local Law that would allow the Town of Islip Budget Officer to prepare and submit a balanced tentative budget with a levy in excess of the limit set forth in New York General Municipal Law § 3-c.

NOW, THEREFORE, on motion of Councilperson _____; seconded by Councilperson _____, be it

RESOLVED, that the Town Clerk is authorized to advertise for a public hearing to consider adopting a Local Law that would authorize the Town of Islip Budget Officer to prepare and submit to the Town Board a balanced tentative budget that would require a levy in the excess of the limit set forth in General Municipal Law § 3-c.

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 apply for and accept funding from the New York State Department of Homeland Security for the elevation of one building located within the Town of Islip.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Anthony D'Amico

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

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

Town of Islip

Sponsor's Memorandum
for Town Board 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 of Islip is an eligible applicant for two FEMA funded grants through the New York State Department of Homeland Security (NYS DHSES) that would allow Mary Watts, 8 Secatogue Lane East, West Islip, NY 11795 to elevate her house and be reimbursed 75% of the eligible costs which may include engineering and surveying, demolition, disposal of demolition of debris, repair of lawn, landscaping, etc. damaged by elevation activities, deed amendments of the property displacement costs, and project management costs.

Specify Where Applicable:

1. Entity or individual benefitted by resolution:

   Mary Watts, Town of Islip Resident

2. Site or Location affected by resolution:

   8 Secatogue Lane East, West Islip, NY 11795

3. Cost:$ N/A
4. Budget Line: N/A
5. Amount and source of outside funding:

   N/A

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

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

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

Signature of Commissioner/Department Head Sponsor: Date: 10/01/2020

Town Board
October 20, 2020

WHEREAS, the New York State Department of Homeland Security and Emergency Services (NYS DHSES) announced a Hazard Mitigation Grant Program (HMGP) under DR 4472: Severe Storms and Flooding and FY2020 Flood Mitigation Assistance (FMA) which includes funding to assist qualified residents with home elevation projects; and

WHEREAS, the Town of Islip, as eligible sub applicant, has been requested to generate an application on behalf of Mary Watts, 8 Secatogue Lane East, West Islip NY 11795 , who has requested and volunteered to participate in the HMGP and FMA to have her house elevated; and

WHEREAS, the NYS DHSES, upon receipt and approval of Town's application, as eligible subapplicant, agrees to provide grant funding for the elevation of specified building located within the Town of Islip for up to 75% of the estimated cost of the project which may include engineering and surveying, demolition; disposal of demolition debris; repair of lawns, landscaping, sidewalks and driveways damaged by elevation activities; deed amendments of the property' displacement costs; and project management costs; and

WHEREAS, there are no additional costs to the Town of Islip for the elevation of specified building as the remaining 25% of eligible costs will be subsidized by Mary Watts;

WHEREAS, the Town of Islip wishes to take advantage of the aforementioned grant to assist with the ability to offset costs associated with elevation of said property repeatedly damaged during storm and flood events; and

NOW THEREFORE, on the motion of Councilperson _____, seconded by Councilperson _____, be it

RESOLVED, that the Town Board hereby authorizes the Supervisor to apply for and accept funding from the New York State Department of Homeland Security for the elevation of one building located within the Town of Islip; and be it

FURTHER RESOLVED, that the Town Board hereby authorizes the Supervisor to execute all financial and/or administrative processes related to the acquisition of said funding; and be it

FURTHER RESOLVED, that the Town Board hereby authorizes the Comptroller to make the account entries necessary to amend the budget in accordance with the terms of the application and grant.

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

Appointment of Glen Carballo as a member to the Town of Islip Ethics Board.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

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

October 20, 2020

WHEREAS, pursuant to Chapter 14, "Code of Ethics and Financial Disclosure Law" of the Islip Town Code, the Town Board is authorized to appoint members to fill an unexpired term on said Board, which term shall be at the discretion of the Town Board; and

WHEREAS, a vacancy currently exists on the Board, and

WHEREAS, the Town Board wishes to appoint Glen Carballo to fill an unexpired term on the Town of Islip Ethics Board.

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

RESOLVED, that Glen Carballo is hereby appointed to serve as a member of the Town of Islip Ethics Board.

Upon a vote being taken, the result was:

GLEN CARBALLO

[redacted]

Vice President | Private Banking

National Achiever providing Private Banking and Financial services for world class organizations. Rank within top 2% among peers. Leader in developing client portfolios building financial strength.

Key Strengths:
• Private Equity • Portfolio Management • Banking Solutions • Loans • Commercial and Residential Lending

Professional Experience

BANK OZK, New York, NY [redacted]
(Rated "Best Bank" by Money and Forbes. Innovative personal and business banking services for 100+ years).

Vice President/Banker Associate-Family Offices Division
Sole Account Manager of banking and lending services representing High Net Worth Individuals, Private Equity Firms and National Hedge Funds.

- **Gathered $10M+ in new deposits while building a robust pipeline of business.**
- **Customize and create platforms** collaboratively with Senior Leadership.
- **Built first portfolio of deposits and lending solutions** customized and tailored to client's needs.

Citibank, New York, NY [redacted]
(Trusted client partner providing financial services for 200+ years enabling growth and economic progress).

Citigold Relationship Manager/Private Banker
Managed affluent client accounts leveraging world class banking, lending and investment services.

- **Increased deposit intake by 150% within few short months** of start of role.
- Anticipated complex financial client needs and structured solutions utilizing full scope of services.

J.P. MORGAN CHASE, Hauppauge, NY [redacted]
(Largest financial institution for over 100+ years offering exclusive benefits and personal investment guidance).

Assistant Vice President, Private Client Business Banking- [redacted]
Managed branch employees and maintained cash compliance. Engaged with high-net-worth clientele providing customized financial services; investment, portfolio management and trust/estate planning.

- **Perennial National Achiever ranked top 2% of Bankers within 2014 & 2015**
- **Leader in cultivating client relationships** and growing loan, investment and deposit balance portfolios.
- **Streamlined loan process through in-depth analysis of client profit/loss statements.**

Prior role: Business Banker | [redacted]

Education

Master of Business Administration, Corporate Finance | Dowling College | Oakdale, NY

Bachelor of Business Administration | Hofstra University | Hempstead, NY

Organizational Memberships/Awards

National Achiever- J.P. Morgan Chase | **Hispanic Heritage Award**- Town of Islip | 2014
Member- Hauppauge Industrial Association | Islip Chamber of Commerce | National Eagle Scout Association

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 20

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to enter into a Lease Agreement with Golden Flashes Real Estate LLC. for the use of a public parking facility in Sayville.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All 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: Resolution authorizes the Supervisor to enter into a Lease Agreement with Golden Flashes Real Estate LLC, as Lessor, for certain real property located between Candee Avenue and Gillette Avenue, Sayville, New York, designated as SCTM#: 500-382.00-09.00-p/o 002.000 for use as a public parking facility, and to execute any and all documents necessary to effectuate the lease agreement, subject to the approval of the Town Attorney.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefited by resolution: Town of Islip
2. Site or location affected by resolution: Real Property located between Candee Avenue and Gillette Avenue, Sayville, New York (SCTM# 500-382.00-09.00-p/o 002.000)
3. Cost: $3,150.00
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.

_x___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:

October 20, 2020
Resolution#:

WHEREAS, Golden Flashes Real Estate LLC owns certain real property located between Candee Avenue and Gillette Avenue, Sayville, New York, designated on the Suffolk County Tax Map as SCTM#: 500-382.00-09.00-p/o 002.000 (the "Premises"); and

WHEREAS, the Town of Islip has leased the Premises from Golden Flashes Real Estate LLC for use as a public parking facility since 1968; and

WHEREAS, the most recent lease agreement expired; and

WHEREAS, the Town of Islip wishes to continue to maintain the present Town of Islip public parking facility located between Candee Avenue and Gillette Avenue in Sayville, and Golden Flashes Real Estate LLC has agreed to enter into a new lease agreement with the Town of Islip for an annual fee of $3,150.00 over a term of two years, said term commencing as of January 1, 2020 and expiring December 31, 2021

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

RESOLVED, that the Supervisor, or her designee, is hereby authorized to enter into a Lease Agreement, and any other documentation necessary to effectuate such agreement, with Golden Flashes Real Estate, LLC, for the use of the aforementioned Premises for a term of two years, commencing as of January 1, 2020 and terminating December 31, 2021 at an annual rent of $3,150.00; and be it

FURTHER RESOLVED, that the Town of Islip Comptroller is hereby authorized to make any and all budgetary adjustments necessary to effectuate said agreement.

Upon a vote being taken the result was:

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 21

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute any and all documents required to implement the modification/amendment to the 2020-2024 Consolidated Strategy and Plan Submission for Housing and Community Development Programs, 2020-1st Annual Action Plan.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

James Bowers

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

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

SPONSOR'S MEMORANDUM FROM COMMUNITY DEVELOPMENT AGENCY TO TOWN OF ISLIP

1. Date:	**October 5, 2020**
2. Sponsoring Department:	**Community Development Agency**
3. Co-Sponsor:	**None**
4. Proposed Meeting Date:	**October 20, 2020**
5. Resolution Type:	**Agency**
6. Description:	**Resolution to accept modification / amendment to the 2020-2024 Consolidated Strategy and Plan for Housing and and Community Development Programs, and; 2020 - 1st Annual Action Plan to include CDBG-CV3.**
7. Budget Line:	**N/A**
8. Budget Line Description:	**N/A**
9. Fiscal Impact:	**N/A**
10. Funding Sources:	**N/A**
11. Agency/Person/Group Benefiting:	**Town of Islip**
12. Control Number:	**Assigned by Town System**
13. Status:	**Pending**
14. Approval by CDA Executive Director:	
15. Approval by CDA General Counsel:	

WHEREAS, the purpose of the modification / amendment to the 2020 ~ 2024 Consolidated Strategy and Plan Submission for Housing and Community Development Programs, and 2020 - 1st Annual Action Plan is to enable the Town of Islip to include Round 3 funding being made available through the 2020 CARES Act; and

WHEREAS, the Board of Directors and staff of the Town of Islip Community Development Agency, will be holding a virtual public hearing on the 20th day of October, 2020, ; and

WHEREAS, the public hearing is being held specifically to request input and comments regarding the preparation of the modification / amendment to the 2020 ~ 2024 Consolidated Strategy and Plan Submission for Housing and Community Development Programs, and 2020 - 1st Annual Action Plan; and

WHEREAS, the goal of the modification / amendment to the 2020~2024 Consolidated Strategy and Plan Submission for Housing and Community Development Programs, and 2020 - 1st Annual Action Plan are to include Round 3 of supplemental funding being made available through the 2020 CARES Act specific to COVID-19 relief initiatives; and

WHEREAS, the 2020~2024 Consolidated Strategy and Plan Submission for Housing and Community Development Programs, and 2020 - 1st Annual Action Plan CARES Act modification / amendment now includes the following supplemental program and budget for FY 2020, as implemented by the Town of Islip Community Development Agency: Community Development Block Grant-CV3 (CDBG-CV3 - CARES Act) $2,718,256; and

WHEREAS, the Town of Islip Community Development Agency has been directed by the Town to administer such funds for eligible program projects, initiatives and related services;

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

RESOLVED, that the Islip Town Board accept the modification / amendment to the 2020 ~ 2024 Consolidated Strategy and Plan Submission for Housing and Community Development Programs, and 2020 - 1st Annual Action Plan; and be it further

RESOLVED, that the proposed budget for the program and strategy implemented by the Town of Islip Community Development Agency be accepted; and be it further

RESOLVED, that the Supervisor or her designee be authorized to execute any and all documents required to implement the modification / amendment to the 2020 ~ 2024 Consolidated Strategy and Plan Submission for Housing and Community Development Programs, 2020 - 1st Annual Action Plan

Upon a vote being taken, the result was:

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 22

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a First Renewal to the Airline Use and Lease Agreement with Frontier Airlines.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Shelley LaRose Arken

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

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

TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

PURPOSE: To authorize the Supervisor, on behalf of the Town of Islip, to execute all documents necessary, subject to the approval of the Town Attorney, to execute a First Renewal to the Airline Use and Lease Agreement between the Town of Islip and Frontier Airlines, Inc. at Long Island MacArthur Airport.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip

2. Site or location effected by resolution: Long Island MacArthur Airport

3. Cost: N/A

4. Budget Line: 1770.02; 1772.02; 1778.02; 1782.02; 1783.02; 1790.02

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 14 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. Unlisted Action Review had already been conducted and a negative determination was reached.

Signature of Commissioner/Department Head Sponsor. Date: 10/05/2020

October 20, 2020
Resolution No.

RESOLUTION AUTHORIZING the Supervisor to execute a First Renewal to the Airline Use and Lease Agreement with Frontier Airlines, Inc. for airline services at Long Island MacArthur Airport.

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

WHEREAS, 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, Pursuant to a resolution adopted on June 20, 2017, Town and Airline entered into an Airline Use and Lease Agreement dated July 31, 2017 (the "Prior Agreement") which was subsequently extended for one option year by Addendum Number One to the Prior Agreement dated September 4, 2018 pursuant to which, Airline utilized the Airport to carry out its business of air transportation; and

WHEREAS, upon expiration of the Prior Agreement, the Town of Islip Department of Aviation and Transportation recommended entering into a new Airline Use and Lease Agreement with Airline for a period of one (1) year with a renewal option for an additional four (4) one (1) year options with fees that are consistent and set by the Airport's Signatory Rates with annual rent increases for rates and charges (the "Agreement"); and

WHEREAS, on August 20, 2019, the Town adopted a resolution to hold a public hearing on September 24, 2019 to hear comments of all persons wishing to be heard concerning the Agreement; and

WHEREAS, the Town entered into the Agreement with Airline on December 26, 2019; and

WHEREAS, pursuant to the Agreement, the Town desires to exercise its first renewal option for a period of one (1) year ("First Renewal"); and

WHEREAS, all other provisions contained in the Agreement are and shall remain in effect;

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

RESOLVED, that the Supervisor is hereby authorized and directed to execute a First Renewal to the Airline Use and Lease Agreement with Frontier Airlines, Inc. for airlines services at Long Island MacArthur Airport, in a form to be approved by the Town Attorney, on behalf of the Town of Islip.

UPON a vote being taken, the result was:

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 23

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to declare Town owned property located at Denver Avenue in Bay Shore as surplus land and execute an Agreement of Sale and transfer title to Suffolk Transportation Services, Inc.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All 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: Resolution authorizes the Supervisor to declare the 30,000± square feet of Town owned property identified as part of SCTM#:500-317.00-02.00-027.000 surplus property, execute an Agreement of Sale for SCTM#:0500-343.00-01.00-065.00 and 078.000 and part of SCTM#:500-317.00-02.00-027.000 with and transfer title to Suffolk Transportation Services, Inc. in exchange for a total purchase price of $142,500.00 and to execute any and all documents necessary to effectuate the conveyance of the Subject Lots, subject to the approval of the Town Attorney.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefited by resolution: Town of Islip
2. Site or location affected by resolution: Real Property located on Denver Avenue, identified as part of SCTM# 500-317.00-02.00-027.000.
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 I, Sub. A, Number _____of Town of Islip 617 Check List, an Environmental review is required.

__x__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:

Date: October 20, 2020
Resolution No.

WHEREAS, a Request for Proposals ("RFP") was advertised by the Town of Islip entitled "Various Non-Residential Town Owned Properties" to encourage development of multiple vacant parcels throughout the Town of Islip that are no longer needed for a municipal purpose; and

WHEREAS, the RFP was opened on June 6, 2019 and there were responses for each parcel; and

WHEREAS, there was a single responses to the property located at Denver Avenue (north and south of Livingston Street, (all paper roads)) Bay Shore, New York identified on the Suffolk County Tax Map as SCTM#: 0500-343.00-01.00-065.00 and 078.000 ("Premises") at the time of opening, which has been reviewed by a Committee of representatives from various departments and the Committee recommended that the Town declare the Premises surplus, approve the sale to Suffolk Transportation Services, Inc. and authorize the Supervisor to enter into an Agreement of Sale to sell and transfer title to the Premises to Suffolk Transportation Services, Inc. in exchange for $60,000.00

WHEREAS, Seller, by resolution of the Town Board duly adopted at a meeting of the Town Board on September 24, 2019, at which a quorum was present and voting throughout, determined that the Premises, was excess property and that it was in the best interests of Seller to enter into an agreement of sale with Purchaser for the Premises; and

WHEREAS, subsequent to the adoption of the Town Board Resolution on September 24, 2019, Suffolk Transportation expressed an interest in purchasing an additional 30,000± square feet of Town owned property contiguous on the north side of Suffolk Transportation's existing location on Moffitt Blvd., said additional 30,000 ±square feet identified as part of SCTM#: 500-317.00-02.00-027.000 to utilize as additional parking in connection with its existing facility, subject to all applicable Town, State and Federal laws, codes, rules and regulations, in exchange for an additional $82,500.00.

NOW, THEREFORE, on a motion of

seconded by be it

RESOLVED, that the Supervisor is hereby authorized to declare the 30,000± square feet of Town owned property identified as part of SCTM#:500-317.00-02.00-027.000 surplus property, execute an Agreement of Sale for SCTM#:0500-343.00-01.00-065.00 and 078.000 and part of SCTM#:500-317.00-02.00-027.000 with and transfer title to Suffolk Transportation Services, Inc. in exchange for a total purchase price of $142,500.00 and execute any and all documentation necessary to effectuate this resolution; and

Upon a vote being taken, the result was:

SUBJECT TO PERMISSIVE REFERENDUM

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 24

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Town Board approval to execute temporary easements submitted by various property owners residing on Shore Drive in Oakdale in connection with the Reconstruction and Raising of Road Improvement Project.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Christopher Poelker

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

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

TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All 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 consider the adoption of a resolution accepting temporary working easements from Catherine A. Mantle Kemp, Giuseppe Mannino, Robert & Ellen Capolino, Karen Lee, William & Grace Davison, Richard & Elizabeth Sullivan, Kathleen Scarpinella, William Schretzmeyer, Friends of Pickman-Remmer Wetlands, Inc., Kathryn, Mary & Michael Vrtodusic and Rose Martin & Anthony Tufaro, owners of property along Shore Drive, Oakdale in connection with the reconstruction and raising of road Improvement Project as authorized by the NYS Governor's Office of Storm Recovery pursuant to the Uniform Recovery Act and authorizing Supervisor to execute on behalf of the Town of Islip.

SPECIFY WHERE APPLICABLE:

1. **Entity or individual benefitted by resolution: Oakdale residents**
2. **Site or location effected by resolution: Shore Drive, Oakdale area**
3. **Cost: None**
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.**

__X__ **No under Section II, Sub. C, Number 15 of Town of Islip 617 Check List, no environmental review is required. Unlisted Action Review had already been conducted and a negative determination was reached.**

Christopher Foelker

Signature of Commissioner/Department Head Sponsor. Date 9/28/20

October 20, 2020
No.

WHEREAS, the Town of Islip is engaged in a project for the reconstruction of part of Shore Drive, in Oakdale, Town of Islip under the Uniform Recovery Act (URA); and

WHEREAS, in furtherance of the requirements as part of said Act, as relayed by the NYS Governor's Office of Storm Recovery (funding source) and the NYS Dormitory Authority (Subrecipient), the Town of Islip is required to obtain temporary work easements from the owners of real property situated along Shore Drive that will be affected by the described reconstruction and regrading of the road;

WHEREAS, the involved property owners have executed and submitted the required easements to the Town for no consideration which have mutual obligations by both the property owners and the Town of Islip during the period of reconstruction and regrading of Shore Drive

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

RESOLVED, that the Supervisor be and she hereby is authorized to execute the temporary easements submitted by the following property owners:

Catherine A. Mantle Kemp, 357 Shore Drive, Oakdale, NY, SCTM 0500-402-2-001.007
Giuseppe Mannino, 376 Shore Drive, Oakdale, NY SCTM 0500-402-1-022.001
Robert & Ellen Capolino, 384 Shore Drive, Oakdale, NY SCTM 0500-402-1-023.001
Karen Lee, 394 Shore Drive, Oakdale, NY SCTM 0500-402-1-016.001
William & Grace Davison, 402 Shore Drive, Oakdale, NY SCTM 0500-402-1-017.000
Richard & Elizabeth Sullivan, 408 Shore Drive, Oakdale, NY SCTM 0500-402-1-018.000
Jason Montalvo, 409 Shore Drive, Oakdale, NY SCTM 0500-2-001.006
Kathleen Scarpinella, 412 Shore Drive, Oakdale, NY SCTM 0500-402-1-019.000
William Schretzmeyer, 428 Shore Drive, Oakdale, NY SCTM 0500-402-4-004.001
Friends of Pickman-Remmer Wetlands Inc., 434 & 438 Shore Drive, Oakdale, NY SCTM 0500-402-4-005.000 & 006.000
Kathryn , Mary & Michael Vrtodusic, 442 Shore Drive, Oakdale, NY SCTM 0500-402-4-007.000
Rose Martin & Anthony Tufaro, 448 Shore Drive, Oakdale, NY SCTM 0500-402-4-008.000
Friends of Pickman-Remmer Wetlands Inc., 454 Shore Drive, Oakdale, NY SCTM 0500-402-4-009.000

Upon a vote being taken, the result was:

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 25

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute a capital project agreement with the NYSDOT to receive Multi-Modal #4 Program funding for Brown's River dredging and bulk heading in Brown's River to prevent boating accidents and flood damage.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

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

PURPOSE: The resolution authorizes the Supervisor to accept funding of $500,000.00 in Multi-Modal #4 funds for Brown's River dredging and bulk heading to prevent boating accidents/flood damage

SPECIFY WHERE APPLICABLE:

Entity or individual benefitted by resolution:	Town of Islip Residents
Site or location effected by resolution:	Brown's River Marina West, Sayville, NY, and Brown's River Marina East, Bayport, NY
Cost:	$500,000.00
Budget Line:	
Amount and source of outside funding:	$500,000.00 Multi-Modal #4, NYS DOT

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

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

Signature of Commissioner/Department Head Sponsor:

Date: 10/6/2020

October 20, 2020
Resolution #

WHEARAS, the New York State Department of Transportation ("NYSDOT") has notified the Town of Islip ("the Town") that it has been approved to receive Multi-Modal #4 Program funding in the amount of $500,000, for reimbursement of eligible project costs associated with dredging and bulk heading in Brown's River to prevent boating accidents and flood damage, NYSDOT P.I.N. 0761.56 ("the Project"); and

WHEREAS, in order to receive such funding for the Project, the Town is required to execute a capital project agreement with the NYSDOT, as well as certifications, reimbursement requests, and other associated documents for reimbursement of eligible Project costs; and

WHEREAS, the Town is desirous of and progressing the Project and receiving Multi-Modal #4 Program funding for reimbursement of eligible Project costs;

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

RESOLVED, that the Supervisor is hereby authorized to execute a capital project agreement with the NYSDOT to receive Multi-Modal #4 funding for the Project, and any necessary documentation attendant thereto, including certifications and reimbursement requests for State Aid on behalf of the Town in connection with the advancement or approval of the Project, the form and content of which shall be subject to the approval of the Town Attorney; and be it further

RESOLVED, that the Supervisor is hereby authorized to execute any required permit applications with the United States Army Corps of Engineers, the New York State Department of State, the New York State Department of Environmental Control, or another authority having jurisdiction, in order to advance the project; and be it further

RESOLVED, that the Comptroller is hereby authorized to make the accounting entries necessary to amend the budget in accordance with the terms of the capital project agreement and this resolution.

Upon a vote being taken, the result was:

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Browns River East, Bayport & Browns River West, Sayville - Dredging and Dredge Spoils Staging Area Management

Project Location (describe, and attach a location map):

Browns River Road 2, Bayport, NY 11705 & River Road, Sayville, NY 11782

Brief Description of Proposed Action:

The Town of Islip is seeking a ten-year maintenance dredge permit for their marinas in Browns River East in Bayport, NY and Browns River West in Sayville, NY to allow for the continued use of the marinas for recreational boat use. The Town proposes maintenance of the existing staging area to allow for continued space for future dredge events and installation of a bulkhead to minimize future shoaling caused by turbidity generated by heavy boat traffic.

Name of Applicant or Sponsor:	Telephone: 631-224-5600
Thomas Owens, Commissioner, Town of Islip DPW	E-Mail: TOwens@islipny.gov

Address:

401 Main Street

City/PO:	State:	Zip Code:
Islip	New York	11751

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: USACE & NYSDEC (Permit Application #1-4728-03572/00001)	☐	☑

3. a. Total acreage of the site of the proposed action? 12.86 acres
   b. Total acreage to be physically disturbed? 6.85 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.12 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☑ Forest ☐ Agriculture ☑ Aquatic ☐ Other(Specify):
   ☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: N/A	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: N/A	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☑
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: Dredging Browns River East and West boat slips, approximately 1.46 acres in total.		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☑ Early mid-successional

☑ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☑
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☑
If Yes, explain the purpose and size of the impoundment: Temporary staging within a bermed area adjacent to river for dewatering of dredge material, approximately 12,782 CY of dredge spoils will be staged		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Thomas Owens Date: 7/8/2020

Signature: Title: Commissioner, Town of Islip DPW

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

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

Please refer to the attached statement.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

TOWN OF ISLIP Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	P.W. Grosser Consulting Inc. Signature of Preparer (if different from Responsible Officer)

PRINT FORM

PWGC
CLIENT DRIVEN SOLUTIONS

Short Environmental Assessment Form

Part 3 – Determination of Significance

The following response addresses Part 3 Determination of Significance of the Short Environmental Assessment Form (SEAF).

The Browns River project area is located within a half mile radius of Critical Environmental Areas (CEAs), as identified on the New York State Department of Environmental Conservation (NYSDEC) Environmental Resource Mapper (ERM). The proposed action includes dredging of approximately 1.46 acres of Browns River which includes routine dredging of the existing Town of Islip boat slips to maintain safe and navigable waterways for recreational and commercial boats and staging of dredge spoils in an existing earthen staging area (dike). The proposed action does not include dredging of the navigational channel or mouth of Browns River. Part 1 Project Information of the SEAF submitted with the NYSDEC Tidal Wetland Permit Application is included as **Attachment 1**. Based on the proposed action scope, and implementation of best management practices (BMPs) as detailed below, no significant adverse environmental impacts are proposed to these CEAs.

CEA #1 – Rare Plants and Rare Animals

The northern extent of the Browns River project area falls within the half mile radius of a designated CEA for Rare Plants and Rare Animals. This CEA is a generalized location of animals and plants that are rare in New York State, including but not limited to those listed as Endangered and Threatened. Based on a further search of the NYSDEC New York Nature Explorer Biodiversity Database, there is a potential for three rare plants listed as endangered to be encountered within the project area. These rare plants include Collins' Sedge (Carex collinsii), Orange Milkwort (Polygala lutea), and Yellow Flatsedge (Cyperus flavescens) (**Attachment 2**). However not listed on the NYSDEC ERM, the Great South Bay is also known for abundant recreational fishing.

BMPs will be implemented during the proposed action to ensure that all activities performed are protective of rare plants listed in this CEA. BMPs will include installation of engineering controls including installation of a silt fence and a high visibility orange fence along the toe of the slope of the earthen staging area to delineate the project area from the CEA. The high visibility orange fence will be staked in along the silt fence to ensure visibility of this CEA to heavy machinery. BMPs will be implemented during maintenance of the existing earthen berm to reshape away from the CEA area. Furthermore, the proposed action is considered routine and dredging is proposed to occur between October 1 and January 31 to avoid potential adverse environmental

impact to fish spawning seasons. Based on implementation of BMPs, the proposed action will not result in a significant adverse environmental impact to this CEA.

CEA #2 - Significant Natural Communities

The Browns River project area falls within the half mile radius of a designated CEA for Significant Natural Communities. Natural communities located within a half mile radius includes a Marine Eelgrass Meadow located west and east of the project area within the Great South Bay.

BMPs will be implemented during the proposed action to ensure that all activities performed are protective of this CEA. BMPs will include installation of engineering controls including installation of a silt (turbidity) curtain around the proposed dredge area and a sediment baffle on the return water flow pipe from the dredge spoils staging area. Based on the project area relative to this CEA and implementation of BMPs, the proposed action will not result in a significant adverse environmental impact to this CEA.

CEA #3 - State Regulated Freshwater and Tidal Wetland

The Browns River project area falls within both Tidal and Freshwater Wetland areas. The earthen staging area is located adjacent to a Freshwater Wetland area. The NYSDEC Tidal Wetland Permit was applied for and will take precedent over the freshwater wetland permit.

BMPs will be implemented during the proposed action to ensure that all activities performed are protective of tidal and freshwater wetlands in this CEA. BMPs will include installation of engineering controls including installation of a silt fence and a high visibility orange fence along the tow of the slope of the earthen staging area to delineate the project area from the Freshwater Wetland boundary. The high visibility orange fence will be staked in along the silt fence to ensure visibility of this CEA to heavy machinery. BMPs will be implemented during maintenance of the existing earthen berm to reshape away from the CEA area.

PWGC
CLIENT DRIVEN SOLUTIONS

ATTACHMENT 1

P.W. GROSSER CONSULTING, INC.
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.
PHONE: 631.589.6353 FAX: 631.589.8705
PWGROSSER.COM
630 JOHNSON AVENUE, STE 7
BOHEMIA, NY 11716
LONG ISLAND • MANHATTAN • SARATOGA SPRINGS • SYRACUSE • SEATTLE • SHELTON

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 26

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to execute any and all documents required to apply for and accept grant funding from Suffolk County's Jumpstart Suffolk Program for improvements to be made in connection with the Bay Shore Bayway Corridor Project.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Thomas Owens

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

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

TOWN of ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All items for Town Board action must be accompanied be 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.

The resolution authorizes the Supervisor to execute any and all documents required to apply for and accept grant funding from Suffolk County's Jumpstart Suffolk Program for improvements to be made in connection with the Bay Shore Bayway Corridor Project, including but not limited to an intermunicipal agreement and any required easement/lease documents, the form and content of which shall be subject to review and approval of the Town Attorney.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution:	Residents, merchants, and visitors of Bay Shore
2. Site or location effected by resolution:	Bay Shore
3. Cost:	None
4. Budget Line:	To be determined by the Comptroller
5. Amount and source of outside funding:	$500,000.00

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

_X_ Type 2 action under 6 NYCRR, Section 617.5(c)(1), (2), and (5). SEQR review complete.

Signature of Commissioner/Department Head Sponsor: **Date:** 10/7/2020

October 20, 2020
Resolution #

WHEREAS, through the Jumpstart Suffolk Program, the County of Suffolk ("the County") has established a capital project for the purpose of funding economic development projects to encourage, foster, and enhance the planning, development, and/or new construction of regionally significant, vibrant mixed-use transit-oriented development in and around downtowns, light industrial and commercial area adjacent to downtowns, or transit; and

WHEREAS, by Resolution Number 914-2019, the County Legislature awarded funds for various projects throughout Suffolk County, including proposed improvements to be made in connection with the Town of Islip's Bay Shore Bayway Corridor Project, whereby enhancements were made to pedestrian and bicycle infrastructure connecting downtown Bay Shore to the Bay Shore waterfront; and

WHEREAS, in order to provide financing for the Project, the County requires a resolution from the Town Board of the Town of Islip ("Town"), which authorizes the Supervisor to execute grant-related agreements, easements, lease documents, etc. and adopts a SEQRA determination for the proposed work; and

WHEREAS, the Town Board believes that it is in the best interests of the residents and merchants of the Town and Bay Shore to apply for and accept funding from the Jumpstart Suffolk Program for improvements to be made in connection with the Bay Shore Bayway Corridor Project; and

WHEREAS, the Town Department of Public Works has determined that the project is a Type II Action under NYCRR Part 617.5(c)(1), (2), (5), since it involves maintenance, repair, replacement, rehabilitation, and reconstruction of a structure or facility, in kind, on the same site and repaving of an existing roadway, and there are no significant environmental impacts anticipated;

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

RESOLVED, that the Town Board of the Town of Islip hereby authorizes the Supervisor to execute any and all documents required to apply for and accept grant funding from the County's Jumpstart Suffolk Program for improvements to be made in connection with the Bay Shore Bayway Corridor Project, including but not limited to an intermunicipal agreement and any required easement/lease documents, the form and content of which shall be subject to review and approval of the Town Attorney; and be it further

RESOLVED, that the Town Board of the Town of Islip hereby determines that the project is a Type II action under 6 NYCRR 617.5(c)(1), (2), (5) since it involves maintenance, repair, replacement, rehabilitation, and reconstruction of a structure or facility, in kind, on the same site and repaving of an existing roadway, and there are no significant environmental impacts anticipated; and be it further

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

Upon a vote being taken, the result was:

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 27

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Town Clerk to advertise for a Public Hearing to consider amending Islip Town Code Chapter 21, entitled "Solid Waste".

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

John R. DiCioccio, Esq.

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

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

Town of Islip

Sponsor's Memorandum
for Town Board 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 Town Clerk to advertise for a Public Hearing to consider enacting Local Law No. _____ of 2020 amending Local Law No.2-1993 Chapter 21: Solid Waste of the Islip Town Code.

Specify Where Applicable:

1. Entity or individual benefitted by resolution:
   Townwide

2. Site or Location affected by resolution:
   Townwide

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:

October 20, 2020
Resolution # 27

WHEREAS, the Department of Environmental Control has reviewed Chapter 21 of the Islip Town Code to ensure compliance with the Solid Waste Management Plan of the Town of Islip and the laws of New York State; and

WHEREAS, the Commissioner of Environmental Control has recommended modifications to Chapter 21 to ensure the health, safety and welfare of the people within the Town of Islip; and

WHEREAS, the Town Board will hold a public hearing to consider amending Local Law No. 2-1993 Chapter 21: Solid Waste of the Islip Town Code; and

NOW, THEREFORE, on a motion of Councilperson _____,

seconded by Councilperson _____, be it

RESOLVED, that the Town Clerk is hereby authorized to advertise for a public hearing to consider enacting Local Law No. ____ of 2020 amending Local Law No. 2-1993 Chapter 21: Solid Waste of the Islip Town Code as follows:

SEE ATTACHED
Additions are indicated by UNDERLINING
DELETIONS are indicated by STRIKEOUTS

Upon a vote being taken, the result was:

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Chapter 21
Solid Waste

[HISTORY: Adopted by the Town Board of the Town of Islip 9-1-1993 by L.L. No. 2-1993. Amendments noted where applicable.]

GENERAL REFERENCES

Junkyards — See Ch. **29**.

~~Issuance of licenses and permits — See Ch. **31**.~~

Littering — See Ch. **32**.

Water quality — See Ch. **66**.

§ 21-1 **Legislative intent.**

The purpose of this chapter is to safeguard the health, safety and welfare of the people of the Town of Islip through the regulation of solid waste and recyclables collection and disposal pursuant to the power granted the Town of Islip under Chapter 632 of the Laws of 1982, as amended, and consistent with the Solid Waste Management Plan of the Town of Islip and the laws of the State of New York. Nothing herein is intended or should be construed to modify or amend any terms or conditions of any contracts for solid waste and recyclables services to which the Town of Islip is a party in effect on the effective date of this chapter.

§ 21-2 **Definitions.**

As used in this chapter, the following words are intended to include and be defined as follows:

ACCOUNT AND REGISTRATION FEE SCHEDULE

A listing for the fees for Solid Waste and Recyclables Disposal Accounts and Landscaping registrations issued under this Chapter as determined by the Commissioner.

ASH RESIDUE

All of the solid residue and any entrained liquids resulting from the combustion of solid waste or solid waste in combination with fossil fuel at a solid waste incinerator, including bottom ash, boiler ash, fly ash or the solid residue of any air pollution control device used at a solid waste incinerator.

BULK WASTE

An item of solid waste larger than two by two by four feet or heavier than 50 pounds.

COMMERCIAL SERVICE CUSTOMER

Any person, resident, property owner, managing agent, contractor, business or otherwise form of representative of a parcel that obtains commercial collection services.

COMMISSIONER

The Commissioner of the Department of Environmental Control for the Town of Islip, or authorized personnel. For purposes of this definition, said personnel shall include officers or employees of the Islip

Resource Recovery Agency.

CONSTRUCTION AND DEMOLITION DEBRIS

Any solid waste material defined under 6 NYCRR 360-1.2(6), (22) and (33), except as said material may be restricted or conditioned for acceptance at a Town of Islip disposal facility.

CONTAINER

Any box, can, drum, compactor or other receptacle provided by persons licensed to provide solid waste and recyclables services to nonresidences, multiple residences and other privately owned property in the Town of Islip and used for the storage of solid waste or recyclables pending collection.

DISPOSAL FACILITY

Any solid waste or recyclables management facility or site operated by private individual(s), and entity, or by or on behalf of the Town of Islip or the Islip Resource Recovery Agency, including facilities located outside of the Town of Islip and designated as such by the Commissioner.

DISPOSAL FEE SCHEDULE

A listing of the fees charged to receive and dispose of solid waste and/or recyclables at a disposal facility, which fee may be modified from time to time by the Board of Directors of the Islip Resource Recovery Agency.

HAZARDOUS SUBSTANCE

Has the same meaning as set forth in 6 NYCRR Part 371, as the same may be amended from time to time.

ISLIP RESOURCE RECOVERY AGENCY

That public authority created pursuant to Chapter 632 of the Laws of 1982, as amended, the members of which consist of the Town Board of the Town of Islip.

MECHANIZED CONTAINER

A container used for the storage of solid waste or recyclables on the premises of a generator which is equipped with any mechanical device to compact the solid waste or recyclables stored therein.

MULTIPLE RESIDENCE

Any building or parcel of land not receiving solid waste services through any Town of Islip Special Garbage and Refuse District and containing four or more rental units, including but not limited to mobile homes and cooperative apartment units, or condominium units occupied as residential dwellings.

NONRESIDENCE

Any building or parcel of land not used as a residence or a multiple residence as defined in this section.

PERMIT FEE SCHEDULE

A listing for the fees in connection with permits issued for Solid Waste and Recyclables Collection Services, Transfer Stations, and Donation drop-off bins, and/or other permits issued by the Town Clerk under this Chapter. The amount of said fees shall be determined by the Town Clerk.

PERSON

Any individual, partnership, association, firm, corporation or any and all combinations of individuals acting in concert.

RECYCLABLES

Those components of the waste stream generated within the Town of Islip which are capable of being recycled or reused in place of virgin materials and for which economic markets exist. Said components shall be determined pursuant to this chapter, but shall include newspaper, corrugated cardboard, ferrous metals, glass, plastics, aluminum and yard waste, unless otherwise determined by the Commissioner.

REFUSE

Components of the waste stream generated by an individual or entity that include unwanted or unusable materials which are discarded after primary use or are worthless, defective, and/or no longer of use to the said individual or entity.

REGULATED MEDICAL WASTE

All material so defined under 6 NYCRR 219.1 and relevant sections of the Public Health Law of the State of New York.

RESIDENCE

A building or parcel of land having three or fewer dwelling units, located within and serviced through a Special Garbage and Refuse District of the Town of Islip.

RESIDENT

A person residing in or owning a residence.

SOLID WASTE

Materials or substances discharged or rejected as being spent, useless, worthless or unwanted by the owner at the time of such discard or rejection, except sewage and other highly diluted water-carried materials or substances and those in gaseous form. Such wastes shall include but are not limited to refuse, sludge, rubbish, ashes, incinerator residue, street cleanings, dead animals, offal, abandoned vehicles, tires, agricultural waste, industrial waste, commercial waste and construction and demolition debris.

SOLID WASTE AND RECYCLABLES DISPOSAL ACCOUNT

The payment account registration of any person who delivers commercial solid waste and recyclables to a disposal facility.

SOLID WASTE AND RECYCLABLES COLLECTION SERVICES

The business of handling, removal, storage or disposal of solid waste and recyclables, including but not limited to placing or removing containers for solid waste on or from sites within the Town not owned by the person placing or removing the containers and transporting solid waste from or to any location within the Town.

SOURCE SEPARATION

Dividing solid waste into some or all of its component parts at the point of generation or at disposal facility, including the separation of recyclables from each other or the separation of recyclables from

other solid waste.

SPECIAL GARBAGE AND REFUSE DISTRICT

Any district established to provide municipal waste collection services for household waste from residences with three or fewer dwelling units.

TOWN

The Town of Islip.

TOWN BOARD

The Town Board of the Town of Islip or the Board of Directors of the Islip Resource Recovery Agency, unless otherwise stated herein.

TOWN CLERK

The Town Clerk of the Town of Islip.

TRANSFER STATION/RECYCLING CENTER

Any combination of structures, machinery and facilities used for the off-loading of solid waste and recyclables from collection vehicles, the recovery of recyclables from said solid waste and recyclables and the reloading of nonrecyclable solid waste into vehicles for disposal.

YARD WASTE

Leaves, grass clippings, garden debris, shrubs, branches and similar agricultural waste material as designated by the Commissioner.

§ 21-3 **Determination of recyclable solid waste.**

For purposes of General Municipal Law § 120-aa, the determination of whether any component of the solid waste stream generated within the Town of Islip is capable of being reused or recycled and is a component for which economic markets exist, as that term is defined in General Municipal Law § 120-aa, shall be made by the Commissioner after notice and the opportunity for a public hearing, unless any such component is so determined by action of the State of New York. As of the effective date of this section, such components shall be deemed to be newspapers, corrugated cardboard, ferrous metal, aluminum beverage containers, plastic beverage containers, glass, textiles and electronic waste, pending any subsequent determination by the Commissioner. Nothing herein shall be deemed to prohibit the recycling or reuse of any material or substance in any market which may appear from time to time absent action by the Commissioner or the State of New York.

§ 21-4 **Provisions for residences in Special Garbage and Refuse District; penalties for offenses.**

A. It shall be the responsibility of all residents of the Town of Islip to separate and place out for collection all recyclable components of solid waste generated at their residences.

B. The Commissioner shall have the authority to designate the recyclable components of the residential waste stream and to further designate the day or days upon which said recyclables and/or any other component of the residential waste stream shall be placed out for collection by the Town of Islip or its designated agents.

C. Ownership of recyclables set out for collection at residences shall thereupon vest in the Town. It shall be unlawful for a person to collect, remove or dispose of recyclables which are the property of the Town

without first having obtained the license required by this chapter. Persons who collect or remove recyclables which belong to the Town shall deliver and dispose of the same at such location as the Commissioner shall designate for that purpose.

D. Unauthorized Household Waste Disposal.

(1) It shall be unlawful for any resident to place out for collection with solid waste any recyclables designated by the Commissioner for separate collection.

(2) It shall be unlawful for any resident to place grass clippings, hazardous materials, and/or medical waste out for collection by the Town of Islip or its designated contractors at any time.

(3) It shall be unlawful for any owner, occupant and/or any other person or entity in control or possession of a residence to transport to or otherwise allow for the placement of waste generated at a location other than that of said residence for storage, collection or any other purpose.

(4) It shall be unlawful for any person delivering waste to a disposal facility operated by or on behalf of the Town of Islip or the Islip Resource Recovery Agency to represent himself or herself as a Special Garbage and Refuse District residence owner or occupant when the waste generated is from a location other than said residence.

(5) Refuse generated at residences in the Special Garbage and Refuse District that are rental properties and not owner occupied are subject to all disposal fees at a Disposal facility operated by or on behalf of the Town of Islip or the Islip Resource Recovery Agency.

(6) It shall be unlawful for any person or entity to obstruct a Special Garbage and Refuse District service vehicle and/or individual from the duty of collection or inspection by physical presence of their person or personal property.

E. Refuse receptacles. **[Added 6-10-2008 by L.L. No. 5-2008]**

(1) Any person receiving residential solid waste collection services shall provide suitable standard metal or plastic garbage receptacles for deposit of garbage and household solid waste. Said receptacles shall be watertight, kept covered with a cover and maintained in a sanitary condition by periodic cleaning. Said pails, when full, shall weigh no more than 50 pounds, unless otherwise provided by a Special Refuse and Garbage District carter.

(2) When household garbage is wet or contains animal carcasses or other putrescible material, said garbage shall be bagged in a manner that prevents insects, vector or any other public health and safety hazards. Said bags shall weigh no more than 30 pounds.

(3) Garbage receptacles are to be placed at the curb no earlier than 4:00 p.m. on the day before collection and shall be removed from the collection point to a location to the rear of the front line of the main dwelling no later than 10:00am the day after the day of collection.

(4) All household waste and receptacles set out for collection at a residence shall be placed to the paved roadway in one location along the property line of the residence generating said waste, extending no

further than four feet into the roadway and no closer than four feet from any adjacent parcel. Household waste shall be placed in an area without overhead obstruction and no closer than three feet to any vehicles or other personal property.

F. Penalties. Any violation of this section shall be considered a violation of law and shall be punishable as follows:

(1) A fine of no less than $100 and no more than $750 or by a term of imprisonment not to exceed 15 days, or both with the exception of section 21-4(D)(6).

(2) A violation of section 21-4(D)(6) shall be considered a violation of the law and punishable by a fine no less than $250 and no greater than $1,000 may be subject to the cost of alternate collection for any residences which the service vehicle was unable to collect, or by a term of imprisonment not to exceed 15 days, or both.

§ 21-5 **Provisions for Commercial Solid Waste and Recyclables Disposal; penalties for offenses.**

A. It shall be unlawful for any person owning, occupying, managing or in possession of any parcel in the Town of Islip to obtain collection of solid waste and recyclables by any person not licensed to provide solid waste services pursuant to this chapter.

B. It shall be unlawful for any person to place solid waste and/or recyclables into a container provided for collection by, or for the use of, another person without the express written consent of the person providing said container.

C. It shall be unlawful for any person to dispose of waste generated at nonresidences in Town of Islip waste or recycling containers placed on the public streets or other locations, except those expressly designated for such waste.

D. It shall be unlawful for a commercial services customer to allow for the placement of a container upon public roads, Town-owned property, right-of-ways, and sidewalks, or in any way outside the confines of the parcel originating the refuse unless prior approval has been granted in writing by the Town of Islip.

E. It shall be unlawful for a commercial services customer to allow for the placement of a container less than four feet from a public road unless prior approval has been granted in writing by the Town of Islip, or less than 4 feet from a neighboring parcel, unless prior approval has been granted in writing by the adjacent owner.

F. It shall be unlawful for commercial service customer to allow for a container to be filled beyond the upper brim of said container.

G. It shall be the responsibility of all commercial service customers to maintain a minimum of six feet surrounding their container or container enclosure should one exist, free of all debris, spills and litter. This shall not supersede the need for owners of a parcel to maintain their properties free of litter and debris as set forth in this Chapter and the Town Code.

H. It shall be unlawful for any person to place solid waste and recyclables into a container provided for

collection by, or for the use of, another person without the express written consent of the person providing said container.

I. It shall be unlawful for any person to dispose of waste and recyclables generated at nonresidences in the Town of Islip Special Garbage and Refuse District waste stream.

J. It shall be unlawful for any person to dispose of solid waste and recyclables from a residence, nonresidences or multiple residence in waste and recycling receptacles and containers placed by the Town of Islip on public streets or other location(s).

K. Penalties. A violation of this section shall be considered a violation of the law and punishable by a fine no less than $250 and no greater than $1,000, or by a term of imprisonment not to exceed 15 days, or both. Nothing herein shall relieve said person or entity from removing said container, solid waste and recyclables, and restoring the property to its former condition, nor shall this section in any way restrict the Town from otherwise acting to remedy the violation pursuant to law; the offender shall be liable to the Town for the cost of collection, removal, storage and disposal.§ 21-6 **Recyclables generated at nonresidences, multiple residences and commercial properties.**

A. It shall be the responsibility of all persons owning or in possession of any nonresidence, multiple residence or commercial property to provide for the separation of the solid waste generated at said nonresidence into recyclable components as defined in § **21-3** hereof.

B. (Reserved)

§ 21-7 **Disposal.**

A. **Solid Waste and Recyclables Disposal Account**

(1) An account application shall be made in writing, on the form prescribed, submitted to the Town's Department of Environmental Control and accompanied by an application fee set by the Account and Registration Fee Schedule, and surety bond or certified check.

(2) A Solid Waste and Recyclables Disposal Account shall be valid for one calendar year. Applications issued mid-year shall only be valid until the end of the calendar year.

(3) Upon issuance of an account, the account holder will be provided with a plaque or decals that shall be securely affixed to the disposal vehicle and conspicuously displayed in a location visible to disposal facility staff.

(4) Default in payment of disposal fees may be subject to interest. Nothing herein shall relieve payment of said disposal fees.B. It shall be unlawful for any person to collect, remove or transport any commercial solid waste and recyclables generated within the Town of Islip for disposal, processing, sorting, storage or any other purpose to any location other than a permitted disposal facility, except by condition of a permit issued pursuant to this chapter or with the approval of the Commissioner pursuant to § **21-10** hereof.

C. The Commissioner shall have the authority to designate a disposal facility for all waste generated within the Town of Islip and for the use of all persons licensed to provide solid waste services pursuant to this chapter.

D. It shall be unlawful for any person to place a hazardous substance out for collection with solid waste or recyclables in the Town of Islip or to collect, transport or dispose of hazardous substances in the Town

of Islip without a license or permit to do so from the State of New York or other appropriate authority.

E. It shall be unlawful for any person to place regulated medical waste out for collection with solid waste or recyclables in the Town of Islip or to collect, transport or dispose of regulated medical waste within the Town of Islip without a license or permit to do so from the State of New York or other appropriate authority.

F. Any violation of this section shall be considered a Class A misdemeanor and shall be punishable by a term of imprisonment up to one year or a fine of no less than $500 and no more than $5,000, or both, and any such violations shall be subject to additional penalties as set forth in § **21-15 and § 21-17** of this chapter. Any person, individual, partnership, association, firm, corporation or any and all combinations of individuals acting in concert found to be in violation of this section may be subject to additional penalties in accordance with the laws of the State of New York. **[Amended 8-31-1994]**

G. (Reserved)

§ 21-8 **Dumping prohibited.**
[Amended 8-31-1994]

A. Notwithstanding any other provision of the Islip Town Code, it shall be unlawful for any person to create, maintain, suffer or allow the accumulation of a quantity of solid waste or recyclables in excess of one cubic yard upon any parcel, street, lot, park, public place, open space or other area, whether publicly or privately owned, unless said area is licensed for that purpose under this chapter or otherwise subject to a lawful contract for removal and disposal by a person licensed by this chapter.

B. It shall be unlawful for any person or entity in control or possession of hazardous wastes, medical waste, liquid wastes and/or solvents, as defined in 6 NYCRR Part 371, ignitable wastes, as defined in 40 CFR 261.21, or pesticides, as defined in 40 CFR 261.32 and 261.33, to dispose upon any street, lot, park, public place or open space, whether publicly or privately owned, including but not limited to storm drains, sumps, natural or man-made ponds, cisterns, wells, streams, waterways, or in a waste container not intended for such purpose, any of the substances described in this subsection.

C. Any person found to be in violation of this section shall be guilty of a Class A misdemeanor and shall be subject to a fine of not less than $1,000 and not more than $10,000 or to one year's imprisonment, or both, and may be subject to the conditions of **§21-15 and §21-17**. Nothing herein shall relieve said person or the record owner of the property upon which the waste is deposited from removing said waste and restoring the property to its former condition, nor shall this section in any way restrict the Town Board from otherwise acting to remedy the violation and/or location pursuant to law; the offender shall be liable to the Town for the cost of collection, removal, storage, and disposal.

§ 21-9 **Solid Waste and Recyclables Collection services.**

A. No person shall engage in the business of collecting solid waste and recyclables or otherwise render solid waste and recyclables services to anyone without a permit as hereinafter provided. Any person found to be in violation of this subsection shall be guilty of a Class A misdemeanor and shall be subject to a fine of not less than $1,000 and no more than $10,000 or one year's imprisonment, or both. Nothing herein shall relieve said person or entity from removing said container in service, and solid waste and recyclables, nor shall this section in any way restrict the Town from otherwise acting to remedy the violation pursuant to law; the offender shall be liable to the Town for the cost of collection, removal,

storage and disposal. **[Amended 8-31-1994]**

B. Contents of application.

(1) A permit application shall be made, in writing, on the form prescribed, and submitted to the Town's Department of Environmental Control and accompanied by an application fee separate from the fees of the first vehicle, each additional vehicle and each container used in service. The fee shall be set forth by the permit fee schedule. A permit issued under this Chapter shall be valid for one calendar year. Incomplete permit applications, and permit applications personally delivered or postmarked after January 15 are subject to a non-refundable late fee set by the permit fee schedule which shall be submitted separately from permit application fees. **[Amended 8-31-1994; 8-17-2010 by L.L. No. 7-2010]**

(2) Names to be included.

(a) The application shall contain the name of the applicant or, if a partnership or corporation, the names of all partners, officers, directors and all persons holding 5% or more of a financial interest in said partnership or corporation. If the applicant is a corporation which is wholly or partially owned by another corporation, the parent corporation shall be identified, together with the names of the officers and directors of the parent corporation.

(b) The application shall contain the name of any individual applicant, partnership, officer, director or any person holding 5% or more financial interest in said business or corporation, who has been convicted of any crime or committed an act for which a civil sanction or penalty was imposed or is under indictment for any crime. **[Added 8-31-1994]**

(c) The application shall contain the name of any solid waste and recyclables businesses that the applicant and persons holding financial interest in the applicant's company has done business as or held ownership in during the last five years.

(d) The application shall contain the name of any individual applicant, partnership, officer, director or any person holding 5% or more financial interest in said business or corporation that is a Town employee or said person's relation to a Town of Islip employee(s).

(3) A permit application shall be accompanied by a current Suffolk County Department of Health Services solid waste permit applicable to any and all vehicles submitted.

(4) The applicant shall also provide the Town with a statement sworn to by the applicant, if an individual, or a partner or an officer of the applicant corporation, as the case may be, containing the following information:

(a) A complete list of all nonresidences and multiple residences serviced by the applicant at the time of application, including the name, address and telephone number of each such customer.

(b) A complete list of all containers provided by the applicant to nonresidences and multiple residences in the Town of Islip, which list shall include the location, quantity, capacity, type of container, number of units and frequency of collection of each such container at the time of application.

(c) A complete list of all nonresidences and multiple residences serviced by the applicant at which the collection of source-separated recyclables is performed in a manner or at a time other than that employed to collect solid waste and recyclables at the time of application, as well as the total yard collected annually, and total tonnage collected annually.

(5) The information required pursuant to this subsection shall be regarded by the Town as trade secrets which, if disclosed, could cause substantial injury to the competitive position of the person submitting the information.

(6) A permit application shall be accompanied by a notarized affidavit affirming responsibility of all disposal fees incurred by its operations and a notarized affidavit affirming compliance with Chapter §21.

(7) A permit application shall be accompanied by additional documentation as required by the Town.

(8) Modifications to Subsection B must be submitted to the Town of Islip within 30 days of any change. A failure to notify the Town within 30 days shall be a violation of law and subject to a penalty of no less than $100 and no more than $500, imprisonment up to 15 days, or both.

C. Vehicles used in service must be permitted. All vehicles for which fees are paid pursuant to Subsection **B(1)** above shall, upon issuance of a permit, be provided with Town of Islip plaques and/or decals indicating that the vehicle is permitted. These plaques and/or decals shall be securely fastened and conspicuously displayed on the driver's side of the vehicle at all times. In addition, all vehicles shall conspicuously display, in letters at least six inches high, the name and telephone number of the permit holder. It shall be unlawful for any person other than the permit holder to utilize such a vehicle for the provision of said waste services, without the express permission of the Commissioner, unless ownership or possession of the vehicle is lawfully transferred to such other person and a new permit issued. Any person found to be in violation of this subsection shall be guilty of a Class A misdemeanor and shall be subject to a fine of not less than $250 and no more than $1,000 or one year's imprisonment, or both and any such violations shall be subject to additional penalties as set forth in §21-15 and §21-17 of this Chapter. **[Added 8-31-1994]**

D. Containers used in service must be permitted. All containers for which fees are paid pursuant to Subsection B(1) above shall, upon issuance of a permit, be provided with a Town of Islip decal indicating that the container is permitted. A container decal shall be securely affixed and conspicuously displayed nearest to the top right corner of the container exterior wall facing where a vehicle makes connection. Any person found to be in violation of this subsection shall be guilty of a Class A misdemeanor and shall be subject to a fine of not less than $250 and no more than $1,000 or one year's imprisonment, or both and any such violations shall be subject to additional penalties as set forth in §21-15 and §21-17 of this Chapter.

§ 21-10 **Obligations of permit holders; exceptions.**

A. The issuance of a solid waste services permit shall obligate the holder to deliver all solid waste collected within the Town of Islip, excluding recyclables separated by commodity type and collected separately at the place of generation, to Town disposal facilities.

B. The Commissioner may release a permit holder from all or part of the obligation contained in Subsection **A** above under the following circumstances:

(1) Upon approval by the Commissioner of a recycling plan submitted by the permit holder, pursuant to which recyclables commingled with solid waste collected at nonresidences or multiple residences are to be extracted for sale or reuse and the residue delivered to Town disposal facilities. **[Amended 8-31-1994]**

(a) Any such plan shall contain, at a minimum, the following elements:

[1] The name, location, container size and collection schedule of all customer stops to be included in the plan.

[2] An estimate, supported by adequate documentation or other evidence, of the aggregate weight of the total solid waste to be collected under the plan on a monthly basis, seasonally adjusted.

[3] An estimate, supported by adequate documentation, including identification of markets or buyers, of the types and aggregate quantities of recyclables to be extracted from the solid waste collected under the plan on a monthly basis, seasonally adjusted.

[4] Identification of the facility or description of the method to be employed to extract the recyclables from the solid waste collected under the plan.

[5] Financial security, in a form acceptable to the Commissioner, ensuring the payment of the Town of Islip tipping fees to be incurred by the delivery of the solid waste residue after extraction of recyclables pursuant to the approved plan, which security shall be drawn upon in the event that said residue is not delivered to Town disposal facilities.

(b) A plan approved pursuant to this subsection shall be subject to amendment, including temporary modifications in the estimated amounts of solid waste, recyclables or residues to be collected or delivered, for good cause shown and upon prior notice to the Commissioner.

(c) Persons holding solid waste and recyclables services permits from the Town on the effective date of this chapter shall not be relieved of the obligation to deliver solid waste or recyclables collected to Town of Islip disposal facilities as a condition of said permit under the prior code.

(2) Upon a determination by the Commissioner that Islip disposal facilities are for any reason not available to receive all or part of the solid waste or recyclables collected by permit holders within the Town of Islip a permit holder shall be released from the obligations of this section for the duration of such unavailability.

C. **Penalties**. Any violation of this section shall be considered a violation of the law and punishable by a fine no less than $1,000 and up to $5,000 or a term of imprisonment up to fifteen days, or both, and may be subject to the conditions of **§21-15 and §21-17**.

§ 21-11 **Hours of collection.**

A. It shall be unlawful for any commercial service provider to collect solid waste and recyclables prior to 5:00am and not later than 8:00pm on Monday through Saturday; and no earlier than 6:00am and no later than 5:00pm on Sundays and the federal holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

(1) A violation of this section shall be considered a violation of law and shall be punishable by a fine no less than $500 and no more than $2,000 or up to fifteen days imprisonment, or both , and may be subject to the conditions of §21-15.

§ 21-12 **Transfer station/recycling center.**

A. It shall be unlawful for any person performing solid waste services in the Town of Islip to deliver solid waste generated in the Town of Islip to a transfer station/recycling center except pursuant to a recycling plan submitted and approved pursuant to § **21-10B** hereof.

B. It shall be unlawful for any person to operate a transfer station/recycling center within the Town of Islip unless said transfer station/recycling center is licensed pursuant to this chapter.

C. Penalties. A person found to be in violation of this section shall be guilty of a Class A misdemeanor and subject to a fine of not less than $1,000 and no more than $10,000 or no more than one year imprisonment, or both, and may be subject to the conditions of **§21-15 and §21-17**. Nothing herein shall relieve said person or entity from removing the solid waste and recyclables from the property, and restoring the property to its former condition, nor shall this section in any way restrict the Town from otherwise acting to remedy the violation pursuant to law; the offender shall be liable to the Town for the cost of collection, removal, storage, and disposal.

§ 21-13 **Transfer station/recycling center permit.**

A. A permit application shall be made, in writing, on the form prescribed by the Town's Department of Environmental Control and accompanied by a permit fee and separate application fee as set forth by the permit fee schedule. Incomplete permit applications, and permit applications personally delivered or postmarked after January 15 are subject to a non-refundable late fee set by the permit fee schedule which shall be submitted separately from permit application fees. A permit to operate issued by any other regulatory agency does not grant allowance to operate without a permit issued by the Town. A permit issued pursuant to this section shall be valid for one calendar year and shall be renewable annually after submission of the required fee and application materials. **[Amended 8-31-1994]**

B. The application shall contain the information required in § **21-9B(2)** above. Modifications to the permit's holder's application and Site Plan requirement must be submitted to the Town of Islip within 30 days of any change. A failure to notify the Town within 30 days shall be a violation of law and subject to a penalty of no less than $100 and no more than $500, imprisonment up to 15 days, or both. **[Amended 8-31-1994]**

C. No permit shall be granted unless the applicant can produce a valid transfer station operating permit issued by the New York State Department of Environmental Conservation for the proposed site and further demonstrate that the proposed transfer station/recycling center is consistent with the Town's Solid Waste Management Plan.

D. The grant of a permit shall bind the applicant to provide the Town of Islip with the following information on a quarterly basis:

(1) Gross tons of mixed solid waste and recyclables received.

(2) Gross tons of recyclables removed from solid waste delivered.

(3) Net tons of nonrecyclable solid waste reloaded onto vehicles for disposal.

(4) Total container capacity of all nonresidential stops and multiple-residence stops serviced by collection vehicles delivering mixed solid waste and recyclables to the facility.

(5) Location and container capacity of all nonresidential and multiple-residence stops located within the Town of Islip serviced by all collection vehicles delivering mixed solid waste and recyclables to the facility.

(6) A violation of this subsection shall be a violation of law and subject to a fine no less than $50 and no more than $250, or imprisonment of up to 15 days, or both. Nothing herein shall relieve said person or entity from submitting the requirements of this subsection.

E. The issuance of a transfer station permit shall obligate the holder to comply with the following:

(1) All loading/unloading, sorting, baling, processing, crushing and similar intensive activity associated with the facility, shall be contained inside a completely enclosed building.

(2) Outdoor use of the property shall be restricted to the storage of empty containers.

(3) On-street parking of vehicles, containers or any other equipment or materials, solid waste and recyclables in any way connected with the facility shall be restricted to the parcel permitted as a transfer station facility.

(4) All transport, sorting, baling, processing, crushing and similar intensive activity associated with the transfer station/recycling center facility shall be restricted to 5:00am through 8:00pm

(5) All requirements set forth in Site Plan listed in section 21-13(I).

(6) A violation of this section shall be considered a violation of law and shall be punishable by a fine of no less than $500 and no more than $10,000, or fifteen days imprisonment, or both, and may be subject to the conditions of §21-15 and §21-17. Nothing herein shall relieve said person or entity from removing the solid waste and recyclables from the property, and restoring the property to its former condition, nor shall this section in any way restrict the Town from otherwise acting to remedy the violation pursuant to law; the offender shall be liable to the Town for the cost of collection, removal, storage and disposal.

F. (Reserved)

G. (Reserved)

H. (Reserved)

I. Prior to the issuance of a permit for a transfer station/recycling center, an application shall be reviewed and approved by the Planning Division of the Town of Islip. Approval will be based on the following criteria and requirements:

(1) Submission of a site plan to the Planning Division. The plan shall include the precise location of all buildings, structures, employee and truck parking, loading, unloading and traffic areas, internal

circulation, container storage areas, storage areas for recycling and any other information deemed pertinent to an adequate review of the proposal. All requirements for the submission and issuance of building permits and change of use permits shall be met.

(2) A minimum lot area of two acres and the right to require a greater lot area. Such requirement will be based on the scale of operation as measured by the size of the buildings proposed for the site, the volume of solid waste handled on a daily basis and the requirements for vehicle parking and movement or a finding that the operation cannot be adequately screened from adjoining property.

(3) A minimum distance of 200 feet from property zoned for residential use.

(4) Submission of a route plan to indicate that traffic generated by the facility will have a minimal impact on residential streets.

(5) Provision of adequate lanes for vehicles entering the facility.

(6) All sorting, baling, processing, crushing and similar intensive activity associated with the facility, including the storage of all containers containing recyclable and any other materials, shall be contained inside a completely enclosed building.

(7) Outdoor use of the property shall be restricted to the parking and maneuvering of vehicles and the storage of empty containers.

(8) The storage of said containers shall be restricted to locations specifically identified on the site plan. This equipment shall be located and screened in such a manner so as to not be visible from the street or from adjoining properties.

(9) On-street parking of vehicles, containers or any other equipment or materials in any way connected with the facility shall be prohibited.

(10) Where feasible, truck loading and unloading areas shall not face the street.

(11) A minimum of 20 feet of landscaping, including street trees in accordance with the Land Development Regulations of the Town of Islip, shall be planted and maintained along all street frontages.

(12) An eight-foot-high chain link fence with stockade attached shall be installed and maintained directly behind said landscaped areas.

(13) The maximum height of the facility shall not exceed 30 feet.

(14) Protective barriers around those portions of the building vulnerable to damage from vehicle movements shall be provided. J. Application for variances from the requirements governing minimum lot area and minimum distances from residences shall be made to the Zoning Board.

K. Grant and acceptance of this permit shall constitute consent to allow inspection of the premises by the Town of Islip for the purpose of ensuring compliance with this section. Inspection shall be during hours of operation.

L. Nothing in this section shall exempt an applicant or facility from compliance with zoning or other requirements of the Islip Town Code.

§ 21-14 **Additional solid waste and recyclables collection requirements.**

A. A person who provides solid waste and recyclables services to a nonresidence or multiple residence customer shall:

(1) Provide the customer with a container for solid waste and/or recyclables sufficient for the customer's needs. All such containers shall be conspicuously labeled with the name and telephone number of the person providing solid waste services and the volume of the container, expressed in cubic yards. **[Amended 8-31-1994]**

(2) Within one week of a request by the customer, provide solid waste services to any nonresidence or multiple residence within 1/2 mile of any other such customer to whom the person provides solid waste services or arrange for another person to provide such services or provide such services after being ordered to provide such services by the Commissioner.

(3) Specify on each bill to a customer the collection provider's name, telephone number, the rate charged per unit of solid waste removed and the rates charged per unit of recyclables serviced.

(4) Remove any solid waste container provided by him within 14 days after solid waste services are terminated.

(5) Not allow any person other than the permit holder to utilize such a container for the provision of said waste services, without the express permission of the Commissioner, unless ownership or possession of the container is lawfully transferred to such other person and a new permit issued.

(6) Not allow for the placement of a container upon public roads, Town-owned property, rights-of-ways, and sidewalks, or in any way outside the confines of the parcel originating the refuse unless prior approval has been granted in writing by the Town of Islip.

(7) Not allow for the placement of a container less than four feet from a public road unless prior approval has been granted in writing by the Town of Islip.

B. Notwithstanding any other provisions of this section to the contrary, the Commissioner shall have the authority to direct the person providing solid waste services to immediately remove, or, in the alternative, to direct Town personnel to immediately remove, any waste in a container remaining uncollected for a period of seven days or more or any waste which by its nature or condition presents an immediate nuisance or threat to the public health. In the event that the Town removes said waste, the person providing the container shall be liable to the Town for the cost of collection and disposal. **[Added 8-31-1994]**

C. **Penalties.** A violation of this section shall be considered a violation of law and shall be punishable by a fine of no less than $250 and no more than $1,000, or no more than fifteen days imprisonment, or both, and may be subject to the conditions of **§21-15 and §21-17**. Nothing herein shall relieve a person or entity from removing a container and restoring the property to its former condition, nor shall this section in any way restrict the Town from otherwise acting to remedy the violation pursuant to law; the offender shall be liable to the Town for the cost of collection, removal, storage and disposal.

§ 21-15 **Denial, suspension and revocation of permits; penalties for offenses.**

A. Notwithstanding any other provision of this chapter, the Town Clerk, pursuant to Chapter **50B** of the Town Code, or the Town Board may refuse to issue or may suspend or revoke a permit issued to any person if such permittee or applicant or any person having a financial interest therein is convicted of a crime or is otherwise determined to be undesirable or incapable of properly rendering solid waste services.

B. The issuance of a solid waste services permit under this chapter shall obligate the holder to the payment of a civil penalty and/or the suspension or revocation of the permit granted hereunder if, after notice and hearing and by a preponderance of the evidence, the holder is found to have violated the conditions of the permit as set forth in this chapter. Civil penalties shall be imposed for violations of this chapter pursuant to the following schedule:

(1) For a first violation the penalty shall be $2,500.

(2) For a second violation within three years, the penalty shall be $5,000.

(3) For a third or subsequent violation within any three-year period, the penalty shall be $10,000.

(4) A third or subsequent violation within any three-year period shall, in addition, subject the permit of the violator to suspension or revocation by the Town Board.

C. Any suspension of a permit pursuant to this chapter shall be for a definite period of up to one year, which period shall be deemed to extend into the term of the next renewed permit if the term of suspension is longer than the period remaining under the instant permit. Any suspension ordered pursuant to this chapter may be accompanied by such terms and conditions imposed by the Town Board which may provide reasonable assurance that the permit holder does not engage, directly or indirectly, in the provision of solid waste services in the Town during the term of suspension. Violation of the terms and conditions of any suspension shall be grounds for revocation of the permit.

D. Any revocation of a permit pursuant to this chapter shall preclude the former permit holder as an individual and, if a partnership, its partners and, if a corporation, its officers, directors and shareholders holding over 5% of the stock of said corporation at the time of revocation from engaging in the business of providing solid waste services in the Town of Islip for a minimum period of five years. Any such former permit holder may apply for a new permit after the expiration of said five-year period; provided, however, that all such applications shall be approved or denied by majority vote of the Town Board. The Town Board, in considering such an application, may, in its discretion, and in addition to any other relevant information, consider such mitigating or aggravating factors as the nature of the incident or incidents giving rise to the revocation, the relative culpability of the applicant in said incident and the past history of the applicant in Islip or other licensing jurisdictions. Nothing in this section is intended or shall be construed as creating a right to the reinstatement of any permit after the expiration of five years or any other period of time.

§ 21-16 **Administrative hearings.**

A. Hearings conducted pursuant to this chapter shall be had upon at least 10 days' written notice to the permit holder setting forth the specific nature and circumstances of the alleged violation of the conditions of permit.

B. The burden of proof in establishing a violation shall be upon the Town.

C. Hearings shall be held before a hearing officer appointed by the Commissioner. The hearing officer shall be the Commissioner, Deputy Commissioner or executive officer of a department of the Town, other than the Department of Environmental Control. The hearing officer shall have the power to set the time and place of the hearing, grant recesses and adjournments, rule upon motions and requests, rule upon the admissibility of evidence and make findings of fact.

D. The permit holder may be represented by counsel.

E. Witnesses shall be sworn and subject to cross-examination. A stenographic record of the proceedings shall be kept.

F. Evidence submitted shall be relevant and may include evidence as to the history and character of the permit holder if a suspension or revocation of the permit is potentially at issue. Hearsay evidence shall be admissible, but shall be accorded such weight as the hearing officer deems appropriate, consistent with its reliability.

G. Findings of fact shall be made by the hearing officer, in writing, upon a preponderance of the evidence.

H. Upon a finding that a violation is proved, the Commissioner shall impose the monetary civil penalty which shall be applicable.

I. If, as a result of a finding of violation, the permit of the violator is subject to suspension or revocation, the Commissioner, in addition to imposing the appropriate monetary civil penalty, shall forward the findings of fact and the record of the hearing to the Town Board. The Town Board may determine to take no further action and so notify the permit holder. In the alternative, upon at least 10 days' written notice to the permit holder and the public, but not later than 90 days after the close of the administrative hearing, the Town Board may convene a public hearing solely to determine whether, on the basis of the violation found, the past history and performance of the permit holder and such other evidence as the Board may receive at the public hearing, the permit should be suspended or revoked. A public hearing commenced for this purpose may be adjourned for such reasonable periods as the Board deems necessary to receive and evaluate the evidence. Within 30 days of the close of the public hearing, the Board shall determine whether the permit shall be suspended or revoked and, if suspended, the period of suspension or whether no further action shall be taken.

J. In the event of any denial of an application for a permit or any denial or disapproval of a recycling plan proposed hereunder or upon the finding of a violation and the imposition of any administrative penalty after hearing pursuant to this chapter, the applicant or holder of the permit against whom such action is taken may appeal the determination of the Commissioner or the Town Clerk to the Town Board of the Town of Islip by filing with the Town Clerk a written request for the review of said determination within 30 days of the date of said determination. All such requests for review shall be in writing and shall contain a full and complete statement of the reasons for reversal or modification of said determination, including any supporting documentation. The Town Attorney, on behalf of the Commissioner or the Town Clerk, shall have the opportunity to reply to the request for review. The Town Board shall render its decision to uphold, reverse or modify the determination at issue within a reasonable time thereafter. The decision of the Town Board shall be in writing and shall be final.

K. No penalty imposed by any determination hereunder shall be effective until 30 days after said determination, unless a request for review is filed, in which case said penalty shall not be effective until the Town Board renders its decision.

§ 21-17 **Seizure of evidence.**

A. By a vehicle's entry into a disposal facility, the owner and operator of that vehicle shall be deemed to consent to the searches and seizures hereinafter provided.

B. Any vehicle which enters a disposal facility may be searched and its contents examined by Town employees to determine compliance with the rules and regulations of that facility governing delivery of materials to that facility.

C. Any police officer shall have the power to seize without a warrant, for conservation, health, safety or evidentiary purposes, any material he has cause to believe is a hazardous substance or regulated medical waste collected or transported through the Town in violation of the applicable provisions of this chapter. Any material seized under this subsection and determined to be a hazardous substance or regulated medical waste shall be disposed of as deemed appropriate by the Commissioner, and any costs associated with such disposal shall be assessed against the person or persons in possession of said materials.

D. Any police officer shall have the power to seize without a warrant, for conservation, health, safety or evidentiary purposes, any vehicle he has cause to believe has been or is being knowingly used to unlawfully dump, store, transport or dispose of any solid waste, including hazardous substances, regulated medical waste, tires or other materials. A seized vehicle may be forfeited as hereinafter provided.

E. The seized vehicle shall be delivered by the police officer having made the seizure to the custody of the Town Attorney, together with a report of all the facts and circumstances of the seizure, as soon as practical under the circumstances.

F. It shall be the duty of the Town Attorney to inquire into the facts of the seizure so reported to him and, if it appears probable that a forfeiture should be incurred for the determination of which the institution of proceedings in the Supreme Court is necessary to cause the proper proceedings to be commenced, at any time within 30 days from the date of seizure, to declare such forfeiture, unless, upon inquiry and examination, the Town Attorney decides that such proceedings cannot probably be sustained or that the ends of public justice do not require that they should be instituted or prosecuted, in which case the Town Attorney shall cause such seized property to be returned to the owner thereof. The Town Attorney shall make his determination as to whether or not it appears probable that a forfeiture has been incurred within one business day after the delivery of the vehicle to his custody.

G. Notice of the institution of the forfeiture proceeding shall be served either personally on the owner of the seized vehicle or by registered mail to the owner's last known address and by publication of the notice once a week for two successive weeks in a newspaper published or circulated in the Town.

H. Forfeiture shall not occur where the owner establishes, by a preponderance of the evidence, that the use of such seized vehicle in violation of this chapter was not intentional on the part of the owner or that said seized vehicle was used in violation of this chapter by any person other than an owner thereof while

such seized vehicle was unlawfully in the possession of a person who acquired possession thereof in violation of the criminal laws of the United States or any state.

I. The Town Attorney, having custody of the seized vehicle after such judicial determination of forfeiture, shall, at his discretion, either retain such seized property for the official use of the Town or, by a public notice of at least five days, sell such forfeited property at public sale. The net proceeds of such sale, after deduction of lawful expenses incurred, shall be paid into the general fund of the Town.

J. Whenever any person interested in any property which is seized and declared forfeited under the provisions of this section files with a Justice of the Supreme Court a petition for the recovery of such forfeited property, the Justice of the Supreme Court may restore said forfeited property upon such terms and conditions as he deems reasonable and just, if the petitioner establishes either of the affirmative defenses set forth in Subsection **H** of this section and that the petitioner was without personal or actual knowledge of the forfeiture proceedings. If the petition is filed after the sale of the forfeited property, any judgment in favor of the petitioner shall be limited to the net proceeds of such sale after deduction of the lawful expenses and costs incurred by the Town Attorney.

K. No suit or action under this section for wrongful seizure shall be instituted unless such suit or action is commenced within two years after the time when the property was seized.

§ 21-18 **Donation drop-off bins.**
[Added 9-9-2008 by L.L. No. 9-2008; amended 12-16-2008 by L.L. No. 14-2008; 10-13-2010 by L.L. No. 11-2010]

A. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

CHARITABLE NOT-FOR-PROFIT
Any organization formed pursuant to NYS N-PCL § 102(5).

DONATION DROP-OFF BIN (BIN)
A closed container, metal or otherwise, having an opening through which new or used clothing or household goods only can be deposited and stored until pickup by the registrant, also known as the "owner."

NON-CHARITABLE NOT-FOR-PROFIT AND FOR-PROFIT
Any organization other than one formed pursuant to NYS N-PCL § 102(5).

ORGANIZATION
An individual, business, partnership, association, firm, company or corporation of any kind.

OWNER
The organization or person having legal title to the bin. Said legal title shall be established by a bill of sale, a chattel mortgage, a titled document or any other documentation evidencing ownership.

REGISTRANT
Any organization or person that registers a donation drop-off bin with the Town's Department of Environmental Control pursuant to the provisions of this chapter.

B. Permit required; dates of issuance and expiration.

(1) Permit required for placement, emptying and removal. It shall be unlawful for any person, except the Town of Islip or other municipal agency to maintain, place, empty or remove or cause to be maintained, placed, emptied or removed a donation drop-off bin without having first obtained a permit issued by the Islip Department of Environmental Control.

(2) It shall be unlawful for any owner or managing agent of a parcel to allow for the placement of a donation drop-off bin on said parcel by any person not permitted in accordance with this Chapter.

(3) (Reserved)

(4) A permit issued under this chapter shall be valid for one calendar year. Permits issued mid-year shall be valid until the end of the calendar year. Upon issuance of a permit, the permit holder will be provided with a decal assigned to each donation drop-off bin used in service. Said permit can be renewed for successive one-year periods upon application to the Islip Town's Department of Environmental Control and upon payment of any applicable fees.

C. Application for permit; contents: fees.

(1) The person wishing to obtain a drop-off bin permit shall complete a registration application in such form as to be acceptable to the Islip Town's Department of Environmental Control. Such application shall include but not be limited to:

(a) The name, address and telephone number of the person, applying for the permit;

(b) The proposed location/address and description of the location/address where the bin is to be placed, together with the estimated duration of occupancy and quantity of bins to placed at the proposed location.

(c) The name, telephone number and contract or written consent of the owner or managing agent of the proposed location allowing placement of the donation drop-off bin(s). Said consent will be accepted only on letterhead of the location owner or managing agent and must be notarized prior to submission;

(d) The name, address, and telephone number of the person who will be placing the bin; and a description of other distinguishing marking painted on the drop-off bin(s) including photograph of consistent bin style, appearance, markings and paintings.

(e) Information as to the manner and schedule for which the bin is to be emptied or removed, a permit holder shall make collections proportionate to the volume of donations in order to avoid overflow; and

(f) The destination of the clothing or other items to be removed from the bin.

(g) Restrictions:

[1] No person or organization can apply for more than fifteen (15) locations for donation drop-off bins.

[2] Property owned by the Town is not eligible for donation drop-off bin placement.

[3] Vacant and abandoned properties are not eligible for donation drop-off bin placement.

[4] A property is limited to the placement of a donation drop-off bin by one permit holder. Applications requesting the same property location will be approved in order or receipt by the Town.

[5] The quantity of donation drop-off bins placed on a parcel is limited as follows: a property less than one acre shall be limited to the placement of two donation drop-off bins; properties less than five acres will be limited to the placement of four donation drop-off bins. Properties exceeding five acres are limited to the placement of six donation drop-off bins.

(2) Permitting fees:

(a) Not-for-profits: A permit application fee set forth by the permit fee schedule shall be charged in advance for each one-year period the bin is in place at the permitted locations. Said permitting fee shall cover the fees for all bins placed by the not-for-profit. At the time of payment of said fee, proof that the registrant is a recognized § 501(c)(3) charitable organization must be submitted to the Islip Town's Department of Environmental Control in at least two of the following formats:

[1] Proof of a New York State Charities Registration identification number or letter of good standing from the state or federal government oversight agency;

[2] Certificate of incorporation indicating a charitable purpose. Together with a tax identification number;

[3] A letter addressed to the Islip Department of Environmental Control on the not-for-profit's letterhead and signed by an authorized signatory stating that at least 25% of the revenue obtained from the donation drop-pff bin is donated back to the not-for-profit.

[4] New York State Charities Registration identification number.

(b) For-profit businesses: A permit application fee set forth by the permit fee schedule per bin shall be charged in advance for each one-year period the bin is in place at the permitted locations.

D. The issuance of a donation drop-off bin permit shall obligate the holder to comply with the following:

(1) Each approved permitted bin shall be assigned a permit number and issued a decal. Decals shall only be used on a donation drop-off bin assigned to the permitted location. A permit decal shall be securely affixed prior to placement and conspicuously displayed on each donation drop-off bin nearest to the top right corner of the exterior wall that has the opening used for the deposit of donations.

(2) The name and telephone number of the permit holder as written in the application shall be conspicuously labeled in legible lettering no less than 4" in height on the same side of the donation drop-off bin opening. Labeling of the charity purpose or organization for which the donation is made shall not relieve the permit holder of this obligation.

(3) Status as either Not-For Profit or For-Profit shall be indicated in legible lettering no less than four (4) inches in height, nearest to the top of the bin on the deposit opening side.

(4) It shall be unlawful for any person other than the permit holder to utilize such a donation drop-off bin

without the express permission of the Commissioner, unless ownership or possession of the container is lawfully transferred to such other person and a new permit issued.

(5) Placement of a donation drop-off bin shall be limited to the permitted location on the parcel as designated by the Town. In the event a property becomes vacant or abandoned during the course of the calendar year, the permit holder shall remove the donation drop-off bin within 14 business days after notice from the Town.

(6) A permit holder is responsible to maintain a minimum of six feet surrounding the donation drop-off bin free of all debris and litter; this shall not supersede the need for owners of a parcel to maintain their properties free of litter and debris as set forth in the Town Code.

(7) Modifications to the permit holder's application must be submitted to the Town of Islip within 30 days of any change. A failure to notify the Town within 30 days shall be a violation of law and subject to a penalty of no less than $100 and no more than $500, imprisonment up to 15 days, or both.

E. Penalties for offenses: continuing offenses.

(1) In addition to any penalty that may be imposed for an offense against the Penal Law, any person violating the provisions of Section 21-18 shall be guilty of a violation, punishable by a fine of not less than $150 but not more than $1,000 and/or 15 days imprisonment for the first such offense, and may be subject to the conditions of section 21-15 and section 21-17. Nothing herein shall relieve said person or entity from removing the donation drop-off bin from the property, and restoring the property to its former condition, nor shall this section in any way restrict the Town from otherwise acting to remedy the violation pursuant to law; the offender shall be liable to the Town for the cost of collection, removal, storage and disposal.

(2) For each subsequent violation following a first offense, a violator of this chapter shall be punished by a fine of not less than $250 but not more than $2,500, and/or 15 days imprisonment and may be subject to the condition of sections 21-16 and 21-17. Nothing herein shall relieve said person or entity from removing the donation drop-off bin from the property, and restoring the property to its former condition, nor shall this section in any way restrict the Town from otherwise acting to remedy the violation pursuant to law; the offender shall be liable to the Town for the cost of collection, removal, storage and disposal. The Town may also bring an action or proceeding to enjoin the offense and to recover the costs incurred by the Town for removing and/or storing the bin or otherwise remedying conditions brought about by the offense of this chapter.

(3) In the event that the Town of Islip or any of its agencies is required to retrieve a bin that is in violation of this chapter, the Town may also bring an action or proceeding against the owner or registrant or for-profit or not-for profit to enjoin the offense and to recover the costs incurred by the Town for removing and/or storing the bin or otherwise remedying conditions brought about by the offense of this chapter. Storage fees shall be $25 per day.

§ 21-19 **Severability.**
[Amended 12-16-2008 by L.L. No. 14-2008]

If any term, part, provision, section, subdivision or paragraph of this chapter shall be held unconstitutional or ineffective, in whole or in part, then, to the extent that it is not unconstitutional or ineffective, this chapter

and such term, part, provision, section, subdivision or paragraph thereof shall be in full force and effect, and such determination shall not be deemed to invalidate the remaining terms, parts, provisions, sections, subdivisions or paragraphs thereof.

§ 21-20 **When effective.**
[Amended 12-16-2008 by L.L. No. 14-2008]

This chapter shall take effect upon filing with the Secretary of State.

MEMORANDUM FROM:
OFFICE OF THE TOWN ATTORNEY

No. 28

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

FROM: JOHN R. DICIOCCIO, TOWN ATTORNEY

RE: TOWN BOARD DISCUSSION AGENDA

Authorization for the Supervisor to participate in the FEMA DR 4567 NY Public Assistance Program and accept reimbursement funding for Town of Islip expenses deemed eligible in accordance with section 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.

FOR INCLUSION ON THE TOWN BOARD DISCUSSION AGENDA.

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

Anthony D'Amico

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

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

TOWN OF ISLIP
SPONSOR'S MEMORANDUM
FOR TOWN BOARD RESOLUTIONS

INSTRUCTIONS: All items for Town Board action must be accompanied by a sponsor's memorandum which shall be the covering document for all agenda submissions. All items shall be reported to the 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.

A Presidential Declaration of Disaster (FEMA DR 4567 NY) has been instituted in response to Tropical Storm Isaias which occurred on Tuesday, August 4, 2020.

FEMA DR 4567 NY allows state, territorial, tribal, and local government entities and certain private non-profit organizations eligible to apply for Public Assistance and receive reimbursement for eligible expenses resulting from Tropical Storm Isaias in accordance with section 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207.

This resolution would allow the Town of Islip to participate in the FEMA DR 4567 Public Assistance Program and to accept a federal cost reimbursement of 75 percent of costs deemed eligible as a result of Town Isaias expenses and damages.

SPECIFY WHERE APPLICABLE:

1. Entity or individual benefitted by resolution: Town of Islip Residents
2. Site or location effected by resolution: Town of Islip
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.

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

Signature of Commissioner/Department Head Sponsor:

10/20/2020

Anthony J. D'Amico Date

Town Board
October 20, 2020
Resolution #____

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

WHEREAS, a Presidential Declaration of Disaster (FEMA DR 4567 NY) has been instituted in response to Tropical Storm Isaias, occurring on Tuesday, August 4, 2020; and

WHEREAS, FEMA DR 4567 NY allows state, territorial, tribal, and local government entities and certain private non-profit organizations eligible to apply for Public Assistance for eligible expenses resulting from response and recovery of Tropical Storm Isaias in accordance with section 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207; and

WHEREAS, the Town of Islip incurred expenses and damages due to Tropical Storm Isaias and wishes to apply and to participate in the FEMA DR 4567 NY Public Assistance Program for any expenses deemed eligible; and

WHEREAS, FEMA DR 4567 NY provides that eligible reimbursement shall be allocated on a 75 percent federal share, and a 25 percent local share; and

WHEREAS, the Department of Public Safety Enforcement, Office of Emergency Management, will coordinate with Town Departments and their Divisions in obtaining their expenses and back-up materials deemed eligible for a 75 percent federal cost share reimbursement; and

WHEREAS, the Commissioner of Public Safety Enforcement, Anthony J. D'Amico, recommends approval of this resolution.

NOW THEREFORE, on the motion of Councilperson _____, seconded by Councilperson _____, be it

RESOLVED, by the Town Board that the Town of Islip authorizes the Supervisor to participate in the FEMA DR 4567 NY Public Assistance Program and accept reimbursement funding for Town of Islip expenses deemed eligible in accordance with section 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207; and be it further

RESOLVED, that the Comptroller is hereby authorized to make appropriate accounting entries deemed necessary to facilitate said reimbursement.

UPON A VOTE BEING TAKEN, the result was: