

**CITY OF PEEKSKILL
INDUSTRIAL DEVELOPMENT AGENCY**

Application for Financial Assistance

The City of Peekskill Industrial Development Agency (the "Agency") is a public benefit corporation of the State of New York (the "State") operating pursuant to the provisions of Article 18-A of the State General Municipal Law. The Agency is authorized to provide qualified projects several forms of financial assistance under State law and pursuant to the Agency's "uniform tax exemption policy", including tax-exempt bond financing (project must also satisfy certain requirements under the Internal Revenue Code), taxable bond financing, mortgage recording tax exemption, sales tax exemption and a partial abatement from real property taxes (collectively, the "Financial Assistance"). In order to be considered for all or any portion of the Financial Assistance, each applicant must complete this Application in duplicate, sign and date the Application, and return the completed Application to the Agency together with the applicable application fee and deposit payable to the City of Peekskill Industrial Development Agency. The Agency's administrative fee and application fee for projects undertaken with its assistance shall be as follows:

Application Fee and Deposit: The Agency will collect a non-refundable application fee plus a deposit toward administrative fee and legal costs. The Agency's Application Fee Schedule is as follows:

Tax Exempt and Taxable Bond Transactions: The Agency will collect a \$1,000 non-refundable application fee, plus a \$2,000 deposit toward Agency administrative fee and legal costs.

Lease-Leaseback with PILOT and Sales Tax and Mortgage Recording Exemption Transactions (No PILOT): The Agency will collect a \$500 non-refundable application fee, plus a \$2,000 deposit toward Agency administrative fee and legal costs.

Agency Administrative Fee: The Agency will collect an Administrative Fee at closing for all transactions, plus all accrued Agency attorney fees. On a case-by-case basis, the Agency may require and escrow for fees and/or periodic reimbursement if project development period between application and closing exceeds Six (6) months. The Agency's Administrative Fee Schedule is as follows:

Tax Exempt and Taxable Bond Transactions: 1% of principal amount of Agency bonds issued.

Lease-Leaseback Transactions with PILOT: ½% of Total Project Cost, with \$5,000 minimum.

Sales Tax and Mortgage Recording Exemption Transactions (No PILOT) \$4,500 minimum or 10% of estimated Financial Assistance, whichever is greater

Please answer all the questions in Parts A through D either by filling in the blanks, completing the answer in the space provided in the Application, or by attachment. Please refer to section IV of Part D of the Application for a statement of costs and fees applicable to providing Financial Assistance. *All information submitted in the Application will be kept confidential.*

No Application will be considered until a fully completed and executed Application, in duplicate, is received by the Agency, together with applicable processing fees. The Agency will not accept this application as complete until the Agency receives (i) a completed environmental assessment form concerning the Project; (ii) the Applicant has met with Agency representatives and has received the Agency's review and completed Project Summary and Financial Assistance Cost Benefit Analysis (See, last 2 pages of this Application); and payment of all required fees and escrows, as applicable.

Questions about the Application should be directed to the Agency at (914) 734-4214 or by email to klockwood@cityofpeekskill.com

PLEASE NOTE: APPLICANTS SEEKING FINANCIAL ASSISTANCE IN THE FORM OF SALES AND USE TAX EXEMPTIONS AFTER MARCH 28, 2013 SHALL BE SUBJECT TO THE ENHANCED REPORTING, COMPLIANCE AND RECAPTURE REQUIREMENTS SET FORTH WITHIN SECTION 875 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK ("GML"). IN ADDITION, APPLICANTS SEEKING ANY FINANCIAL ASSISTANCE ON OR AFTER JUNE 1, 2016 SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN GML Section 859- a (4)-(6). APPLICANTS SHOULD CONSULT WITH COUNSEL AND ACCOUNTANT PROFESSIONALS TO UNDERSTAND THESE NEW REQUIREMENTS.

PART A**Applicant and Project Information**

1. Applicant name, address, telephone, fax, email and contact person:

216 South Division LLC
10 Julia Ln, Suite 103, Cold Spring, NY 10516

Allan Rothman
arothman@unicorncontracting.com
Phone: 914-216-5400
Fax: 1-866-606-1816

2. Applicant business form:

Sole Proprietorship Corporation
 Partnership Not-for profit corporation
 Limited Partnership Other (Limited Liability Company)

- a. If a corporation, what is the state of incorporation? New York. If not a New York Corporation, is applicant authorized to conduct business under the laws of the State of New York?
- b. If a not-for-profit corporation, is the corporation qualified under Internal Revenue Code Section 501(c)(3) with the Internal Revenue Service?
- c. If the applicant is a corporation, indicate the names and addresses of the principal shareholders, or members in the case of a not-for-profit corporation:

3. Applicant Officers Name & Address Other Business Affiliations

Paul F. Guillaro	10 Julia Ln Cold Spring, NY 10516	See attached

4. Please indicate whether the Applicant will utilize any affiliates and/or real estate holding companies to undertake the proposed project. If yes, please provide names and details for all such entities.

Unicorn Contracting Corp., 10 Julia Ln, Suite 103, Cold Spring, NY 10516

5. Please list locations of all current operations, including the municipality in which they are located.

Butterfield Realty LLC – Cold Spring, NY - condominium construction of 28-unit building (21-unit building, completed, six units remaining to sell)

Brookfield Village LLC – Brookfield, CT – 2 building mixed-use commercial and residential

6. Please list applicant financial references (at least three (3) institutions), indicating name of institution, address, telephone, fax, email and contact person:

Please see below

7. Please list applicant financial references (at least three (3) institutions), including name of institution, address, telephone, fax, email and contact person:

Institution: Tompkins Mahopac Bank	Phone: 845-278-1033
Address: 293 Lexington Ave, Suite 2 Mt Kisco, NY 10549	Fax: 914-241-3460
Contact: William Dunkel	Title: Senior Vice President

Institution: PCSB Bank	Phone: 914-248-7272
Address: 2651 Strang Blvd, Suite 100 Yorktown Heights, NY 10598	Fax: 914-248-4315
Contact Mary Irish	Title: First Vice President

Institution: M&T Bank	Phone: 845-440-2823
Address: 1759 Route 52 Fishkill, NY 12524	Fax: 845-897-3889
Contact David DeVito	Title: Commercial Real Estate Finance

8. Please list professional references of the applicant:

Name: Joseph Thompson, Architect	Phone: 845-532-8156
Address: 1006 Brown Street, Suite 212 Peekskill, NY 10566	Fax:
Email: jgthompsonarchitect@gmail.com	Contact: Joseph Thompson

Name: David Gladstone, ESQ.	Phone: 914-328-9666
Address: One Barker Ave White Plains, NY 10601	Fax:
Email: david@attorneygladstone.com	Contact: David Gladstone

9. Please provide the name, address, telephone, fax, email and contact person of and at the law firm or attorney representing the applicant:

Name: Allan Rothman
Address: 10 Julia Ln, Suite 103, Cold Spring, NY 10516
Telephone: 914-216-5400
Fax: 845-809-5969
Email: arothman@unicorncontracting.com

10. Please provide the name, address, telephone, fax, email and contact person of the CPA firm or financial advisor of the applicant if any:

Name: Ann Buscaglia, Partner PKF O'Connor Davies, LLP
Address: 500 Mamaroneck Ave, Suite 301, Harrison, NY
Telephone: 914-421-5609
Fax: 914-381-8910
Email: abuscaglia@pkfod.com

11. Please answer the following questions:

Is the company delinquent in the payment of any state or municipal property taxes?

Yes No

Is the company delinquent in the payment of any income tax obligation?

Yes No

Is the company delinquent in the payment of any loans?

Yes No

Is the company currently in default on any of its loans?

Yes No

Are there currently any unsatisfied judgments against the company?

Yes No

Are there currently any unsatisfied judgments against any of the company's principals?

Yes No

Has the company ever filed for bankruptcy?

Yes No

Have any of the company's principals ever personally filed for bankruptcy, or in any way sought protection from creditors?

Yes No

Are there any current or pending real estate tax assessment challenges associated with the proposed project realty and/or improvements?

Yes No

Is the proposed project realty currently subject to any exemption from real estate taxes?

Yes No

If the answer to any of the questions above is "Yes," please provide additional comments in the space below and on additional pages if necessary.

12. Indicate what type of financial assistance the applicant is seeking from the Agency:

tax-exempt revenue bond financing
 "straight lease" transaction
 PILOT agreement
 sales tax exemption
 mortgage recording tax exemption
 other (please specify)

Please note that for any proposed project for which tax-exempt financing is requested, the applicant will be required to complete a detailed "tax questionnaire" to be provided by the Agency's Bond Counsel to determine eligibility under the Internal Revenue Code for tax-exempt financing.

Project Data

1. Provide a detailed description of the proposed project, indicating (i) location (attach current tax bills with proof of current payment), (ii) dimensions of the proposed building or facility, (iii) type of construction of the building or facility, and (iv) intended use of the building or facility:

- a. Please attach a photograph of the site or existing facility to be improved.
- b. Please attach a copy of the preliminary plans of the proposed project.
- c. Is the proposed project a ***manufacturing*** facility? If so, briefly describe the proposed manufacturing process.
- d. Is the proposed project a ***commercial*** facility? If so, briefly describe the proposed retail sales operation contemplated.
- e. Is the proposed project a ***dormitory, healthcare, senior housing, other housing, or continuing care retirement community*** facility or other purpose which a non-profit corporation may engage in, such as an ***educational*** facility? If so, is (or will be) the project owner a qualified 501(c)(3) not-for-profit corporation?
- f. Is the proposed project a ***pollution control*** facility? If so, indicate the type of pollution to be abated, and existing orders of environmental agencies to abate pollution.

2. Utilities on site:

Water	Municipal: <u>Water through City of Peekskill</u> Describe other: _____
Sewer:	Municipal: <u>Through city of Peekskill</u> Describe other: _____
Electric:	Utility: <u>Through Con Edison</u>
Gas:	Utility: <u>Through Con Edison</u>

3. Indicate the current legal owners and all tenants of the building or site or the proposed project:

Owner: 216 South Division LLC
Tenant: None

4. Indicate any existing or proposed leases and sub-leases for the proposed project and provide a copy of any such lease or sub-lease: None thus far.

5. Indicate any purchase option agreement relating to the proposed project and provide a copy of the purchase option agreement: None

6. Indicate any litigation or controversy regarding (i) title to the site or building to be acquired, constructed or improved, (ii) conditions on or under the site including environmental or hazardous waste conditions, (iii) the financial condition of the applicant or any entity controlling the applicant or any entity which the applicant controls, and (iv) the general operations of the applicant. No issues with title. Will remove buried oil tank but do not expect any issues. Will remediate hazardous materials in the building to be demolished and expect no issues. No other issues.

7. If the applicant is or is controlled by a corporation or by a person or entity which is a majority shareholder in a corporation listed on a national stock exchange, please provide a copy of the annual report (including certified financial statements) of such corporation for its two (2) most recent fiscal years. N/A

8. Will the proposed project result in the removal of a plant or facility of the Applicant or a proposed project occupant from one area of the State of New York to another area of the State of New York? NO ; If yes, please explain:

9. Will the proposed project result in the abandonment of one or more plants or facilities of the Applicant or a proposed Project occupant located in the State of New York? NO ; If yes, explain:

If the answer to either question 8. or 9. is yes, **you are required to** indicate whether any of the following apply to the proposed project:

A. Is the proposed project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes ; No . If yes, please provide detail:

B. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes ; No . If yes, please provide detail:

NOTES: If you answer "yes" to questions i. or j., above, and fail to provide a detailed response within question k.(1) or k.(2), above, then the Agency will be barred from providing any financial assistance.

THE AGENCY IS REQUIRED TO NOTIFY THE CHIEF EXECUTIVE OFFICER OF THE MUNICIPALITY FROM WHICH YOUR FACILITY IS BEING RELOCATED OR ABANDONED. THIS NOTIFICATION WILL BE SENT PRIOR TO THE AGENCY'S CONDUCT OF REQUIRED PUBLIC HEARINGS(S).

CERTIFICATION: Based upon the answers provided within i. j., k(1), and k(2), above, the Company hereby certifies to the Agency that the undertaking of the proposed project and provision of financial assistance to the Company by the Agency will not violate GML Section 862(1).

10. Does the proposed project include facilities or property that are primarily used in making retail sales of goods or provide services to customers who personally visit such facilities? Yes ; If yes, please explain:

This project has 2,265 sf of retail space.

If the answer to 10. is yes, what percentage of the cost of the proposed project will be expended on such facilities or property primarily used in making retail sales of goods or any services to customers who personally visit the proposed project? 8.6 %

If more than 33.33%, indicate whether any of the following apply to the Project:

A. Will the proposed project be operated by a not-for-profit corporation? Yes ____; No _____. If yes, please explain:

B. Is the proposed project likely to attract a significant number of visitors from outside the economic development region in which the proposed project will be located? Yes x _____; No _____. If yes, please explain:

Yes, this project is the gateway into Peekskill. This is one of the first things visitors see as they enter

Peekskill on Route 202/35. It is the perfect place to place a tenant that attracts people to Peekskill.

C. Would the proposed project occupant, but for the contemplated financial assistance from the Agency, locate the proposed project and related jobs outside of New York State? Yes ; No . If yes, please explain:

Yes, we could build the same building outside the state of New York.

D. Is the predominant purpose of the proposed project to make available goods or services which would not, but for the proposed project, be reasonably accessible to the residents of the City, Town or Village within which the proposed project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes ; No . If yes, please explain: No.

E. Will the proposed project be located in one of the following: (i) an area designed as an Empire Zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block number area contiguous thereto) which, according to the most recent census data, has (iii) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (iv) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes _____; No _____. If yes, please explain: Maybe. Under review.

12. State whether there is a likelihood that the proposed project would not be undertaken but for the financial assistance provided by the Agency, or if the project could be undertaken without financial assistance provided by the Agency, please indicate why the proposed project should be undertaken by the Agency.

Without IDA benefits we probably will not construct our building. The current building on the property is an eyesore. It has not been occupied for decades and has at least two fires and is in serious disrepair. It is a magnet for vagrants. We will be removing the building, clean up the hazards, and construct a beautiful new building on the gateway to the city of Peekskill.

13. Has another entity been designated lead agent under the State Environmental Quality Review Act ("SEQRA")? Yes ; If yes, please explain:

The Planning Board has been acting as lead agency under the Planning Board review of the

project. The IDA has been listed as an "Other local agency" on the revised EAF, which is enclosed in this package.

Employment Information

1. Please provide the following information regarding the projected employment roll of the applicant at the proposed project before and after the Agency has provided financial assistance:

	Current	First Year	Second Year
Full Time:	0	1	6
Part-Time:	0	0	3
Seasonal:	0	0	1
Construction:	0	60	0

Indicate any changes in the quality of the workforce at the proposed project which is expected as a result of the Agency providing financial assistance:

It is currently a deserted building and has been for many years. We will construct a building that will bring life to the downtown with residents and stores.

2. Please indicate the annual payroll at the proposed project before and after the application of the Agency's financial assistance.

Annual Payroll (before Agency assistance): \$ 0

First year after project completion \$ 400,000

Second year after project completion \$ 420,000

3. In addition to the job figures provided above, please indicate the following:

The projected number of full time equivalent jobs that would be retained and that would be created if the request for financial assistance is granted.

We expect to create 10 jobs from the stores and managing the residential portion of the building.

1. The projected timeframe for the creation of new jobs.

We expect to have the retail stores in place 6 to 9 months after the building is completed. The retail stores will produce most of the jobs. The part time person to manage the building will be in place as soon as the building is completed or before completion.

2. The estimated salary and fringe benefit averages or ranges for categories of the jobs that would be retained or created if the request for financial assistance is granted.

\$400,000 to \$420,000

3. An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the economic development law, in which the project is located that would fill such jobs. The labor market area defined by the Agency (Mid-Hudson Economic Development Region)

100%

Project Costs

1. Please provide an estimate of cost of the following items of the proposed project:

Land	\$ 250,000
Improvements to Land (other than site work)	\$ _____
Site Work	\$ 350,000
Building Construction	\$ 4,850,000
Machinery and Building Fixtures	\$ 500,000
Equipment	\$ _____
Legal Fees (excluding financing costs)	\$ 10,000
Architect and Engineering Fees	\$ 100,000
Financing Costs (including transaction legal counsel)	\$ 250,000
Working Capital	\$ _____
Other (please specify) Insurance	\$ 40,000
Total	\$ 6,350,000

Please include supplemental sheets as necessary with all project cost details, including the following:

Mandatory: In addition to the above estimated of capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources (all public grants, loans and tax credits to be applied for), and an estimate of both the amount to be invested by the applicant and the amount to be borrowed to finance the project.

2. With respect to the total costs of the proposed project:

- Indicate the amount to be financed: \$ 5,156,250
- Indicate the term of the financing: 2 year construction loan, then 13 year loan with 25 year amortization
- Indicate the name, address, telephone, fax, email and contact person of the financial institution where the applicant is seeking financing:

Name: Tompkins Mahopac Bank

Address: 293 Lexington Ave, Suite 2, Mt. Kisco, NY 10549
Telephone: 845-278-1033
Fax: 914-241-3460
Email: wdunkel@tompkinsfinancial.com

- d. Has the applicant received a written commitment from the financial institution to finance the proposed project? Yes
- e. Indicate whether the applicant would like the Agency's assistance in obtaining a financial institution to assist in the financing of the proposed project? (*If so, an additional \$500 processing fees is payable to the Agency.*) No.
- f. Indicate what amount of the cost of the proposed project is expected to be paid from funds generated by the applicant without borrowing: \$1,193,750
- g. Indicate any contribution of funds from an equity offering or venture capital funding for the proposed project: None

3. For a **manufacturing** facility only, please indicate the dollar value of "capital expenditures" (as determined in accordance with the provisions of the Internal Revenue Code) that the applicant or entity related to or controlled by the applicant, has expended and will expend within the City of Peekskill during the past three (3) calendar years and the following three (3) calendar years following project completion.

4. In addition to the above estimated of capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources (all public grants, loans and tax credits to be applied for), and an estimate of both the amount to be invested by the applicant and the amount to be borrowed to finance the project.

Borrow 5,156,250. Equity \$1,193,750. No public sources, no grants, or tax credits.

Project Construction Schedule

- 1. Indicate the proposed date for commencement of construction or acquisition of the proposed project, assuming financing of the proposed project is available to meet the applicant's schedule (please include the date upon which equipment/materials subject to sales tax will be first purchased):

The Construction portion of the Project is expected to take one year and will begin around September 2020.

2. Indicate a schedule for the application of proceeds of financing and other moneys to acquire, construct, and equip the proposed project to completion:

Expect to close on the loan from Tompkins Mahopac Bank in August 2020. We will draw down on the construction loan as construction progresses.

3. Indicate the date on which the completed project is expected to be first placed in service:

Expect to complete the construction in September 2021.

PART B

City of Peekskill IDA Financial Assistance Requested and Applicant Estimates

Estimated Cost of Industrial Development Agency Financial Assistance

1. Sales and Use Tax Exemption
 - A. Amount of Project Cost Subject to Sales and Use Tax: \$2,850,000
 - Sales and Use Tax Rate: 8.375%
 - B. Estimated Exemption (A X .0735): \$238,687.50
2. Mortgage Recording Tax Exemption
 - A. Projected Amount of Mortgage: \$5,156,250
 - Mortgage Recording Tax Rate: 1.0%
 - B. Estimated Exemption (A X .0130): \$51,562.50
3. Real Property Tax Exemption
 - A. Projected Increase in Assessed Value on Project:
 - B. Total Applicable Tax Rates Per \$1000:
 - C. Total Annual Taxes without PILOT (A X B)/1,000:
 - D. PILOT Exemption Rate (see PCIDA Uniform Tax Exemption Policy):
 - E. Average Annual PILOT Payment (C X D):
 - F. Net Exemption over PILOT term ((C-E) x 7, 10 or 15)):
4. Interest Exemption (Bond transactions only)
 - a. Estimated Interest Expense Assuming Taxable Interest: \$
 - b. Estimated Interest Expense with tax-exempt Interest \$
 - c. Rate:
 - c. Interest Exemption (a - b): \$

Estimated Benefits of Industrial Development Agency Financial Assistance

1. Jobs to be retained in Peekskill 10
2. Current Company payroll in Peekskill \$0
3. Project Jobs to be Created over 3 years 10

PART C

Environmental Compliance Review

Please provide the following information regarding environmental review of the proposed project.

1. Has the applicant retained an environmental engineer to assist with the environmental review compliance procedures relating to the proposed project?

If so, please provide the name, address, telephone, fax, email and contact person of the firm:

Name: Geo Environmental

Address: 2043 Saw Mill River Road, Floor 2, Yorktown Heights, NY 10598

Telephone: 914-962-1086

Fax: 914-962-3068

Email: info@geoenv.us

If not, would the applicant like the Agency's assistance in obtaining the services of an environmental engineer? (If so, an additional \$500 processing fee is payable to the Agency.)

2. If an environmental assessment form or a draft environmental impact statement has been prepared by the applicant, please attach a copy of the completed form to the Application. The attached EAF was submitted to the Planning Board under their project review. The IDA is listed under Government Approvals under item D: "Other local Agencies".
3. To the knowledge of the applicant, has there ever been any toxic or hazardous waste materials located or stored on the site of the proposed project site, or has any activity ever been conducted on the site of the proposed project which could be expected to generate toxic or hazardous waste material?

Only know of a buried oil tank which Madison Environmental Services, a licensed tank removing company, will remove subject to all laws and regulations.

PART D

REPRESENTATIONS BY THE APPLICANT

The applicant understands and agrees with the Agency as follows:

- I. Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JPTA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JPTA") in which the proposed project is located.
- II. First Consideration for Employment. In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JPTA programs who shall be referred by the JPTA Entities for new employment opportunities created as a result of the proposed project.
- III. Annual Sales Tax Filings. In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.
- IV. Annual Employment Reports. The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- V. Absence of Conflicts of Interest. The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described: None

PART E

HOLD HARMLESS AGREEMENT AND APPLICATION DISCLAIMER CERTIFICATION PURSUANT TO NEW YORK STATE FREEDOM OF INFORMATION LAW ("FOIL")

Applicant hereby releases the CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

Through submission of this Application for Financial Assistance (this "Application"), the Company acknowledges that the Agency, as a public benefit corporation, is subject to the New York State Freedom of Information Law ("FOIL") and Open Meetings Law ("OML"), as codified pursuant to the Public Officers Law ("POL") of the State of New York (the "State"). Accordingly, unless portions hereof are otherwise protected in accordance with this Certification, this Application, including all Company-specific information contained herein, is subject to public disclosure in accordance with applicable provisions of the POL, Article 18-A of the General Municipal Law ("GML") and the Public Authorities Accountability Act of 2005, as codified within the Public Authorities Law ("PAL") of the State. Specifically, this Application may be disclosed by the Agency to any member of the public pursuant to a properly submitted request under FOIL and the Agency is further required to affirmatively disclose certain provisions contained herein pursuant to the GML and PAL, including the identification of the Company, general project description, location proposed capital investment and job estimates.

Notwithstanding the foregoing, the Company, pursuant to this Certification, may formally request that the Agency consider certain information contained within this Application and other applicable supporting materials proprietary information and "trade secrets", as defined within POL Section 87(2)(d). To the extent that any such information should qualify as trade secrets, the Company hereby requests that the Agency redact same in the event that formal disclosure is requested by any party pursuant to FOIL. Application Sections or information requested by Company for Redaction*:

(* - Please indicate specific sections within Application that the Company seeks to qualify as "trade secrets". Additional correspondence or supporting information may be attached hereto. Please also note that notwithstanding the Company's request, the Agency shall make an independent determination of the extent to which any information contained herein may be considered as such)

In the event that the Agency is served with or receives any subpoena, request for production, discovery request, or information request in any forum that calls for the disclosure of the Application, in entirety, specifically including but not limited to any demand or request for production or review of Company-designated trade secrets, the Agency agrees to notify the Company as promptly as is reasonably possible, and to utilize its best efforts to: oppose or decline any such request; preserve the confidentiality and non-disclosure of such requested confidential material; and maintain such information and prevent inadvertent disclosure in responding to any such discovery or information request. The Company understands and agrees that all reasonable costs, including attorney's fees, associated with any such formal undertaking by the Agency to protect the trade secrets from disclosure shall be reimbursed by the Company to the Agency.

The undersigned officer of the applicant deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the Agency and legal counsel for the Agency, whether or not the Application, the proposed project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the proposed project described herein and (C) any further action taken by the Agency with respect to the proposed project; including without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

By executing and submitting this Application, the applicant covenants and agrees to pay the following fees to the Agency, the same to be paid at the times indicated:

- (a) All application and deposit amounts required herein, to be paid upon submission of the Application;
- (b) An Administrative Fee amounts to be paid at transaction closing;
- (c) An amount to be determined by Agency Staff payable to the Agency's bond/transaction counsel for the preparation and review of the inducement resolution, the environmental compliance resolution, TEFRA hearing proceedings and the tax questionnaire assuming no further activity occurs after the completion of the inducement proceedings, to be paid within ten (10) business days of the receipt of bond/transaction counsel's invoice;
- (d) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel or bond/transaction counsel, and (2) other consultants retained by the Agency in connection with the

proposed project; with all such charges to be paid by the applicant at the closing or, if the closing does not occur, within ten (10) business days of receipt of the Agency's invoices therefore please note that the applicant is entitled to receive a written estimate of fees and costs of the Agency's bond/transaction counsel;

(e) The cost incurred by the Agency and paid by the applicant, including bond/transaction counsel and the Agency's general counsel's fees and the processing fees, may be considered as a costs of the project and included in the financing of costs of the proposed project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.

The applicant further covenants and agrees that the applicant is liable for payment to the Agency of all charges referred to above, as well as all other actual costs and expenses incurred by the Agency in handling the application and pursuing the proposed project notwithstanding the occurrence of any of the following:

- (a) The applicant's withdrawal, abandonment, cancellation or failure to pursue the Application;
- (b) The inability of the Agency or the applicant to procure the services of one or more financial institutions to provide financing for the proposed project;
- (c) The applicant's failure, for whatever reason, to undertake and/or successfully complete the proposed project; or
- (d) The Agency's failure, for whatever reason, to issue tax-exempt revenue bonds in lieu of conventional financing.

The applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Certification

(to be executed by the principal of the applicant and acknowledged by a notary public)

I. Paul F. Guillaro deposes and says that he/she is the Managing Member (name of chief executive officer or other authorized representative of applicant) (title) of 216 South Division LLC (name of corporation or other entity) named in the attached Application; that he/she has read the foregoing Application and knows the contents thereof, that the same is true to his/her knowledge.

II. The grounds for deponent's belief relative to all matters in the Application which are not stated upon his/her own personal knowledge, are investigations which deponent has caused to be made concerning to subject matter of the Application, as well as information

acquired by deponent in the course of his/her duties as an officer of and from the books and papers of said corporation or other entity.

III. As an officer of the applicant deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the Agency and legal counsel for the Agency, whether or not the Application, the proposed project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the proposed project described herein and (C) any further action taken by the Agency with respect to the proposed project; including without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

IV. The undersigned, being a duly authorized representative of the Applicant, hereby and on behalf of the Applicant, certifies to the best of his or her knowledge and under the penalty of perjury that all of the information provided by the Applicant within this Application for Financial Assistance is true, accurate and complete.

V. The Applicant, on behalf of itself and all owners, occupants and/or operators receiving or that will receive financial assistance from the Agency (collectively, the "Recipients") hereby certifies that the Recipients are in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

VI. The Applicant, on behalf of itself and all Recipients, hereby further acknowledges that the submission of any knowingly false or knowingly misleading information herein or within any agreement with the Agency may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of the Agency's involvement in the project, including all costs of the agency relating to same.

VIII. The Applicant has reviewed and accepts the terms of the Agency's Project Recapture and Termination Policy.

The applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Company Acknowledgment and Certification:

The undersigned, being a duly authorized representative of the Company, hereby and on behalf of the Company, certifies to the best of his or her knowledge and under the penalty of perjury that all of the information provided by the Company within this Application for Financial Assistance is true, accurate and complete.

The Company, on behalf of itself and all owners, occupants and/or operators receiving or that will receive financial assistance from the Agency (collectively, the "Recipients") hereby certifies that the Recipients are in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

The Company, on behalf of itself and all Recipients, hereby further acknowledges that the submission of any knowingly false or knowingly misleading information herein or within any agreement with the Agency may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of the Agency's involvement in the project, including all costs of the agency relating to same. The Company has reviewed and accepts the terms of the Agency's Project Recapture and Termination Policy.

By: Paul F. Guillaro
Name: Paul F. Guillaro
Title: Managing Member

State of New York)
County of Putnam) ss.:

On the 15th day of July in the year 2020, before me, the undersigned, personally appeared Paul F. Guillaro, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Diane Ferris
Notary Public

DIANE FERRIS
Notary Public, State of New York
Qualified in Dutchess County
No. 01FE4960853
Commission Expires January 2, 2020

PART F

As a condition to issuing industrial revenue bonds for the proposed project, the City of Peekskill Industrial Development Agency (the "Agency") is required by the Office of the New York State Comptroller ("OSC") to obtain the following supplementary information on an annual basis from the applicant during the term any such bonds are outstanding:

1. Outstanding balance at beginning and end of the year and principal payments made during the year.
2. Current interest rate (for adjustable rate bonds, the interest rate at year end).
3. Current year real estate tax exemptions for county, local (city, town, village, fire district) and school district taxes.
4. PILOT (payment in lieu of taxes) payments made each year to county, local and school district taxing authorities.

In addition to the above, in reporting to OSC during the first year such bonds are outstanding the Agency will need the following from the applicant:

1. An amortization schedule showing the planned principal reduction each year for the life of the bond issue (if applicable).
2. The amount exempted for:
 - (a) sales tax, and
 - (b) mortgage recording tax

This information is required by January 31 of each succeeding year and should be submitted in writing to the Agency at its office at 840 Main Street, Peekskill, New York 10566.

The applicant, through its signing officer, certifies that it has reviewed, understands and will comply with the above, as required by OCS.

216 South Division LLC

Date: 7/15/20

By:


Paul F. Guillaro, Managing Member

Project Summary and Financial Assistance Cost Benefit Analysis

(This page to be completed by PIDA Staff)

Company Name: 216 South Division LLC
Project Description: Demo of severely decayed building and construction of a new 26,345sf structure with 2,265 sf of commercial space and 21 residential units.

Project Location: 216 South Division Street, Peekskill, NY
City: Peekskill
School District: Peekskill

Estimated Cost of Industrial Development Agency Financial Assistance

1. Sales and Use Tax Exemption

A. Amount of Project Cost Subject to Sales and Use Tax:	\$2,850,000
Sales and Use Tax Rate:	<u>8.375%</u>
B. Estimated Exemption (A X .0735):	\$238,687.50

2. Mortgage Recording Tax Exemption

A. Projected Amount of Mortgage:	\$5,156,250
Mortgage Recording Tax Rate:	<u>1.0%</u>
B. Estimated Exemption (A X .0130):	\$51,562.50

3. Real Property Tax Exemption

A. Projected Increase in Assessed Value on Project:	\$
B. Total Applicable Tax Rates Per \$1000:	\$
C. Total Annual Taxes without PILOT (A X B)/1,000:	\$
D. PILOT Exemption Rate (see PCIDA Uniform Tax Exemption Policy):	%
E. Average Annual PILOT Payment (C X D):	\$
F. Net Exemption over PILOT term ((C-E) x 7, 10 or 15)):	\$

4. Interest Exemption (Bond transactions only)

a. Estimated Interest Expense Assuming Taxable Interest:	\$
b. Estimated Interest Expense with tax-exempt Interest	\$
Rate:	
c. Interest Exemption (a - b):	\$

Estimated Benefits of Industrial Development Agency Financial Assistance

1. Jobs to be retained in Peekskill	10
2. Current Company payroll in Peekskill	\$0
3. Project Jobs to be Created over 3 years	10
4. Total Project Investment	\$6,350,000

5. Non IDA financing leveraged
Construction Costs \$1,193,750
Site work, soft costs and other \$4,850,000
Annual Payroll \$1,500,000
\$420,000
6. Other Project Benefits:
Gateway into Peekskill will change from a
dilapidated building to a new modern
welcoming look.

Agency Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Exhibit A
Environmental Assessment Form

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 216 South Division Street		
Project Location (describe, and attach a general location map): 216 South Division Street, Peekskill, NY 10566		
Brief Description of Proposed Action (include purpose or need): Project is to demolish an existing residential structure and construct a three-story mixed use building containing 22 residential apartments and 2 commercial spaces of 2,265 SF with parking garage beneath.		
Name of Applicant/Sponsor: Joseph G. Thompson, Architect		Telephone: 845-532-8156 E-Mail: jgthompsonarchitect@gmail.co
Address: 1006 Brown Street, Suite 212		
City/PO: Peekskill		State: NY Zip Code: 10566
Project Contact (if not same as sponsor; give name and title/role): Joseph G. Thompson, Architect		Telephone: E-Mail:
Address: 1006 Brown Street, Suite 212		
City/PO: Peekskill		State: NY Zip Code: 10566
Property Owner (if not same as sponsor): Unicorn Contracting Corp.		Telephone: E-Mail:
Address: 10 Julia Lane		
City/PO: Cold Spring		State: NY Zip Code: 10516

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Commission Special Permit Final Site Plan Approval	
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Possible Parking Variance	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1. Historic Landmarks Preservation Board 2. Peekskill IDA	HLPB Approved March 26, 2020
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the Yes No only approval(s) which must be granted to enable the proposed action to proceed?

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site Yes No where the proposed action would be located?

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action Yes No would be located?

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, Yes No or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

C-2, Central Commercial District

b. Is the use permitted or allowed by a special or conditional use permit? **Permitted Use** Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? **City of Peekskill School District**

b. What police or other public protection forces serve the project site? **City of Peekskill Police Department**

c. Which fire protection and emergency medical services serve the project site? **City of Peekskill Fire Department**

d. What parks serve the project site? **Pugsley Park**

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? **Mixed Use, Residential and Commercial**

b. a. Total acreage of the site of the proposed action? **0.3** acres

b. Total acreage to be physically disturbed? **0.3** acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? **0.3** acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? **%** **Units:**

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum **_____** Maximum **_____**

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: **15** months

ii. If Yes:

• Total number of phases anticipated

• Anticipated commencement date of phase 1 (including demolition) **_____** month **_____** year

• Anticipated completion date of final phase **_____** month **_____** year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: **_____**

f. Does the project include new residential uses? If Yes, show numbers of units proposed.				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	22 Residential Apartments
g. Does the proposed action include new non-residential construction (including expansions)?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,				
i. Total number of structures <u>1</u>				
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length				
iii. Approximate extent of building space to be heated or cooled: <u>27,000 SF</u> square feet				
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,				
i. Purpose of the impoundment: _____				
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____				
iii. If other than water, identify the type of impounded/contained liquids and their source.				
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres				
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length				
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____				
D.2. Project Operations				
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)				
If Yes:				
i. What is the purpose of the excavation or dredging? _____				
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?				
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 				
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____				
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe. _____				
v. What is the total area to be dredged or excavated? _____ acres				
vi. What is the maximum area to be worked at any one time? _____ acres				
vii. What would be the maximum depth of excavation or dredging? _____ feet				
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
ix. Summarize site reclamation goals and plan: _____				
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes:				
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____				

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: 6,300 GPD gallons/day

Yes No

ii. Will the proposed action obtain water from an existing public water supply?

If Yes:

- Name of district or service area: City of Peekskill Water Department
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No
- Yes No

iii. Will line extension within an existing district be necessary to supply the project?

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: 6,300 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Peekskill Wastewater Treatment Plant
- Name of district: Peekskill Sanitary Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project?
If Yes:
 - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

Randomly between hours of 7AM to 11 PM.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 0 Proposed 22 Net increase/decrease + 22

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within $\frac{1}{2}$ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 AM - 4 PM
- Saturday: 7 AM - 4 PM
- Sunday: None
- Holidays: None

Hours Associated with Residential Use

ii. During Operations: And Commercial Use

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Provide details including sources, time of day and duration: Noise associated with construction as described above	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
n. Will the proposed action have outdoor lighting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes:	
i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Small lighting fixtures at building entrances	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
o. Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Product(s) to be stored	
ii. Volume(s) _____ per unit time _____ (e.g., month, year)	
iii. Generally, describe the proposed storage facilities:	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Describe proposed treatment(s):	
ii. Will the proposed action use Integrated Pest Management Practices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? If Yes:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Describe any solid waste(s) to be generated during construction or operation of the facility:	
• Construction: _____ tons per _____ (unit of time)	
• Operation: _____ tons per _____ (unit of time)	
ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:	
• Construction: _____	
• Operation: _____	
iii. Proposed disposal methods/facilities for solid waste generated on-site:	
• Construction: _____	
• Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):	
ii. Anticipated rate of disposal/processing:	<ul style="list-style-type: none"> • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or • _____ Tons/hour, if combustion or thermal treatment
iii. If landfill, anticipated site life:	_____ years
t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____ ii. Generally describe processes or activities involving hazardous wastes or constituents: _____ iii. Specify amount to be handled or generated _____ tons/month iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____ v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: provide name and location of facility: _____ If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4,700 SF	10,000 SF +/-	+ 5,300 SF +/-
• Forested	0 Acres	0 Acres	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0 Acres	0 Acres	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0 Acres	0 Acres	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0 Acres	0 Acres	0
• Wetlands (freshwater or tidal)	0 Acres	0 Acres	0
• Non-vegetated (bare rock, earth or fill)	0 Acres	0 Acres	0
• Other Describe: <u>Lawn Area</u>	8,444 SF	3,000 SF +/-	- 5,444 SF +/-

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:	
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: iii. Provide date and summarize results of last inspection:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: iii. Describe any development constraints due to the prior solid waste activities:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes – Spills Incidents database _____ Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database _____ Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database _____ ii. If site has been subject of RCRA corrective activities, describe control measures: iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): Additional research is required, none pertain to subject site	

v. Is the project site subject to an institutional control limiting property uses?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? _____ • Explain: _____ 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
E.2. Natural Resources On or Near Project Site		
a. What is the average depth to bedrock on the project site? _____ feet		
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Predominant soil type(s) present on project site: _____		_____ %
		_____ %
		_____ %
d. What is the average depth to the water table on the project site? Average: _____ feet		
e. Drainage status of project site soils:		
<input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site		
f. Approximate proportion of proposed action site with slopes:		
<input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site		
g. Are there any unique geologic features on the project site? If Yes, describe: _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Surface water features.		
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site? If Yes to either i or ii, continue. If No, skip to E.2.i.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:		
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 		
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? If yes, name of impaired water body/bodies and basis for listing as impaired: _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site in a designated Floodway?		
j. Is the project site in the 100-year Floodplain?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Name of aquifer: Principal Aquifer		

m. Identify the predominant wildlife species that occupy or use the project site: <u>Squirrels and birds associated with urban setting</u>	
n. Does the project site contain a designated significant natural community? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Describe the habitat/community (composition, function, and basis for designation): _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat:	
• Currently: _____ acres	
• Following completion of project as proposed: _____ acres	
• Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Species and listing (endangered or threatened): _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? If Yes:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? If yes, give a brief description of how the proposed action may affect that use: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? If Yes, provide county plus district name/number: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Are agricultural lands consisting of highly productive soils present? i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

e. 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: <u>Eligible Properties: Church of the Assumption Rectory, John McGurty Res. Proff. Office, Riley Bldg., Peekskill Downtown Historic District</u>	
iii. Brief description of attributes on which listing is based:	
f. 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe possible resource(s):	
ii. Basis for identification:	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify resource:	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):	
iii. Distance between project and resource:	miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the name of the river and its designation:	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name 216 S Division St LLC Date 7/15/20
 Signature Pat Yank Title Member

NY Companies

5 Nepperhan Avenue, LLC (100%)	Kear Underhill Associates (50%)
47 Waterview, LLC (100%)	Lake Osceola Realty Corp. (100%)
48 Wheeler Avenue, LLC (100%)	Lex Holding Company Ltd. (100%)
216 South Street LLC (100%)	Nantucket Sound Sons LLC (50%)
385 Kear Street LLC (100%)	North Division Main, LLC (50%)
792 North Bedford Road LLC (100%)	NY Unicorn, LLC (100%)
3680 Hill Blvd Realty LLC (50%)	PFG Realty, LLC (100%)
3717 Crompond Road LLC (100%)	PG Meadow LLC (100%)
American Pump Inc (50%)	Post Road Associates, LLC (50%)
Butterfield Realty LLC (100%)	Residences at Butterfield LLC (100%)
Deer Ridge Associates LLC (55%)	Stone Street Management LLC (100%)
Expert Advisors LLC (50%)	Tanto Irrigation, LLC (90%)
Guillaro Opportunity Fund LLC (99%)	Underhill Management Realty, LLC (100%)
Guillaro Realty LLC (90%)	Unicorn @41 North Division, LLC (100%)
Hudson Valley Medical Building LLC (100%)	Unicorn Building & Remodeling, LLC (100%)
Hudson Front LLC (50%)	Unicorn Contracting Corp. (100%)

CT Companies

15 Station Road LLC (100%)	Brookfield Village LLC (100%)
108 Danbury Road LLC (100%)	Diablo Realty LLC (50%)
Brookfield Village GP LLC (100%)	PDM Realty LLC (55%)
Brookfield Village Residential LP (.01%)	