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February 25, 2020

Via Email and Regular Mail

Mr. Harry Coghlan
Chief Executive Officer/Executive Director
Nassau County Industrial Development Agency
One West Street, 4th Floor
Mineola, NY 11501

Re: Application of Twenty-Six Sunset LLC
RR File No.: 3582-6

Dear Mr. Coghlan:

Thank you for arranging to meet with me, my partner and the principals of Twenty-Six Sunset LLC last week to review the status of its Application to the Agency. As we discussed during the meeting, there were a number of unanticipated delays in the zoning approval process, but we have at last received all required approvals. Specifically, on May 7, 2019, the Town of Oyster Bay Town Board approved a special use permit required for the hotel use in that zoning district. On January 30, 2020, the Town's Board of Zoning Appeals approved the application for both a building height variance, and parking variance. By now, applications have been filed for building permits, which include the required plans,

As counsel to Twenty-Six Sunset LLC, we would like to supplement its Application to bring some additional recent developments to your attention and that of the Agency's Board. After successful negotiations with the trades, the developer has agreed to construct the hotel project using organized labor on all major contracts and subcontracts.

There is a minor change to Section D Part I of the Application: Bryan Danzi has transferred half of his interest in the Applicant to his brother Trevor, so that Bryan and Trevor Danzi now each have a ten percent limited liability company membership interest. The other equity interests have not changed.

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In addition, the Applicant has determined that the cost of constructing the hotel will increase by approximately \$2.5 million. This will not require a material increase in the maximum sales tax benefit, because the principal reason for the increase is the cost of labor.

Again, we are grateful that you and other Agency officials were able to meet and discuss the Application of Twenty-Six Sunset LLC, as we now move toward completion of the project. We understand that SVS will be required to update its report, and at this point, we authorize and request the Agency to proceed with that process.

Representatives of Twenty-Six Sunset LLC are available to make an updated presentation to the Agency's Board to review and discuss these supplemental developments.

Thank you for your consideration.

Very truly yours,

RIVKIN RADLER LLP



William Cornachio

WC/MS

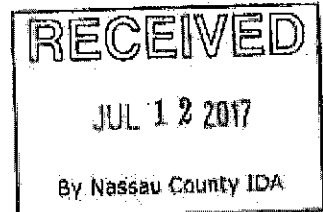
cc: Twenty-Six Sunset LLC
Andrew Komaromi, Esq.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICATION OF:

Twenty Six Sunset LLC
APPLICANT NAME



Please respond to all questions in this Application for Financial Assistance (the "Application") by, as appropriate:

- filling in blanks;
- checking the applicable term(s);
- attaching additional text (with notation in Application such as "see Schedule H, Item # 1", etc.); or
- writing "N.A.", signifying "not applicable".

All attachments responsive to questions found in this Application should be clearly labeled and attached as Schedule I to the Application. If an estimate is given, enter "EST" after the figure. One signed original and one photocopy of the Application (including all attachments) must be submitted.

The following amounts are payable to the Nassau County Industrial Development Agency (the "Agency") at the time this Application is submitted to the Agency: (i) a \$1,000 non-refundable application fee (the "Application Fee"); (ii) a \$3,500 expense deposit for the Agency's Transaction/Bond Counsel fees and expenses (the "Counsel Fee Deposit"), (iii) a \$2,500 expense deposit for the cost/benefit analysis with respect to the project contemplated by this Application (the "Cost/Benefit Deposit"), and (iv) a \$500 expense deposit for the real property tax valuation analysis, if applicable, with respect to the project contemplated by this Application (the "Valuation Deposit"). The Application Fee will not be credited against any other fees or expenses which are or become payable to the Agency in connection with this Application or the project contemplated herein (the "Project"). In the event that the subject transaction does not close for any reason, the Agency may use all or any part of the Counsel Fee Deposit, the Cost/Benefit Deposit and/or the Valuation Deposit to defray the cost of Transaction/Bond Counsel fees and expenses, the cost of obtaining a cost/benefit analysis and/or the cost of obtaining a real property tax valuation with respect to the Project. In the event that the subject transaction does close, the Counsel Fee Deposit, the Cost/Benefit Deposit and the Valuation Deposit shall be credited against the applicable expenses incurred by the Agency with respect to the Project.

Every signature page comprising part of this Application must be signed by the Applicant or this Application will not be considered complete or accepted for consideration by the Agency.

The Agency's acceptance of this Application for consideration does not constitute a commitment on the part of the Agency to undertake the proposed Project, to grant any financial assistance with respect to the proposed Project or to enter into any negotiations with respect to the proposed Project.

Information provided herein may be subject to disclosure under the New York Freedom of Information Law (New York Public Officers Law § 84 et seq.) ("FOIL"). If the Applicant believes that a portion of the material submitted with this Application is protected from disclosure under FOIL, the Applicant should mark the applicable section(s) or page(s) as "confidential" and state the applicable exception to disclosure under FOIL.

July 10, 2017

PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:


Name: *Twenty Six Sunset LLC*

Address: *45A King Arthur Court, Saint James, New York 11780*

Fax: *(631) 234-4700*

NY State Dept. of

Labor Reg #: *Not yet available*

Federal Employer ID #: 

NAICS Code #: *721110*

Website: *N/A*

Name of CEO or Authorized Representative Certifying Application: *John A. Danzi*

Title of Officer: *Managing Member*

Phone Number:  E-Mail: 

B. BUSINESS TYPE (Check applicable status. Complete blanks as necessary):

Sole Proprietorship General Partnership Limited Partnership

Limited Liability Company Privately Held Corporation

Publicly Held Corporation Exchange listed on _____

Not-for-Profit Corporation

Income taxed as: Subchapter S Subchapter C
501(c)(3) Corporation Partnership

State and Year of Incorporation/Organization: *New York, 2010*

Qualified to do Business in New York: Yes No N/A

C. APPLICANT COUNSEL:

Firm name: *Rivkin Radler, LLP*

Address: *926 RXR Plaza, Untondale, New York 11556*
Primary

Contact: *William Cornachio, Esq.*
Phone: *(516) 357-3111*
Fax: *(516) 357-3333*
E-Mail: *william.cornachio@rivkin.com*

- D. Principal stockholders, members or partners, if any (i.e., owners of 10% or more of equity/voting rights in Applicant):

Name	Percentage owned
<i>Trevor Danzi 2014 Trust Under Indenture of Trust dated as of May 26, 2014, John A. Danzi, Trustee</i>	<i>30%</i>
<i>Bryan Danzi 2014 Trust Under Indenture of Trust dated as of May 26, 2014, John A. Danzi, Trustee</i>	<i>30%</i>
<i>John A. Danzi</i>	<i>20%</i>
<i>Bryan Danzi</i>	<i>20%</i>

- E. If any of the persons described in the response to the preceding Question, or a group of said persons, owns more than a 50% interest in the Applicant, list all other entities which are related to the Applicant by virtue of such persons having more than a 50% interest in such entities:

John A. Danzi LLC – 99%

- F. Is the Applicant related to any other entity by reason of more than 50% common ownership? If YES, indicate name of related entity and relationship:

YES

NO

None, other than as set forth in E. above.

- G. List parent corporation, sister corporations and subsidiaries, if any:

None

H. Has the Applicant (or any parent company, subsidiary, affiliate or related entity or person) been involved in, applied for or benefited by any prior industrial development financing in the municipality in which this Project is located, whether by the Agency or another issuer, or in a contiguous municipality? ("Municipality" herein means city, town or village, or, if the Project is not in an incorporated city or village, Nassau County.) If YES, describe:

YES ___ NO X

I. Is the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities involved in any litigation or aware of any threatened litigation that would have a material adverse effect on the Applicant's financial condition or the financial condition of said principal(s)? If YES, attach details at Schedule I.

YES ___ NO X

J. Has the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, ever been involved, as debtor, in bankruptcy, creditors rights or receivership proceedings or sought protection from creditors? If YES, attach details at Schedule I.

YES ___ NO X

K. Has the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities, ever been convicted of any felony or misdemeanor (other than minor traffic offenses), or have any such related persons or principal(s) held positions or ownership interests in any firm or corporation that has been convicted of a felony or misdemeanor (other than minor traffic offenses), or are any of the foregoing the subject of a pending criminal proceeding or investigation? If YES, attach details at Schedule I.

YES ___ NO X

L. Has the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, been cited for (or is there a pending proceeding or investigation with respect to) a civil violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution, taxation, or other operating practices? If YES, attach details at Schedule I.

YES ___ NO X

M. Is the Applicant (or any parent company, subsidiary, affiliate or related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, delinquent or have any of the foregoing persons or entities been delinquent on any New York State, federal or local tax obligations within the past five (5) years? If YES, attach details at Schedule I.

YES ___

NO X

N. Complete the following information for principals (including, in the case of corporations, officers and members of the board of directors and, in the case of limited liability company, members and managers) of the Applicant:

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations*</u>
<i>John A. Danzi</i>	<i>Managing Member</i>	<i>John A. Danzi LLC</i>
<i>Bryan Danzi</i>	<i>Member</i>	<i>None</i>

**More than 50% ownership*

Do any of the foregoing principals hold elected or appointive positions with New York State, any political division of New York State or any other governmental agency? If YES, attach details at Schedule I.

YES ___

NO X

Are any of the foregoing principals employed by any federal, state or local municipality or any agency, authority, department, board, or commission thereof or any other governmental or quasi-governmental organization?

YES ___

NO X

O. Operation at existing location(s) (Complete separate Section O for each existing location):

I. (a) Location: *Vacant land with an address of 410 Jericho Turnpike, Jericho, New York 11753 (Part of the existing Milleridge site).*

(b) Number of Employees: Full-Time: *0* Part-Time: *0*

(c) Annual Payroll, excluding benefits: *N/A*

(d) Type of operation (e.g. manufacturing, wholesale, distribution, retail, etc.) and products or services: *Hotel*

(e) Size of existing facility real property

(i.e., acreage of land): *Approximately 2.52 acres*

(f) Buildings (number and square footage of each): *None at present*

(g) Applicant's interest in the facility

FEE TITLE: LEASE: OTHER (describe below):

Applicant has a ground lease. Applicant will own the building to be constructed on the property.

2. Will the completion of the proposed Project result in the removal of a plant or facility of the Applicant, or of a proposed user, occupant or tenant of the Project, or a relocation of any employee of the Applicant, or any employee of a proposed user, occupant or tenant of the Project, from one area of the State of New York (but outside of Nassau County) to a location in Nassau County or in the abandonment of such a plant or facility located in an area of the State of New York outside of Nassau County? If YES, complete the attached Anti-Raiding Questionnaire (Schedule D).

YES

NO

3. Will the proposed Project result in the removal or abandonment of a plant or facility of the Applicant, or of a proposed user, occupant or tenant of the proposed Project, or a relocation of any employee of the Applicant, or any employee of a proposed user, occupant or tenant of the proposed Project, located within Nassau County? If YES, identify the location of the plant or facility and provide explanation.

YES

NO

-
- P. Has the Applicant considered moving to another state or another location within New York State? If YES, explain circumstances.

YES

NO

-
- Q. Does any one supplier or customer account for over 50% of Applicant's annual purchases or sales, respectively? If YES, attach name and contact information for supplier and/or

customer, as applicable: *Not currently applicable, but it is expected that no customer or supplier will account for more than 50% of Applicant's sales or purchases.*

YES ___

NO ___

- R. Does the Applicant (including any related entity or person) or any principal(s) of the Applicant or its related entities, or any other business or concern with which such entities, persons or principal(s) have been connected, have any contractual or other relationship with the Agency or the County of Nassau? If YES, attach details at Schedule L.

YES ___

NO X

- S. Nature of Applicant's business (e.g., description of goods to be sold, products manufactured, assembled or processed, services rendered):

Applicant was formed for the purpose of constructing and operating a Marriott Residence Inn Hotel on the property.

- T. Any related party proposed to be a user of the Project:

No

PART II. PROPOSED PROJECT

A. Types of Financial Assistance Requested:

- Tax-Exempt Bonds
- Taxable Bonds
- Refunding Bonds
- Sales/Use Tax Exemption
- Mortgage Recording Tax Exemption
- Real Property Tax Exemption
- Other (specify): _____

B. Type of Proposed Project (check all that apply and provide requested information):

- New Construction of a Facility

Square footage: *The size is not presently known. Applicant will seek site plan approval for a 127 room hotel which will contain an estimated 85,102 square feet of space*

- Addition to Existing Facility
Square footage of existing facility: _____
Square footage of addition: _____

- Renovation of Existing Facility
Square footage of area renovated: _____
Square footage of existing facility: _____

- Acquisition of Land/Building
Acreage/square footage of land: _____
Square footage of building: _____

- Acquisition of Furniture/Machinery/Equipment

List principal items or categories:

The furniture, fixtures and building equipment found in a typical hotel (except that there will not be a full service restaurant)

- Other (specify): _____

C. Briefly describe the purpose of the proposed Project, the reasons why the Project is necessary to the Applicant and why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations:

Applicant and its franchisor, the Marriott Corporation, have determined that there is a need of a hotel in the vicinity of the property having the characteristics of a Marriott Residence Inn to serve the travelling public and business community. Due to the high costs of constructing, furnishing, equipping and operating a new hotel of this type,

Applicant requires financial assistance from the Agency to help assure that the Project will be economically viable.

- D. Is there a likelihood that the proposed Project would not be undertaken by the Applicant but for the granting of the financial assistance by the Agency? (If yes, explain; if no, explain why the Agency should grant the financial assistance with respect to the proposed Project)

YES

NO

Among other conditions, Applicant's ground lease with the property owner is subject to receipt of financial assistance from the Agency. The Project will provide benefits to the County in the form of temporary construction jobs, permanent full and part time jobs, sales and other tax revenues, and the general increase in economic activity produced by a vibrant, flag ship hotel operation.

- E. If the Applicant is unable to arrange Agency financing or other Agency financial assistance for the Project, what will be the impact on the Applicant and Nassau County? Would the Applicant proceed with the Project without Agency financing or other Agency financial assistance? Describe.

Applicant would not proceed with the Project in the absence of assistance from the Agency. This would deprive the business travelers and other visitors to the County of a needed and desirable hotel facility. But more important, the County would not have the benefit of the sales and other taxes generated by the commercial activity and the hotel, and the employment opportunities described elsewhere in the Application would not be created. It should be noted that the proposed hotel operation will no doubt confer economic benefits on the neighboring Milleridge Inn restaurant and Milleridge Cottage catering facility, as well as the retail establishments in the nearby shopping center.

- F. Location of Project:

Street Address: *Listed in the Nassau County tax records as 410 Jericho Turnpike, Jericho, New York 11753**

City/Village(s):

Town(s): *Oyster Bay*

School District(s): *Jericho*

Tax Map Section: *12* Block: *A* Lot: *1334*

Census Tract Number: *518502*

**Once complete, it is expected the hotel will have a new and different street address.*

- G. Present use of the Project site: *Vacant land (parking field for the Milleridge Cottage.*

- H. (a) What are the current real estate taxes on the Project site? (If amount of current taxes is not available, provide assessed value for each):

General: \$41,816*
School: \$48,825
Village: \$ _____

**Includes special districts*

- (b) Are tax certiorari proceedings currently pending with respect to the Project real property? If YES, attach details at Schedule I including copies of pleadings, decisions, etc.

YES X NO

The current owner of the property to be ground leased to the Applicant has advised that it is willing to withdraw the pending certiorari proceedings.

- I. Describe proposed Project site ownership structure (i.e., Applicant or other entity):

Applicant is a New York limited liability company

- J. To what purpose will the building or buildings to be acquired, constructed or renovated be used by the Applicant? (Include description of goods to be sold, products to be manufactured, assembled or processed and services to be rendered.)

Applicant will construct a Marriott Residence Inn hotel (the hotel at the site will not have a full service restaurant).

- K. If any space in the Project is to be leased to or occupied by third parties (i.e., parties not related to the Applicant), or is currently leased to or occupied by third parties who will remain as tenants, provide the names and contact information for each such tenant, indicate total square footage of the Project to be leased to each tenant, and describe proposed use by each tenant:

Not currently known

- L. Provide, to the extent available, the information requested, in Part I, Questions A, B, D and O, with respect to any party described in the preceding response.

Not applicable

M. Does the proposed Project meet zoning/land use requirements at proposed location?

YES NO

1. Describe present zoning/land use: *General Business (GB) District*
2. Describe required zoning/land use, if different: *N/A*
3. If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:

The use of the property as a hotel is permissible in the GB District, but requires a Special Use Permit and Site Plan Approval from the Town of Oyster Bay Town Board.

N. Does the Applicant, or any related entity or person, currently hold a lease or license on the Project site? If YES, please provide details and a copy of the lease/license.

YES NO

As expressed above, among other conditions, Applicant has entered into a ground lease for the property, but its effectiveness is subject to Applicant's obtaining assistance from the Agency (among other conditions). A copy of the ground lease is attached as Schedule J.

O. Does the Applicant, or any related entity or person, currently hold fee title to (i.e. own) the Project site?

YES NO

Applicant is the ground lessee, but will own the hotel building to be constructed on the ground leased property.

If YES, indicate:

- (a) Date of purchase: _____
- (b) Purchase price: \$ _____
- (c) Balance of existing mortgage, if any: \$ _____
- (d) Name of mortgage holder: _____
- (e) Special conditions: _____

If NO, indicate name of present owner of Project site: *Kimco Birchwood Jericho Lot LLC*

P. Does the Applicant or any related person or entity have an option or a contract to purchase the Project site and/or any buildings on the Project site?

YES _____ NO X

Applicant's ground lease does not include a purchase option.

If YES, attach copy of contract or option at Schedule I and indicate:

- (a) Date signed: _____
(b) Purchase price: \$ _____
(c) Closing date: _____

Is there a relationship legally or by virtue of common control or ownership between the Applicant (and/or its principals) and the seller of the Project (and/or its principals)?

If YES, describe:

YES _____ NO X*

**Applicant has no affiliation with the ground lessor.*

Q. Will customers personally visit the Project site for either of the following economic activities? If YES with respect to either economic activity indicated below, complete the attached Retail Questionnaire (Schedule E).

Sales of Goods: YES X NO _____ Sales of Services: YES _____ NO X

R. Describe the social and economic conditions in the community where the Project site is or will be located and the impact of the proposed Project on the community (including impact on infrastructure, transportation, fire and police and other government-provided services):

The property is located on the area commonly known as the Milleridge site, and presently serves as a parking field for the Milleridge Cottage catering facility. The community is mixed; in the immediate area, apart from the Milleridge Inn, the Milleridge Cottage and the Milleridge Village Shops, various retail establishments have their businesses, including the Market Bistro restaurant, Marshalls clothing store, a Starbucks, Whole Foods Market and CVS. Nearby the site is a multi-tenanted office building. Directly to the southeast of the property is the Jericho Birchwood residential community. Based upon the fact that the hotel will be located in an existing, active business community, it is not expected to have a significant negative impact on infrastructure, transportation, and other government provided services. The Project will, however, add significantly to the

viability of the businesses conducted at the Milleridge site, and the other nearby retail establishments. Existing physical and landscape buffers will minimize any negative impact on the nearby Birchwood residential community.

- S. Identify the following Project parties (if applicable):
Architect: *Johnson Braund – Greg Allwine & Seth Terry*
Engineer: *BowneGroup – Dane Kenney*
Contractors: *Not yet identified at this early stage*
- T. Will the Project be designed and constructed to comply with Green Building Standards? (if YES, describe the LEED green building rating that will be achieved):
YES _____ NO
- U. Is the proposed Project site located on a Brownfield? (if YES, provide description of contamination and proposed remediation)
YES _____ NO
- V. Will the proposed Project produce a unique service or product or provide a service that is not otherwise available in the community in which the proposed Project site is located?
YES _____ NO
- W. Is the proposed Project site currently subject to an IDA transaction (whether through the Agency or otherwise)? If yes, explain.
YES _____ NO

PART III. CAPITAL COSTS OF THE PROJECT

A. Provide an estimate of cost of all items listed below:

	<u>Item</u>	<u>Cost</u>
1.	Land and/or Building Acquisition	\$ <u>N/A</u>
2.	Building Demolition	\$ <u>N/A</u>
3.	Construction/Reconstruction/Renovation	\$ <u>16,556,000</u>
4.	Site Work	\$ <u>1,174,000</u>
5.	Infrastructure Work	\$ <u>0</u>
6.	Architectural/Engineering Fees	\$ <u>550,000</u>
7.	Applicant's Legal Fees	\$ <u>150,000</u>
8.	Financial Fees	\$ <u>75,000</u>
9.	Other Professional Fees – preconstruction supervisory and coordination	\$ <u>160,000</u>
10.	Furniture, Equipment & Machinery Acquisition (not included in 3. above)	\$ <u>2,520,000</u>
11.	Other Soft Costs (pre-opening expenses, staff training labor costs, etc.)	\$ <u>230,000</u>
12.	Other	
	pre-opening supplies	\$ <u>125,000</u>
	Soft Cost contingencies	\$ <u>185,000</u>
	Business Insurance – down payment	\$ <u>50,000</u>
	Total	\$ <u>21,775,000</u>

B. Estimated Sources of Funds for Project Costs:

a.	Tax-Exempt IDA Bonds:	\$ <u>0</u>
b.	Taxable IDA Bonds:	\$ <u>0</u>
c.	Conventional Mortgage Loans*:	\$ <u>16,000,000</u>
d.	SBA or other Governmental Financing: Identify: _____	\$ <u>0</u>
e.	Other Public Sources (e.g., grants, tax credits): Identify: _____	\$ <u>0</u>
f.	Other Loans:	\$ <u>0</u>
g.	Equity Investment: (excluding equity attributable to grants/tax credits)	\$ <u>5,775,000</u>
	TOTAL	\$ <u>21,775,000</u>

*Construction loan

What percentage of the total Project costs are
funded/financed from public sector sources: 0%

C. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? If YES, describe particulars on a separate sheet.

YES

NO

Approximately \$30,000 of soft costs for environmental and geotechnical studies and \$59,000 in legal fees.

D. Are items of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of the bond proceeds (if applicable)? If YES, provide details:

YES

NO

NOT APPLICABLE

E. Will any of the funds to be borrowed through the Agency's issuance of bonds, if applicable, be used to repay or refinance an existing mortgage, outstanding loan or an outstanding bond issue? If YES, provide details:

YES

NO

NOT APPLICABLE

F. Has the Applicant made any arrangement for the marketing or the purchase of the bonds or the provision of other third party financing (if applicable)? If YES, indicate with whom (subject to Agency approval) and provide a copy of any term sheet or commitment letter issued with respect to such financing.

YES

NO

NOT APPLICABLE

- G. Construction Cost Breakdown:
 Total Cost of Construction: \$20,250,000 (sum of 2-5 and 10 in Question A above)

The exact breakdown for materials, labor and other has not yet identified at this early stage, and the information above in Question A, which is largely based on costs of a similar hotel project on Long Island, represents a good faith estimate. Likewise, it is not yet possible to provide the cost information below, but Applicant's intention is to engage a Long Island based contractor who would source labor on Long Island.

Cost for materials:	\$8,571,500
% Sourced in County:	60%
% Sourced in State:	75% (incl. County)
Cost for labor:	\$9,158,500
% Sourced in County:	70%
% Sourced in State:	90% (incl. County)
Cost for "other":	\$2,520,000*
% Sourced in County:	10%
% Sourced in County:	20% (incl. County)

*The "other" category is furniture, equipment and machinery.

The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to undertake and document the total amount of capital investment as set forth in this Application.

PART IV. COST/BENEFIT ANALYSIS

- A. If the Applicant presently operates in Nassau County, provide the current annual payroll. Estimate projected payroll at the Project site in First Year, Second Year and Third Year after completion of the Project:

	Present	First Year	Second Year	Third Year
Full-time:	0	35	35	35
Part-time: ¹	0	5	5	5

List the average salaries or provide ranges of salaries for the following categories of jobs (on a full-time equivalency basis) projected to be retained/created in Nassau County as a result of the proposed Project:

¹ NOTE: The Agency converts part-time jobs into FTE's for evaluation and reporting purposes by dividing the number of part-time jobs by two (2).

<u>Category of Jobs to be Retained:</u>	<u>Average Salary or Range of Salary:</u>	<u>Average Fringe Benefits or Range of Fringe Benefits</u>
Management		
Professional		
Administrative		
Production		
Supervisor		
Laborer		
Independent Contractor ²		
Other		

<u>Category of Jobs to be Created:</u>	<u>Average Salary or Range of Salary:</u>	<u>Average Fringe Benefits or Range of Fringe Benefits</u>
Management - 5	72,000	7,200 per employee
Professional		
Administrative		
Production		
Supervisor-2	\$18/hour	
Laborer		
Independent Contractor ²		
Other – Hotel Labor Staff - 33	\$13/hour	

The Agency may utilize the foregoing employment projections and the projections set forth in Schedule C, among other things, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to retain the number of jobs, types of occupations and amount of payroll with respect to the Project set forth in this Application.

- B. (i) Will the Applicant transfer current employees from existing location(s)? If YES, describe, please describe the number of current employees to be transferred and the location from which such employees would be transferred:

YES _____

NO X _____

² As used in this chart, this category includes employees of independent contractors.

³ As used in this chart, this category includes employees of independent contractors.

(ii) Describe the number of estimated full time equivalent construction jobs to be created as a result of undertaking the project, to the extent any:

100+

C. What, if any, is the anticipated increase in the dollar amount of production, sales or services following completion of the Project?

The budget anticipates \$6,500,000 during the first 12 months of hotel operations

What percentage of the foregoing amount is subject to New York sales and use tax?

95% (it is anticipated that approximately 5% of business generated at the hotel will be from charities and other tax exempt entities).

What percentage of the Applicant's total dollar amount of production, sales or services (including production, sales or services rendered following completion of the Project) are made to customers outside the economic development region (i.e., Nassau and Suffolk Counties)?

Not capable of determination at this time

Describe any other municipal revenues that will result from the Project (excluding the above and any PILOT payments):

In addition to the County portion of sales and use taxes, the hotel will collect and remit the Nassau County hotel and motel occupancy tax of 3.0%

D. What is the estimated aggregate annual amount of goods and services to be purchased by the Applicant for each year after completion of the Project and what portion will be sourced from businesses located in the County and the State (including the County):

Not yet identified at this early stage

	<u>Amount</u>	<u>% Sourced in County</u>	<u>% Sourced in State</u>
Year 1	\$ _____	_____	_____
Year 2	\$ _____	_____	_____
Year 3	\$ _____	_____	_____

- E. Describe, if applicable, other benefits to the County anticipated as a result of the Project, including a projected annual estimate of additional sales tax revenue generated, directly and indirectly, as a result of undertaking the project:

In addition to the direct benefits of sales and use and hotel occupancy taxes payable to the County, as well as the creation of permanent jobs at the hotel site, as described in Schedule I, the synergy among the hotel Project and the nearby business community will result in a meaningful increase of economic activity on the Jericho, New York, North Broadway corridor.

- F. Estimated Value of Requested Financial Assistance:

Estimated Value of Sales Tax Benefit: \$925,000
(Assumes that approximately 50% of the estimated \$16,556,000 construction cost is labor, not subject to sales tax.)

Estimated Value of Mortgage Tax Benefit: \$120,000
(i.e., principal amount of mortgage loans multiplied by [0.75%])

Estimated Property Tax Benefit:

Will the proposed Project utilize a property tax exemption benefit other than from the Agency: *No*
(If so, please describe)

Term of PILOT Requested: *20 years*

Existing Property Taxes on Land and Building: *\$90,641 (vacant land)*

Estimated Property Taxes on completed Project: *Not known*
(without Agency financial assistance)

NOTE: Upon receipt of this Application by the Agency, the Agency's staff will create a PILOT schedule and estimate the amount of PILOT Benefit/Cost utilizing anticipated tax rates and assessed valuation, and attach such information as Exhibit A hereto.

- G. Describe and estimate any other one-time municipal revenues (not including fees payable to the Agency) that the Project will create:

Various building permits and site planning fees and charges

PART V. PROJECT SCHEDULE

A. If applicable, has construction/reconstruction/renovation work on the Project begun? If YES, indicate the percentage of completion:

- | | | | | |
|----|-------------------------------|---------|-------------|---------------|
| 1. | (a) Site clearance | YES ___ | NO <u>X</u> | ___% complete |
| | (b) Environmental Remediation | YES ___ | NO <u>X</u> | ___% complete |
| | (c) Foundation | YES ___ | NO <u>X</u> | ___% complete |
| | (d) Footings | YES ___ | NO <u>X</u> | ___% complete |
| | (e) Steel | YES ___ | NO <u>X</u> | ___% complete |
| | (f) Masonry | YES ___ | NO <u>X</u> | ___% complete |
| | (g) Interior | YES ___ | NO <u>X</u> | ___% complete |
| | (h) Other (describe below): | YES ___ | NO <u>X</u> | ___% complete |

2. If NO to all of the above categories, what is the proposed date of commencement of construction, reconstruction, renovation, installation or equipping of the Project?

The hiring dates necessary depend on the date of the hotel opening, which is unknown at this time due to the uncertainties of the actual time required to satisfy the several contingencies, such as obtaining the necessary permits and approvals.

B. Provide an estimate of time schedule to complete the Project and when the first use of the Project is expected to occur:

The construction start date is not known at this time due to the uncertainties of the actual time required to satisfy the several contingencies, such as obtaining the necessary permits and approvals. Once commenced, construction is expected to be completed in 14 months.

PART VI. ENVIRONMENTAL IMPACT

- A. What is the expected environmental impact of the Project? (Complete the attached Environmental Assessment Form (Schedule G)).

The Project will result in increased use of water and power resources, and it is anticipated to cause a modest increase in automobile traffic.

- B. Is an environmental impact statement required by Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act)?

YES

NO

- C. Please be advised that the Agency may require at the sole cost and expense of the Applicant the preparation and delivery to the Agency of an environmental report in form and scope satisfactory to the Agency, depending on the responses set forth in the Environmental Assessment Form. If an environmental report has been or is being prepared in connection with the Project, please provide a copy.

- D. The Applicant authorizes the Agency to make inquiry of the United States Environmental Protection Agency, the New York State Department of Environmental Conservation or any other appropriate federal, state or local governmental agency or authority as to whether the Project site or any property adjacent to or within the immediate vicinity of the Project site is or has been identified as a site at which hazardous substances are being or have been used, stored, treated, generated, transported, processed, handled, produced, released or disposed of. The Applicant will be required to secure the written consent of the owner of the Project site to such inquiries (if the Applicant is not the owner), upon request of the Agency.

THE UNDERSIGNED HEREBY CERTIFIES, under penalties of perjury, that the answers and information provided above and in any schedule, exhibit or statement attached hereto are true, accurate and complete, to the best of the knowledge of the undersigned.

MARY SUSAN DANIELS
Notary Public, State of New York
Registration #01DA6115738
Qualified in Suffolk County
Commission Expires Sept. 13, 2020

Name of Applicant: Twenty Six Sunset LLC

Signature: 
Name: John A. Danzi
Title: Managing Member
Date: July 10, 2017

Sworn to before me this 10th
day of July, 2017


Notary Public

**CERTIFICATIONS AND ACKNOWLEDGMENTS
OF THE APPLICANT**

FIRST:

The Applicant hereby certifies that, if financial assistance is provided by the Agency for the proposed project, no funds of the Agency (i) shall be used in connection with the Project for the purpose of preventing the establishment of an industrial or manufacturing plant or for the purpose of advertising or promotional materials which depict elected or appointed government officials in either print or electronic media, (ii) be given to any group or organization which is attempting to prevent the establishment of an industrial or manufacturing plant within the State

SECOND:

The Applicant hereby certifies that no member, manager, principal, officer or director of the Applicant or any affiliate thereof has any blood, marital or business relationship with any member of the Agency (or any member of the family of any member of the Agency).

THIRD:

The Applicant hereby certifies that neither the Applicant nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners (other than equity owners of publicly-traded companies), nor any of their respective employees, officers, directors, or representatives (i) is a person or entity with whom United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury, including those named on OFAC's Specially Designated and Blocked Persons List, or under any statute, executive order or other governmental action, or (ii) has engaged in any dealings or transactions or is otherwise associated with such persons or entities.

FOURTH:

The Applicant hereby acknowledges that the Agency shall obtain and hereby authorizes the Agency to obtain credit reports and other financial background information and perform other due diligence on the Applicant and/or any other entity or individual related thereto, as the Agency may deem necessary to provide the requested financial assistance.

FIFTH:

The Applicant hereby certifies that each owner, occupant or operator that would receive financial assistance with respect to the proposed Project is in substantial compliance with applicable federal, state and local tax, worker protection and environmental laws, rules and regulations.


SIXTH:

The Applicant hereby acknowledges that the submission to the Agency of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the recapture from the Applicant of an amount equal to all or any part of any tax exemption claimed by reason of the Agency's involvement in the Project.

SEVENTH:

The Applicant hereby certifies that, as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to, the provisions of Section 859-a and Section 862(i) thereof.

Name of
Applicant: Twenty Six Sunset LLC

By: 
Name: John A. Danzi
Title: Managing Member

**CERTIFICATION AND AGREEMENT
WITH RESPECT TO FEES AND COSTS**

Capitalized terms used but not otherwise defined in this Certification and Agreement shall have the meanings assigned to such terms in the Application.

The undersigned, being duly sworn, deposes and says, under penalties of perjury, as follows: that I am the chief executive officer or other representative authorized to bind the Applicant named in the attached application for financial assistance ("Application") and that I hold the office specified below my signature at the end of this Certification and Agreement, that I am authorized and empowered to deliver this Certification and Agreement and the Application for and on behalf of the Applicant, that I am familiar with the contents of said Application (including all schedules, exhibits and attachments thereto), and that said contents are true, accurate and complete to the best of my knowledge and belief.

The grounds of my belief relative to all matters in the Application that are not based upon my own personal knowledge are based upon investigations I have made or have caused to be made concerning the subject matter of this Application, as well as upon information acquired in the course of my duties and from the books and records of the Applicant.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that the Applicant hereby releases the Nassau County Industrial Development Agency, its members, officers, servants, attorneys, agents and employees (collectively, the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend (with counsel selected by the Agency) and hold the Agency harmless from and against any and all liability, damages, causes of actions, losses, costs or expenses incurred by the Agency in connection with: (A) examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the financial assistance requested therein are favorably acted upon by the Agency, (B) the acquisition, construction, reconstruction, renovation, installation and/or equipping of the Project by the Agency, and (C) any further action taken by the Agency with respect to the Project; including, without limiting the generality of the foregoing, (i) all fees and expenses of the Agency's general counsel, bond counsel, economic development consultant, real property tax valuation consultant and other experts and consultants (if deemed necessary or advisable by the Agency), and (ii) all other expenses incurred by the Agency in defending any suits, actions or proceedings that may arise as a result of any of the foregoing. If, for any reason whatsoever, 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 Applicant is unable to find buyers willing to purchase the total bond issue required or is unable to secure other third party financing or otherwise fails to conclude the Project, then upon presentation of an invoice by the Agency, its agents, attorneys or assigns, the Applicant shall pay to the Agency, its agents, attorneys or assigns, as the case may be, all fees and expenses reflected in any such invoice.

As an authorized representative of the Applicant, I acknowledge and agree on behalf of the Applicant that each of the Agency's general counsel, bond counsel, economic development consultant, real property tax valuation consultant and other experts and consultants is an intended third-party beneficiary of this Certification and Agreement, and that each of them may (but shall not be obligated to) enforce the provisions of the immediately preceding paragraph, whether by lawsuit or otherwise, to collect the fees and expenses of such party or person incurred by the Agency (whether or not first paid by the Agency) with respect to the Application.

Upon successful closing of the required bond issue or other form of financing or Agency assistance, the Applicant shall pay to the Agency an administrative fee set by the Agency (which amount is payable at closing) in accordance with the following schedule:

- (A) Taxable Bond Issues Six-tenths (6/10) of one percent (1%) for the first twenty million dollars (\$20,000,000) of total project costs and, if applicable, two-tenths (2/10) of one percent (1%) for any additional amounts in excess of twenty million dollars (\$20,000,000) of total project costs,

- (B) Tax-Exempt Bond Issues – Six-tenths (6/10) of one percent (1%) of total project costs.
- (C) Straight-Lease Transactions Six-tenths (6/10) of one percent (1%) for the first twenty million dollars (\$20,000,000) of total project costs and, if applicable, two-tenths (2/10) of one percent (1%) for any additional amounts in excess of twenty million dollars (\$20,000,000) of total project costs
- (D) General Counsel Fee – One-tenth (1/10) of one percent (1%) of total project costs, with a minimum fee of \$2,000.
- (E) All Initial Transactions - Two Thousand Five Hundred Dollars (\$2,500) closing compliance fee payable at closing and One Thousand Dollars (\$1,000) per year (or part thereof) administrative fee, payable in advance, at the closing for the first year (or part thereof) and on January 1st of each year for the term of the financing. The annual service fee is subject to periodic review and may be adjusted from time to time in the discretion of the Agency.
- (F) Refundings – The Agency fee shall be determined on a case-by-case basis.
- (F) Assumptions – The Agency fee shall be determined on a case-by-case basis.
- (G) Modifications – The Agency fee shall be determined on a case-by-case basis.

The Agency's bond counsel fees and expenses are payable at closing and are based on the work performed in connection with the Project.

The Agency's bond counsel's fees, general counsel fee and the administrative fees may be considered as a cost of the Project and included as part of any resultant financing, subject to compliance with applicable law.

Upon the termination of the financing of the Project, Applicant agrees to pay all costs in connection with any conveyance by the Agency to the Applicant of the Agency's interest in the Project and the termination of all related Project documents, including the fees and expenses of the Agency's general counsel, bond counsel, and all applicable recording, filing or other related fees, taxes and charges.

I further acknowledge and agree on behalf of the Applicant that, in the event the Agency shall have used all of its available tax-exempt bond financing allocation from the State of New York, if applicable, and shall accordingly be unable to obtain an additional allocation for the benefit of the Applicant, the Agency shall have no liability or responsibility as a result of the inability of the Agency to issue and deliver tax-exempt bonds for the benefit of the Applicant.

MARY SUSAN DANIELS
 Notary Public, State of New York
 Registration #01DA6115736
 Qualified in Suffolk County
 Commission Expires Sept. 13, 2020

Twenty Six Sunset LLC


 Name: John A. Danzi
 Title: Managing Member

Subscribed and affirmed to me this 10th
 day of July, 2017

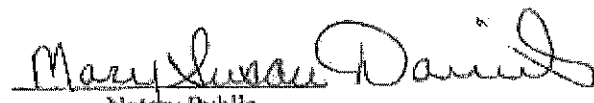

 Notary Public

TABLE OF SCHEDULES:

<u>Schedule</u>	<u>Title</u>	<u>Complete as Indicated Below</u>
A.	Tax-Exempt Bond Manufacturing Questionnaire	<i>Not Applicable</i>
B.	New York State Financial and Employment Requirements for Industrial Development Agencies	<i>Attached</i>
C.	Guidelines for Access to Employment Opportunities	<i>Attached</i>
D.	Anti-Raiding Questionnaire	<i>Not Applicable</i>
E.	Retail Questionnaire	<i>Attached</i>
F.	Applicant's Financial Attachments, consisting of Applicant's financial statements for the last two fiscal years	<i>Not Available</i>
G.	Environmental Assessment Form	<i>Attached</i>
H.	Form NYS-45-MN	<i>Not Available</i>
I.	Other Attachments	<i>Community attractions and market study</i>
J.	Ground Lease	<i>Attached</i>

TAX-EXEMPT BOND MANUFACTURING QUESTIONNAIRE

(To be completed by the Applicant if the Applicant checked "YES" in Part I, Question H of the Application for Financial Assistance, if applicable).

Please complete the following questions for each facility to be financed. Use additional pages as necessary.

1. Describe the production process which occurs at the facility to be financed.

2. Allocate the facility to be financed by function (expressed in square footage) (e.g., production line, employee lunchroom, offices, restrooms, storage, warehouse, loading dock, repair shop, parking, research, sales, etc.) and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.). Please attach blueprints of the facility to be financed.

<u>FUNCTION</u>	<u>LOCATION</u>	<u>SQ. FOOTAGE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL

3. Of the space allocated to offices above, identify by function (e.g., executive offices, payroll, production, etc.) and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.).

<u>FUNCTION</u>	<u>LOCATION</u>	<u>SQ. FOOTAGE</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL

4. Of the space allocated to storage or warehousing above, identify the square footage and location of the areas devoted to storage of the following:

SQ. FOOTAGE

LOCATION

Raw Materials used
for production of
manufactured goods

Finished product storage

Component parts of
goods manufactured at
the facility

Purchased component
parts

Other (specify)

TOTAL

5. List raw materials used at the facility to be financed in the processing of the finished product(s).

6. List finished product(s) which are produced at the facility to be financed.

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true and correct.

Name of
Applicant:

Signature:

Name:

Title:

Date:

**NEW YORK STATE FINANCIAL AND EMPLOYMENT REPORTING
REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES**

- A. Pursuant to applicable law, the Agency requires the completion of an Initial Employment Plan (see Schedule C) and a year-end employment plan status report, both of which shall be filed by the Nassau County Industrial Development Agency (the "Agency") with the New York State Department of Economic Development. The Project documents will require the Applicant to provide such report to the Agency on or before February 11 of the succeeding year, together with such employment verification information as the Agency may require.

Except as otherwise provided by collective bargaining agreements, the Applicant agrees to list any new employment opportunities with the New York Department of Labor Community Services Division and the administrative entity of the service delivery area created by the Federal Job Training Partnership Act (P.L. 97-300), or any successor statute thereto (the "JTPA Entities"). In addition, except as otherwise provided by collective bargaining agreements, the Applicant, where practicable, will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for such new employment opportunities.

- B. The Applicant will be required to file annually a statement with the New York State Department of Taxation and Finance and the Agency of the value of all sales or use tax exemptions claimed in connection with the Project by reason of the involvement of the Agency.

- C. The following information must be provided for all bonds issued, outstanding or retired during the year:

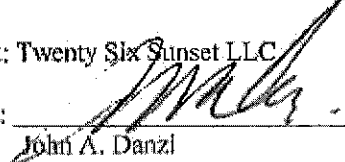
Name, address and owner of the project; total amount of tax exemptions granted (broken out by state and local sales tax, property taxes, and mortgage recording tax); payments in lieu of taxes made; total real estate taxes on the Project prior to exemption; number of jobs created and retained, and other economic benefits realized.

Date of issue; interest rate at end of year; bonds outstanding at beginning of year; bonds issued during year; principal payments made during year; bonds outstanding at end of year; federal tax status; and maturity date(s).

Failure to provide any of the aforesaid information will be constitute a DEFAULT under the Project documents to be entered into by the Agency and the Applicant in connection with the proposed Project.

Please sign below to indicate that the Applicant has read and understood the above and agrees to provide the described information on a timely basis.

Name of
Applicant: Twenty Six Sunset LLC

Signature:  _____

Name: John A. Danzi
Title: Managing Member
Date: July 10, 2017

GUIDELINES FOR ACCESS TO EMPLOYMENT OPPORTUNITIESINITIAL EMPLOYMENT PLAN

Prior to the expenditure of bond proceeds or the granting of other financial assistance, the Applicant shall complete the following initial employment plan:

Applicant Name: *Twenty Six Sunset LLC*
 Address: *45A King Arthur Court, Saint James, New York 11780*
 Type of Business: *Limited Liability Company*
 Contact Person: *John A. Danzi* Tel. No.: XXXXXXXXXX

Please complete the following table describing the projected full-time equivalent employment plan for the proposed Project following receipt of financial assistance:

<u>Current and Planned Occupations</u>	<u>Present Jobs Per Occupation</u>	<u>Estimated Number of Full Time Equivalent Jobs After Completion of the Project:⁴</u>			<u>Estimate of Number of Residents of the LMA⁵ that would fill such jobs by the third year</u>
		<u>1 year</u>	<u>2 years</u>	<u>3 years</u>	
<u>Management</u>	<u>0</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Professional</u>	_____	_____	_____	_____	_____
<u>Administrative</u>	_____	_____	_____	_____	_____
<u>Production</u>	_____	_____	_____	_____	_____
<u>Supervisor</u>	<u>0</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>
<u>Laborer</u>	_____	_____	_____	_____	_____
<u>Independent Contractor</u>	_____	_____	_____	_____	_____
<u>Other (describe) - Hotel Staff</u>	<u>0</u>	<u>33</u>	<u>33</u>	<u>33</u>	<u>33</u>

⁴ NOTE: Convert part-time jobs into FTE's for evaluation and reporting purposes by dividing the number of part-time jobs by two (2).

⁵ The "LMA" means the Local Market Area, which is defined by the Agency as Nassau and Suffolk Counties. The Labor Market Area is the same as the Long Island Economic Development Region, as established pursuant to Section 230 of the New York State Economic Development Law.

Please indicate the number of temporary construction jobs anticipated to be created in connection with the acquisition, construction and/or renovation of the Project: _____ 100+ _____

Please indicate the estimated hiring dates for the new jobs shown above and any special recruitment or training that will be required:

The hiring dates necessary depend on the date of the hotel opening, which is unknown at this time due to the uncertainties of the actual time required to satisfy the several contingencies, such as obtaining the necessary permits and approvals.

Are the Applicant's employees currently covered by a collective bargaining agreement?

YES _____

NO

IF YES, Union Name and Local: _____

Please note that the Agency may utilize the foregoing employment projections, among other things, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to retain the above number of jobs, types of occupations and amount of payroll with respect to the proposed project.

Attached hereto as Schedule H is a true, correct and complete copy of the Applicant's most recent Quarterly Combined Withholding, Wage Reporting, and Unemployment Insurance Return (Form NYS-45-MN). Upon request of the Agency, the Applicant shall provide such other or additional information or documentation as the Agency may require with respect to the Applicant's current employment levels in the State of New York.

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of Applicant: Twenty Six Sunset LLC

Signature: _____

Name: John A. Danzi

Title: Managing Member

Date: July 12, 2017

ANTI-RAIDING QUESTIONNAIRE

(To be completed by Applicant if Applicant checked "YES" in Part I, Question O of the Application for Financial Assistance)

A. Will the completion of the Project result in the removal of a plant or facility of the Applicant, or of a proposed user, occupant or tenant of the Project, or a relocation of any employee of the Applicant or of a proposed user, occupant or tenant of the Project, from an area in New York State (but outside of Nassau County) to an area within Nassau County?

YES _____

NO _____

If the answer to Question A is YES, please provide the following information:

Address of the to-be-removed plant or facility or the plants or facilities from which employees are relocated: _____

Names of all current users, occupants or tenants of the to-be-removed plant or facility: _____

B. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant, or of a proposed user, occupant or tenant of the Project, located in an area of the State of New York other than in Nassau County?

YES _____

NO _____

If the answer to Question B is YES, please provide the following information:

Addresses of the to-be-abandoned plants or facilities: _____

Names of all current occupants of the to-be-abandoned plants or facilities:

C. Has the Applicant contacted the local industrial development agency at which its current plants or facilities in New York State are located with respect to the Applicant's intention to move or abandon such plants or facilities?

YES _____

NO _____

If the answer to Question C is YES, please provide details in a separate attachment.

IF THE ANSWER TO EITHER QUESTION A OR B IS "YES", ANSWER QUESTIONS D AND E.

D. Is the Project reasonably necessary to preserve the competitive position of the Applicant, or of a proposed user, occupant or tenant of the Project, in its industry?

YES _____ NO _____

E. Is the Project reasonably necessary to discourage the Applicant, or a proposed user, occupant or tenant of the Project, from removing such plant or facility to a location outside of the State of New York?

YES _____ NO _____

IF THE ANSWER TO EITHER QUESTION D OR E IS "YES", PLEASE PROVIDE DETAILS IN A SEPARATE ATTACHMENT.

Accordingly, the Applicant certifies that the provisions of Section 862(1) of the General Municipal Law will not be violated if financial assistance is provided by the Agency for the proposed Project.

NOTE: If the proposed Project involves the removal or abandonment of a plant or facility of the Applicant, or a proposed user, occupant or tenant of the Project, within the State of New York, notification will be made by the Agency to the chief executive officer(s) of the municipality or municipalities in which such plant or facility was located.

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of Applicant: _____

Signature: _____

Name: _____

Title: _____

Date: _____

RETAIL QUESTIONNAIRE

(To be completed by Applicant if Applicant checked either "YES" in Part II, Question Q of the Application for Financial Assistance)

A. Will any portion of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) consist of facilities or property that are or will be primarily used in making retail sales to customers who personally visit the Project?

YES NO

*Retail sales of beverages, limited food items and convenience items to hotel guests will be merely incidental to the hotel's room rental operations.

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B. If the answer to Question A is YES, what percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?

3.0 %

C. If the answer to Question A is YES, and the amount entered for Question B is greater than 33.33%, indicate whether any of the following apply to the Project:

1. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Nassau and Suffolk Counties) in which the Project is or will be located?

YES NO

2. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services?

YES NO

3. Will the Project be located in one of the following: (a) an area designated as an empire zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of the households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

YES NO

If the answer to any of the subdivisions 1 through 3 of Question C is YES, attach details.

See Schedule I.

D. If the answer to any of the subdivisions 2 through 3 of Question C is YES, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If YES, attach details.

YES X

NO _____

Once completed, the Hotel will provide approximately 40 Full Time/Full time equivalent jobs that currently do not exist. These Jobs will include 5 Management level jobs, 2 supervisor jobs and 33 other hotel staffed positions including, front desk, housekeeper, housemen, engineer, laundry attendant, sales clerk, night auditor and driver.

E. State percentage of the Applicant's annual gross revenues comprised of each of the following:

Retail Sales: 3.0%

Rental of hotel rooms: 97.0%

F. State percentage of Project premises utilized for same:

Retail Sales: 3.0%

Hotel rooms: 97.0%

The UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above and in any statement attached hereto are true, correct and complete.

Name of Applicant: Twenty Six Sunset LLC

Signature: _____

Name: John A. Danzi

Title: Managing Member

Date: July 18, 2017

APPLICANT'S FINANCIAL ATTACHMENTS

Applicant is a newly formed entity and does not yet have assets, liabilities, revenues or expenses. Forecasted financial information will be furnished when available. Since Applicant is a privately held entity, it will request confidential treatment for its forecasted financial information for the Project, and that it not be disclosed in response to any FOIL request.

ENVIRONMENTAL ASSESSMENT FORM

[attached]

**Full Environmental Assessment Form
Part I - Project and Setting**

Instructions for Completing Part I

Part I 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 I 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 project sponsor to verify that the information contained in Part I is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Marriott Residence Inn at the Milleridge site.		
Project Location (describe, and attach a general location map): Presently 410 Jericho Turnpike, Holkerville, New York		
Brief Description of Proposed Action (include purpose or need): Applicant and its franchisor, the Marriott Corporation, have determined that there is a need for a hotel in the vicinity of the property having the characteristics of a Marriott Residence Inn to serve the local business and residential communities, and applicant intends to construct and operate a Marriott Residence Inn Hotel on the Property. At this time, the property on which the hotel will be built is used as a parking field for events conducted at the Milleridge Cottage catering facility. The exact size of the hotel is not presently known, but applicant will seek site plan approval for a four story, 127 room hotel containing a gross building area of 85,102 square feet of space (applicant will not operate a full service restaurant in the hotel).		
Name of Applicant/Sponsor: Twenty-Six Sussex, LLC	Telephone: 631-234-9700	E-Mail: jadoffice@aol.com
Address: c/o John A. Danzi, 45A King Arthurs Court		
City/PO: Saint James	State: NY	Zip Code: 11780
Project Contact (if not same as sponsor; give name and title/role): John A. Danzi	Telephone: 631-234-9700	E-Mail: jadoffice@aol.com
Address: 45A King Arthurs Court		
City/PO: Saint James	State: NY	Zip Code: 11780
Property Owner (if not same as sponsor): Kinco Birchwood Jericho Lot LLC	Telephone: 516-869-7104	E-Mail: agarbar@kincoorsally.com
Address: 333 New Hyde Park Road, Suite 100		
City/PO: New Hyde Park	State: NY	Zip Code: 11042

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 Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Special permit use and Site Plan Approval	March 28, 2017
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Approval from Planning Advisory Board	March 28, 2017
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Variances from Building Height and Parking Requirements	March 28, 2017
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer availability	Municipal Referral
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT referral	Municipal Referral
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 type="checkbox"/> Yes <input checked="" 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 only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part I 	
C.2. Adopted land use plans.	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYS Heritage Area; Long Island North Shore Heritage Area. _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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? If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>GB-General Business</u>
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Jericho school district</u>
b. What police or other public protection forces serve the project site?	<u>Nassau County</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Joricho Fire Department</u>
d. What parks serve the project site?	<u>Joricho Park District</u> <u>Cattagous County Park</u>

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)?	<u>Transient hotel</u>
b. a. Total acreage of the site of the proposed action?	<u>2.52</u> acres
b. Total acreage to be physically disturbed?	<u>2.52</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>2.52</u> acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Units: _____ *New construction project.
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify type)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Number of lots proposed?	_____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases? i. If No, anticipated period of construction:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>14</u> months after landlord's site work
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? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures: 1
 ii. Dimensions (in feet) of largest proposed structure: 43-3' height; 16-153' width; and 1-272' length
 iii. Approximate extent of building space to be heated or cooled: 88,100 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? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams 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? Yes 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? Excavation for building footings and drywells.
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): 17,2000 c.y. of excavated asphalt pavement. Excavated natural material will remain on-site for backfill.
 • 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.
Natural soils - used for backfill on site
Existing asphalt pavement - disposed of off site
 iv. Will there be onsite dewatering or processing of excavated materials? Yes 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 Yes No
 viii. Will the excavation require blasting? Yes 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? Yes 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 proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will 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: _____

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

i. Total anticipated water usage/demand per day: 12,500 gallons/day, including irrigation

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- * Name of district or service area: Jericho Water District
- * 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

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

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

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), 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: 11,500 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 waste from toilet and shower uses

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

- * Name of wastewater treatment plant to be used: Cedar Creek Sewer Treatment Plant Facility
- * Name of district: 3
- * 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____
<p>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):</p> <p>_____</p> <p>_____</p>
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>0.47</u> acres (impervious surface)</p> <p>_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>There would be less impervious coverage than what is existing.</u></p>
<p>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)?</p> <p><u>Groundwater infiltration through on site downfalls.</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____
<ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p><u>Delivery vehicles for supplies</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p><u>None</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p><u>None other than natural gas fired HVAC units for public spaces</u></p>
<p>g. Will any air emission sources named in D.2.1 (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>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) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ 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 _____ to _____
 ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
 iii. Parking spaces: Existing 1,821 Proposed 1,739 Net increase/decrease -82
 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: _____
None is proposed.

vi. Are public/private transportation service(s) or facilities available within 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
 *Includes 148 landbanked spaces.

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: _____
1,200 MWH
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
PSE&G through local grid
 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: 8:00 a.m. to 5:00 p.m.
 * Saturday: 0
 * Sunday: 0
 * Holidays: 0
 ii. During Operations:
 * Monday - Friday: Hotel - 24 hours
 * Saturday: Hotel - 24 hours
 * Sunday: Hotel - 24 hours
 * Holidays: Hotel - 24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 Weekdays between the hours of 7:00 a.m. and 7:00 p.m. in accordance with the Town of Oyster Bay Code.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/slm, and proximity to nearest occupied structures:
 Parking areas and walkways will be illuminated with downward facing light fixtures on poles approximately 20 feet in height

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):
 Typical landscaping applications of fertilizers and pesticides once the hotel is operating.

ii. Will the proposed action use Integrated Pest Management Practices? If required Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 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 _____ month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: Each guest room and common areas have separate receptacles designated for trash recyclables.

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: Private charter will remove solid waste and recyclable materials from on-site dumpster.

9. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

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:

- _____ 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 proposed action at the site involve the commercial generation, (treatment, storage, or disposal of hazardous waste? Yes 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? Yes 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. i. 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): Jordho Water District storage tank

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	2.52	2.22	-0.30
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Landscaped areas</u>	0	0.30	+0.30

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes, explain: _____

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? Yes No
 If Yes,
 i. Identify facilities:
The Jericho Public Library and a local ball field are nearby.

e. Does the project site contain an existing dam? Yes No
 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: _____

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? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • 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: _____

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? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

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? Yes No
 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: Yes No
 Yes - Spills Incidents database Provide DEC ID number(s): 9400646, 9405602, 0303067
 Yes - Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: N/A
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

n. Is the project site subject to an institutional control limiting property uses? Yes No

- 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? Yes No
- Explain: _____

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? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

sand, gravel, fill to 2 ft.	100 %
sand, gravel, fill to 25 ft.	100 %
_____	_____ %

d. What is the average depth to the water table on the project site? Average: 10 to 20 feet

e. Drainage status of project site soils: Well Drained: 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 98 % of site
 10-15%: _____ % of site
 15% or greater: 2 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• 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? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 1. Name of aquifer: Upper Glacial, Magalloway & Lloyd aquifers and Nassau-Suffolk sole source aquifer are all located below this project (typical of most of Nassau County)

m. Identify the predominant wildlife species that occupy or use the project site: Birds, mammals and squirrels typically found on Long Island		
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?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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: <u>Special Groundwater Protection Act</u> ii. Basis for designation: <u>To protect groundwater as a drinking water source</u> iii. Designating agency and date: <u>Long Island Regional Planning, March 19, 1993</u>		<input checked="" type="checkbox"/> Yes <input 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, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: The Jericho Friends Meeting House complex approximately 1/4 mile north. Also, the nearby Millbridge site is considered an historic building, but it has no official designation as such.

iii. Brief description of attributes on which listing is based:
The Jericho Friends structures were constructed in the late 1700's, and the complex is listed on the National Register of Historic Places.

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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes 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? Yes No

If Yes:

i. Identify resource: Bethpage State Park, Miltondown Preserve, Planting Fields Arboretum and West Hills County Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State parks, County parks

iii. Distance between project and resource: each within approximately 4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program § NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in §NYCRR Part 666? Yes 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.

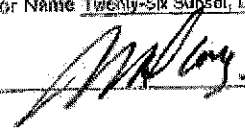
G. Verification

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

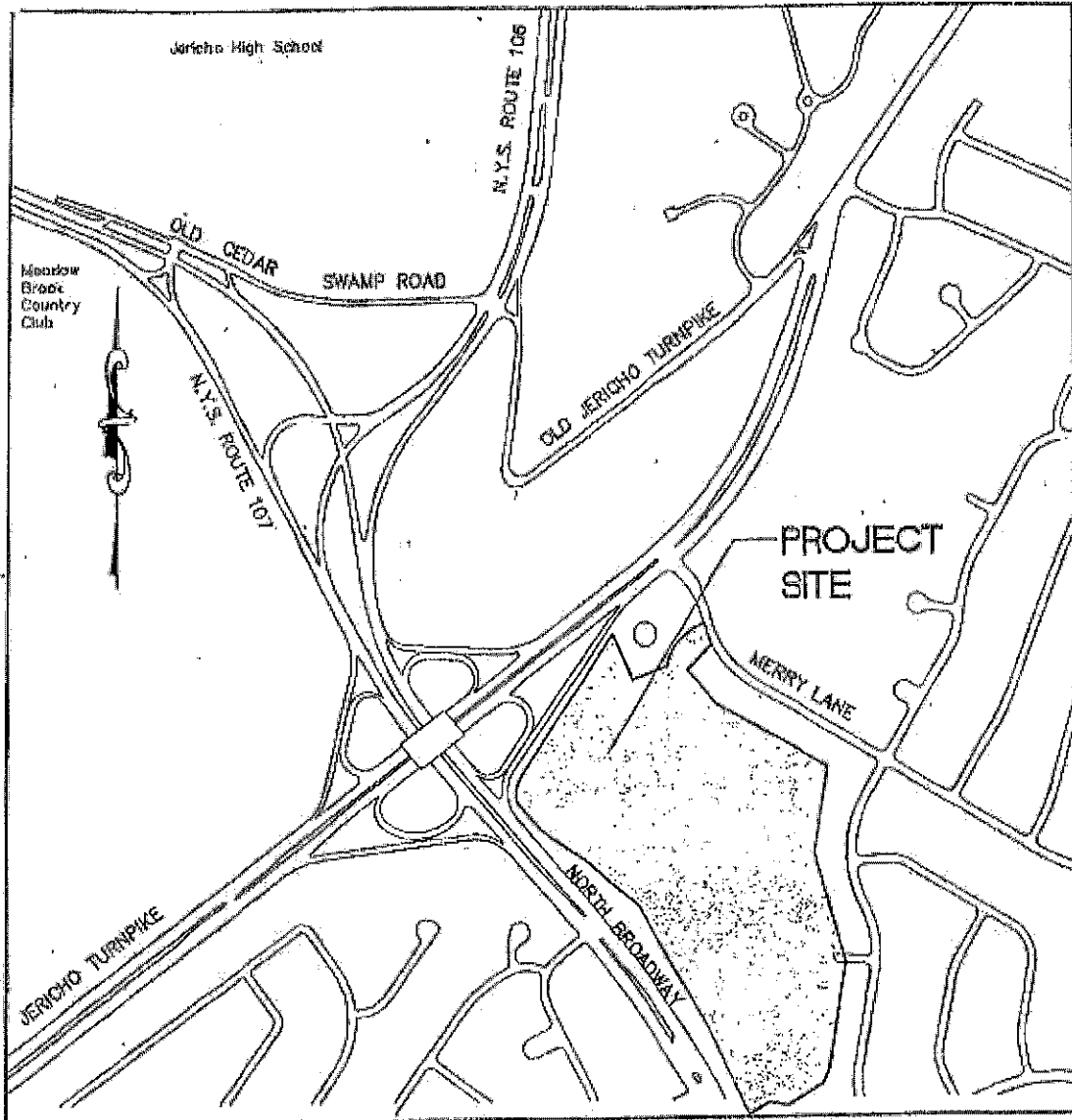
Applicant/Sponsor Name Twenty-Six Sunset, LLC

Date 9/11/2017

Signature _____



Title Managing Member



LOCATION MAP

SCALE: 1" = 600'

FORM NYS-45-MN

Attach most recent quarterly filing of Form NYS-45-MN, as well as the most recent fourth quarter filing. Please remove the employee social security numbers and note which employees are part-time.

Not available. The subject hotel Project is a new venture that has not yet commenced operations.

OTHER ATTACHMENTS

Community Attractions and Market Study

The hotel Project will be an exciting addition to a vibrant and diverse business community located on North Broadway between Jericho Turnpike and the Long Island Expressway. In addition to the Milleridge Inn, Milleridge Cottage and soon to be refurbished and repurposed Milleridge Village, in the immediate vicinity are the Jericho Atrium office building, a Marshalls department store, and several food and beverage establishments, including the popular Market Bistro and a Starbucks. Directly to the south are a Whole Foods Market and a CVS store. To the west is another office building located at 390 North Broadway.

Now used for the relatively unproductive purpose of parking for the Milleridge Cottage catering facility at only those times when an event is conducted there, the hotel will serve as a magnet to attract consumers, business travelers and tourists from outside the Nassau-Suffolk region. Certainly, the synergy between the hotel and the Milleridge Cottage catering operation is obvious. Likewise, those having business with tenants at the two nearby office buildings will also find the hotel a significant amenity and attraction. The proximity of the hotel will be an attraction to persons attending events at the nearby Glen Oaks and Meadowbrook golf clubs or having reason to visit the SUNY Old Westbury, NYIT or LIU C.W. Post campuses. Tourists can enjoy the amenities of the Milleridge Village as well as the beauty of the Planting Fields Arboretum and other nearby parks and recreational activities Nassau County has to offer.

Based upon the foregoing, we are confident that the hotel Project meets the "tourism destination" requirements of Section 862(2)(A) of the General Municipal Law because it is "a location or facility which is likely to attract a significant number of visitors from outside the economic development region" of Nassau and Suffolk Counties.