

**NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICATION OF:

Amazon.com Services LLC (Tenant--Applicant)

Syosset Park Development, LLC (Landlord--Co-Applicant)

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 \$1,500 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 \$4,500 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.

August 21, 2020

DATE

PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: Amazon.com Services LLC ("Amazon") (Tenant-Applicant)/Syosset Park Development, LLC ("SPD")
Amazon: 410 Terry Ave. North, Seattle, WA 98109 (Landlord--Co-Applicant)
Address: SPD: 225 West Washington Street, Indianapolis, IN 46204

Fax: _____

NY State Dept. of Labor Reg #: _____ Amazon: _____
Federal Employer ID #: SPD: _____
Amazon: 454110

NAICS Code #: SPD: 531120

Website: www.amazon.com / N/A

Name of CEO or Authorized Representative Certifying Application: Amazon: Holly Sullivan
SPD: Steven E. Fivel

Amazon: Director
Title of Officer: SPD: Secretary and General Counsel

Amazon: _____) Amazon: hollyss@amazon.com
Phone Number: SPD: _____ E-Mail: SPD: sfivel@Simon.com

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

Sole Proprietorship _____ General Partnership _____ Limited Partnership _____

Limited Liability Company X/X Privately Held Corporation _____

Publicly Held Corporation _____ Exchange listed on _____

Not-for-Profit Corporation _____

Income taxed as: Subchapter S _____ Subchapter C x (Amazon)

501(c)(3) Corporation _____ Partnership X (SPD)

Amazon: Delaware-2020
State and Year of Incorporation/Organization: SPD: Delaware-2014

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

C. APPLICANT COUNSEL:

Firm name: Forchelli Deegan Terrana LLP

Address: 333 Earle Ovington Blvd., Suite 1010, Uniondale, NY 11553

Primary Contact: Daniel P. Deegan

Phone: 516-248-1700

Fax: _____

E-Mail: ddeegan@forchellilaw.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
<u>Amazon.com Sales, Inc. (Amazon)</u>	<u>100%</u>
<u>Simon Property Group, LP (SPD)</u>	<u>90%</u>
<u>RFC Realty Company III, LLC (SPD)</u>	<u>10%</u>

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:

Amazon.com, Inc. is the sole owner of Amazon.com Sales, Inc.

Amazon.com, Inc. is a publicly traded company and significant related companies are disclosed in their annual report (Amazon); Simon Property Group, Inc. (SPD)

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 X NO

See Amazon.com Inc. Annual Report (Amazon)
See Simon Property Group, Inc. Annual Report (SPD)

G. List parent corporation, sister corporations and subsidiaries, if any:
Amazon.com Sales, Inc. is the parent corporation of Amazon.com Services LLC;
Amazon.com, Inc. is the parent corporation of Amazon.com Sales, Inc. (Amazon)
Simon Property Group, Inc. (90%) (SPD)

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:

Name	Title	Other Business Affiliations
Amazon.com Sales, Inc.	Sole Member (Amazon)	Amazon.com Sales, Inc. is wholly owned by Amazon.com, Inc., a publicly traded company
Simon Property Group, L.P.	Member (SPD)	Simon Property Group, Inc.
RFC Realty Company III, LLC	Member (SPD)	Castagna Realty Co., Inc.

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):

1. (a) Location: See Schedule I(a)—Nassau County Sites

(b) Number of Employees: Full-Time: _____ Part-Time: _____

(c) Annual Payroll, excluding benefits: _____

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

(e) Size of existing facility real property (i.e., acreage of land): _____

(f) Buildings (number and square footage of each): _____

(g) Applicant's interest in the facility

FEE TITLE: _____ LEASE: _____ OTHER (describe below): _____

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 X

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 X

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

YES X

NO _____

The Applicant has the ability to operate anywhere within the tristate area, or open multiple smaller-scale facilities, however, the chosen Project location is the most optimal for servicing the Long Island region.

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:

YES _____

NO X

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 I.

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 is proposing development of approximately 38 acres of land located at the intersection of Robbins Lane and Miller Place in Syosset, NY (the "Site") for use as an e-commerce last-mile distribution facility for consumer products (the "Project").

T. ANY RELATED PARTY PROPOSED TO BE A USER OF THE PROJECT:

Name: N/A

Relationship to Applicant: N/A

Provide the information requested in Questions A through S above with respect to each such party by attachment at Schedule I.

Not applicable

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: 204, 175 SF
- 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:
Conveyance systems, IT equipment, office furniture, building systems
and construction materials
- 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:

See Schedule I(b).

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 X

NO

See Schedule I(b). _____

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.

See Schedule I(b).

F. Location of Project:

Street Address: Robbins Lane and Miller Place

City/Village(s): Syosset

Town(s): Town of Oyster Bay

School District(s): Syosset

Tax Map Section: 15 Block: H Lot: 251 & 252

Census Tract Number: 518700

G. Present use of the Project site: Undeveloped and Vacant Land

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: \$ 549,599.98

School: \$ 670,570

Village: \$ N/A

(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

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

The proposed project would continue to be owned by Landlord (SPD) and would involve the proposed long-term lease of the facility by Amazon.

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.)

The proposed facility would be used as a last-mile delivery station by Amazon for its e-commerce customers should the project move forward.

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 applicable

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 X

NO

1. Describe present zoning/land use: Light Industrial(LI)

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:

Not Applicable.

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 X*

* Amazon is the intended tenant of the Project Site. However, as of the date of this application, there is no lease on the Project Site

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

YES X (SPD) NO _____

If YES, indicate:

- (a) Date of purchase: 1/30/2014
- (b) Purchase price: \$ 54,000,000
- (c) Balance of existing mortgage, if any: \$ N/A
- (d) Name of mortgage holder: N/A
- (e) Special conditions: N/A

If NO, indicate name of present owner of Projects site: N/A

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

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

- 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 _____ NO Sales of Services: YES _____ NO

- 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):

See Schedule I(b).

- S. Identify the following Project parties (if applicable):

Architect: Progressive AE; John Ellis

Engineer: VHB; Andrew J. Nee

Contractors: To be determined

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 X

The building will be fitted with energy efficient systems and features.

U. Is the proposed Project site located on a Brownfield? (if YES, provide description of contamination and proposed remediation)

YES X _____ NO _____

Residual metals and petroleum in the soil will be remedied with the site development as a

cap per NYSDEC regulation.

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 X

W. Is the proposed Project site currently subject to an IDA transaction (whether through the Agency or otherwise)? If yes, explain.

YES _____ NO X

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	\$ _____
2.	Building Demolition	\$ _____
3.	Construction/Reconstruction/Renovation	\$ 34,000,000
4.	Site Work	\$ 22,000,000
5.	Infrastructure Work	\$ 1,000,000
6.	Architectural/Engineering Fees	\$ 3,200,000
7.	Applicant's Legal Fees	\$ 500,000
8.	Financial Fees	\$ 1,000,000
9.	Other Professional Fees	\$ _____
10.	Furniture, Equipment & Machinery Acquisition (not included in 3. above)	\$ _____
11.	Other Soft Costs (describe)	\$ _____
12.	Other (describe) Material Handling Equipment	\$ 10,000,000
	Total	\$ 71,700,000

B. Estimated Sources of Funds for Project Costs:

a.	Tax-Exempt IDA Bonds:	\$ _____
b.	Taxable IDA Bonds:	\$ _____
c.	Conventional Mortgage Loans:	\$ up to \$71,700,000
d.	SBA or other Governmental Financing: Identify: _____	\$ _____
e.	Other Public Sources (e.g., grants, tax credits): Identify: _____	\$ _____
f.	Other Loans:	\$ _____
g.	Equity Investment: (excluding equity attributable to grants/tax credits)	\$TBD
	TOTAL	\$ 71,700,000

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 _____

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: \$ 57,000,000 (sum of 2-5 and 10 in Question A above)
- Cost for materials: \$25,000,000
- % Sourced in County: 35 %
- % Sourced in State: 35 % (incl. County)
- Cost for labor: \$ 25,000,000
- % Sourced in County: 10 %
- % Sourced in State: 45 % (incl. County)
- Cost for "other": \$ 7,000,000
- % Sourced in County: 12 %
- % Sourced in State: 12 % (incl. County)

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:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Third Year</u>
Full-time:	<u>\$ 17,010,717*</u>	<u>\$ 21,660,717 **</u>	<u>\$ 22,007,288**</u>	<u>\$ 22,359,405**</u>
Part-time: ¹				

*Payroll at existing Nassau sites. **Estimated projected payroll for Project site plus existing Nassau sites.

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:

<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	N/A	
Professional		
Administrative		
Production		
Supervisor		
Laborer		

¹NOTE: 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).

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	\$60,000/year	\$12,000/\$18,000
Professional		
Administrative		
Production		
Supervisor		
Laborer	\$15/hour	\$3-\$4.50/hour
Independent Contractor ³		
Other		

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

To be determined. It is possible that employees may voluntarily transfer from existing Tenant locations, however any position that is transferred will not be eliminated, but rather backfilled.

- (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:

Approx. 200-250

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.

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

\$ TBD

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

100 %

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)?

TBD %

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

Project will produce construction permit fees; GML 239-f review fees.

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):

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

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:

Applicants will be constructing a 204, 175 square foot building on approximately 39 acres of currently vacant land, which will provide a new tax base, phased in over time.

F. Estimated Value of Requested Financial Assistance:

Estimated Value of Sales Tax Benefit: \$ 2,760,000
 (i.e., gross amount of cost of goods and services that are subject to state and local sales and use taxes multiplied by 8.625%)

Estimated Value of Mortgage Tax Benefit: \$ Up to \$537,750
(i.e., principal amount of mortgage loans
loans multiplied by [0.75%])

Estimated Property Tax Benefit:

Will the proposed Project utilize a property tax exemption benefit other than from the Agency: Not applicable
(if so, please describe)

Term of PILOT Requested: 15 years

Existing Property Taxes on Land and Building: \$ 549,599.98 General/\$ 670,570 School

Estimated Property Taxes on completed Project: \$ TBD
(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:
Municipal construction permit fees.

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 <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (b) Environmental Remediation | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (c) Foundation | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (d) Footings | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |

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. Applicant makes the foregoing certification with respect to the answers provided for Amazon, and Co-Applicant makes such certification with respect to the answers provided by SPD.

“Applicant”

Amazon.com Services LLC,
a Delaware limited liability company

DocuSigned by:
By: Holly Sullivan
Name: Holly Sullivan
Title: Authorized Signatory
Date: August 08/29/20, 2020

Sworn to before me this 31 day of
August, 2020

Notary Public

“Co-Applicant”

Syosset Park Development, LLC,
a Delaware limited liability company

By: NY Mixed Use Development Company, LLC,
a Delaware limited liability company,
Its: Managing Member

By: [Signature]
Name: Steven E. Fivel
Title: Secretary and General Counsel
Date: August 31, 2020

Sworn to before me this 31 day of
August, 2020

Christina M. Bucker
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(1) thereof.

EIGHTH:

(i) Does the Project propose the creation of housing?

YES _____ NO X _____

If YES, how many units? _____

If YES, the Applicant hereby certifies that:

- (a) the Applicant has adopted a Fair Housing/Equal Housing Opportunity Policy substantially in the form of Exhibit B to this Application;
- (b) the proposed Project complies with applicable fair housing laws and that eligibility criteria for housing in any part of the Project will not include any residency requirements or preferences, including durational ones, age restrictions (unless for senior housing permitted by law), or other discriminatory criteria;
- (c) the Applicant (1) has posted its Fair Housing/Equal Housing Opportunity Policy publicly; and (2) will display fair housing law posters for consumers in its rental or sales office(s), in a form substantially similar to the model fair housing posters attached to this Application as Exhibit C (the Agency will provide applicants with fair housing law posters for display upon request by an applicant); and
- (d) key employees of the Applicant in charge of marketing and rental of the Project have completed (or will complete within one year of closing) four (4) hours of fair housing training provided by Long Island Housing Services (“LIHS”) at a reasonably acceptable time and location and at no additional cost to the Applicant. In the event LIHS declines to provide or make available reasonably acceptable no-cost fair housing training, the provisions of this Certification VIII(i)(d) shall cease to be of any force and effect.

(ii) If YES to (i) above, does the Project propose the creation of “affordable” or “workforce” housing (“Affordable Housing”)?

YES _____ NO _____

If YES, the Applicant hereby certifies that the Applicant (1) has adopted a non-discriminatory affirmative marketing plan that meets the criteria set forth in Exhibit D to this Application; and (2) will submit such marketing plan to the Agency in writing prior to closing.

If YES, answer the following questions:

(a) What portion of the Project would consist of Affordable Housing (e.g., number of units)?

(b) What are the eligibility requirements for the Affordable Housing?

(c) Cite the specific source of such eligibility requirements (e.g., federal, state or local law).

Name of

Applicant: Amazon.com Services LLC

DocuSigned by:
By: Holly Sullivan
Name: Holly Sullivan
Title: Director

**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, transaction/bond counsel, economic development consultant, real property tax valuation consultant and other attorneys, experts and consultants (if deemed necessary or advisable by the Agency), and (ii) all other expenses (including attorneys' fees) 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, transaction/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, but in accordance with the following schedule.
 - A basic Consent - \$750
 - A Transfer of Benefits
 - Basic - \$3,000
 - Complex - \$6,000
 - Extensions - \$1,000
- (H) Terminations - The Agency fee shall be determined on a case-by-case basis, but in accordance with the following schedule.
 - Basic - \$2,000
 - Complex - \$2,500

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

The Agency's transaction/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.

Guided by the above stated schedule amounts, 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/transaction 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.

“Applicant”

Amazon.com Services LLC,
a Delaware limited liability company

DocuSigned by:
B Holly Sullivan _____
N C049593F2-A7404... in
Title: Authorized Signatory
Date: August 08/29/20, 2020

Sworn to before me this ___ day of
August, 2020

Notary Public

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.

“Applicant”

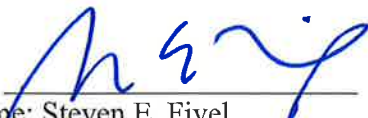
Amazon.com Services LLC,
a Delaware limited liability company

By: _____
Name: Holly Sullivan
Title: Authorized Signatory
Date: August __, 2020

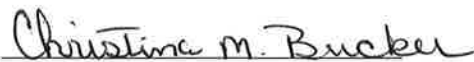
“Co-Applicant”

Syosset Park Development, LLC,
a Delaware limited liability company

By: NY Mixed Use Development Company, LLC,
a Delaware limited liability company,
Its: Managing Member

By: 
Name: Steven E. Fivel
Title: Secretary and General Counsel
Date: August 31, 2020

Sworn to before me this 31 day of
August, 2020


Notary Public

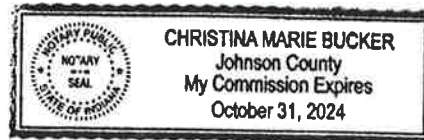


TABLE OF SCHEDULES:

<u>Schedule</u>	<u>Title</u>	<u>Complete as Indicated Below</u>
A.	Tax-Exempt Bond Manufacturing Questionnaire	If Applicant checked "YES" in Part I, Question H of Application, if applicable
B.	New York State Financial and Employment Requirements for Industrial Development Agencies	All applicants
C.	Guidelines for Access to Employment Opportunities	All applicants
D.	Anti-Raiding Questionnaire	If Applicant checked "YES" in Part I, Question O.2. of Application
E.	Retail Questionnaire	If Applicant checked "YES" in Part II, Question Q of Application
F.	Applicant's Financial Attachments, consisting of:	All applicants
	1. Applicant's financial statements for the last two fiscal years (unless included in Applicant's annual reports).	
	2. Applicant's annual reports (or Form 10-K's) for the two most recent fiscal years.	
	3. Applicant's quarterly reports (Form 10-Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any.	
	4. In addition, attach the financial information described above in items F1, F2, and F3 of any anticipated Guarantor of the proposed transaction, if different than the Applicant, including the personal financial statement of any anticipated Guarantor that is a natural person.	
G.	Environmental Assessment Form	All applicants
H.	Form NYS-45 (and 45-ATT)	All applicants
I.	Other Attachments	As required

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>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

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>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

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 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: Amazon.com Services LLC
DocuSigned by:
Signature: Holly Sullivan
Name: Holly Sullivan
Title: Director
Date: August 29, 2020

GUIDELINES FOR ACCESS TO EMPLOYMENT OPPORTUNITIES

INITIAL 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: Amazon.com Services LLC / Syosset Park Development, LLC
 Address: 410 Terry Ave. North, Seattle, WA / 225 West Washington St., Indianapolis, IN
 Type of Business: _____
 Contact Person: Brad Griggs / Steven E. Fivel Tel. No.: _____

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>	0 FTE	15 FTE	20 FTE	25 FTE	
<u>Professional</u>					
<u>Administrative</u>					
<u>Production</u>					
<u>Supervisor</u>					
<u>Laborer</u>	0 FTE	100 FTE	115 FTE	125 FTE	
<u>Independent Contractor</u>					
<u>Other (describe)</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: Approx. 200-250

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

The estimated hiring date for the jobs to be created would potentially commence in Q3/Q4 2021, pending the ongoing due diligence for the Project.

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

YES _____ NO X

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 and 45-ATT). 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: Amazon.com Services LLC

DocuSigned by:

Signature: Holly Sullivan

Name: Holly Sullivan

Title: Director

Date:

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 X _____

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 X _____

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 X _____

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: Amazon.com Services LLC
DocuSigned by:
Signature: Holly Sullivan
Name: Holly Sullivan
Title: Director
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 X _____

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?

_____ %

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.

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 _____ NO _____

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

Retail Sales: _____% Services: _____%

F. State percentage of Project premises utilized for same:

Retail Sales: _____% Services: _____%

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: Amazon.com Services LLC

Signature: *Holly Sullivan*
Name: Holly Sullivan
Title: Director
Date:

DocuSigned by:

Holly Sullivan

Holly Sullivan

Director

Schedule F

APPLICANT'S FINANCIAL ATTACHMENTS

Schedule G

ENVIRONMENTAL ASSESSMENT FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Syosset Park Warehouse		
Project Location (describe, and attach a general location map): The subject property is situated at 305 Robbins Lane (at the intersection of Robbins Lane and Miller Place) in the Hamlet of Syosset, Town of Oyster Bay, New York (See Figure 1)		
Brief Description of Proposed Action (include purpose or need): See attached.		
Name of Applicant/Sponsor: Syosset Park Development, LLC, c/o Forchelli Deegan Terrana LLP		Telephone: See Project Contact
		E-Mail:
Address: See Project Contact		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role): Forchelli Deegan Terrana LLP, Attn: Jeffrey D. Forchelli, Esq.	Telephone: (516) 248-1700	
	E-Mail: jforchelli@forchellilaw.com	
Address: 333 Earle Ovington Boulevard, Suite 1010		
City/PO: Uniondale	State: NY	Zip Code: 11553
Property Owner (if not same as sponsor): Syosset Park Development, LLC		Telephone:
		E-Mail:
Address: 225 West Washington Street		
City/PO: Indianapolis	State: IN	Zip Code: 46204

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board (Site Plan)	July 14, 2020
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Advisory Board (Recommendation for Approval)	TBD
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Highway Department (Highway Work Permit), Jericho Water District (Water Connection)	TBD
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NCPC (239m Referral); NCDPW (239f Review); NCIDA (Financial Assistance)	TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	LIRR (Letter of No Objection); PSEG Long Island (Utility Connection)	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC (SPDES GP-0-20-001, Brownfield Cleanup Program); NYSDOH (BCP); NYSDOT (Highway Work Permit [potential])	TBD
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 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input 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 checked="" 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 Areas: LI 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
The subject property is located within the jurisdictional area of the Town of Oyster Bay Final Groundwater and Open Space Protection Plan (2006). There are no specific recommendations related to the subject property.	

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? LI - Light Industry	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" 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? Syosset Central School District	
b. What police or other public protection forces serve the project site? Nassau County Police Department - Second Precinct	
c. Which fire protection and emergency medical services serve the project site? Syosset Fire Department provides fire protection and emergency medical services to the subject property.	
d. What parks serve the project site? Robbins Lane Community Park, Syosset-Woodbury Community Park, Trail View State Park, Matthew D. Lynch Field, various playgrounds/pocket parks within nearby residential subdivision communities; Stillwell Woods County Park	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial (Warehouse)	
b. a. Total acreage of the site of the proposed action? ~ 39.0 acres b. Total acreage to be physically disturbed? ~ 39.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ~ 39.0 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)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 types) ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: ~ 10 months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

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

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: 41.5 height; 228.0 width; and 895.5 length

iii. Approximate extent of building space to be heated or cooled: 204,169 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? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? 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

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 the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

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

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

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

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

i. Total anticipated water usage/demand per day: _____ 8,983* gallons/day

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: _____

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: _____
 (n/a)

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

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

i. Total anticipated liquid waste generation per day: _____ 8,167 gallons/day

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

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

- Name of wastewater treatment plant to be used: Cedar Creek Water Pollution Control Plant
- Name of district: Nassau County DPW Sewage Collection Disposal 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

*Estimated water usage/demand includes irrigation (10 percent of domestic water usage).

**Water utility services are expected to be available. Consultations with the Jericho Water District are ongoing, and formal confirmation of water availability will be secured prior to implementation of the proposed action.

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

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

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

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

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 N/A _____

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

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 32.8 acres (impervious surface)
 _____ Square feet or 39.0 acres (parcel size)
- ii. Describe types of new point sources. N/A
- 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)?
The proposed stormwater management system will include subsurface infiltration systems with three drainage reserve areas at grade, which will collect and recharge stormwater to groundwater.

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

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

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

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Delivery vehicles
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Diesel fire pump for emergency services

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

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of 9:20 AM to 8:50 PM.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 64 truck trips per day, 688 delivery van trips per day
 iii. Parking spaces: Existing 0 Proposed 1,405 Net increase/decrease + 1,405
 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:
Access to the subject property would be provided from two access driveways each along Robbins Lane and Miller Place (i.e., four total)
 vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
33,168 MWh
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Via grid/local utility
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: 7:00 am - 10:00 pm*
 • Saturday: 7:00 am - 10:00 pm*
 • Sunday: N/A
 • Holidays: N/A
 ii. During Operations:
 • Monday - Friday: 24 hours/day
 • Saturday: 24 hours/day
 • Sunday: 24 hours/day
 • Holidays: 24 hours/day

*Construction will be limited to these days and hours pursuant to Chapter 156 - Noise of the Town of Oyster Bay Town Code, except as permitted by the Town of Oyster Bay.

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:

Ambient noise levels may be exceeded temporarily during construction of the proposed project. Construction activities would be subject to regulation pursuant to Chapter 156 - Noise of the Town of Oyster Bay Town Code.

ii. Will the 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/aim, and proximity to nearest occupied structures:

A lighting plan will be provided as part of the Town's detailed Site Plan review process. Proposed lighting will meet all Town standards, and light spillover onto adjacent properties will be avoided to the maximum extent practicable.

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

Describe: Some limited vegetation on the subject property will be cleared during construction. However, landscaping will be provided along the perimeters of the subject property pursuant to a Landscape Plan to be reviewed and approved by the Town of Oyster Bay.

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 the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? 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: _____ TBD tons per _____ (unit of time)
- Operation : _____ 2.04 tons per _____ day (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recyclables would be disposed of in accordance with Town regulations.
- _____
- Operation: Recyclables would be disposed of in accordance with Town regulations.
- _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Solid waste would be collected and disposed of by private carter.
- _____
- Operation: Solid waste would be collected and disposed of by private carter.
- _____

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

a. Existing land uses.

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

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): Transportation (LIRR tracks), institutional, public facilities; vacant

ii. If mix of uses, generally describe:

The subject property is a vacant site surrounded by a mix of uses including industrial, commercial, single-family residential, public facilities, vacant land, and educational uses. LIRR tracks run alongside the western boundary of the subject property.

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	~ 0.5 acres	~ 32.8 acres	+ 32.3 acres
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	~ 38.5 acres	0	- 38.5 acres
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscaping</u>	0	~ 6.2 acres	+ 6.2 acres

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:
South Grove Elementary School, M.A.T.S.S. Day Care Center

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: Adjacent former Syosset Landfill - EPA Superfund Records of Decision: 1. OU-1, 9/27/1990; 2. OU-2, 3/28/1996.
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
The former Syosset Landfill is located on the adjacent property to the north of the subject property.
iii. Describe any development constraints due to the prior solid waste activities: _____
None.

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:
See attached.

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): Multiple; see attached
 Yes – Environmental Site Remediation database Provide DEC ID number(s): Multiple; see attached
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures:
Hazardous waste facility closure on the subject property was completed in accordance with 6 NYCRR 373-3.7
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): 130002 (Cerro Wire); C130002 (Syosset Park Brownfield); 130011 (adjacent Syosset Landfill)
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
See attached.

v. 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? _____ 1,000 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: Ug - Urban land _____ >99 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 104 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%: _____ 93 % of site
 10-15%: _____ 3 % of site
 15% or greater: _____ 4 % 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:
 i. Name of aquifer: Sole Source Aquifer Names:Nassau-Suffolk SSA _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Wildlife species typical of suburban _____
 areas _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 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? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

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? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

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

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? 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: Northern State Parkway; Wantagh State Parkway; Trail View State Park; Stillwell Woods County Park; 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.): Scenic Byway; Scenic Byway; State Park; Local Park; Local Park (relative to resources listed above)

iii. Distance between project and resource: 0.3; 3.2; 2.4; 2.8; 3.9 miles. (relative to resources listed above)

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 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 6NYCRR 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 Syosset Park Development, LLC
c/o Forchelli Deegan Terrana LLP Date July 20, 2020

Signature  Title Senior Environmental Manager

David M. Wortman
VHB Engineering, Surveying, Landscape Architecture & Geology, P.C.
as Consultant to the Applicant



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Syosset Park Warehouse | Syosset, NY

Site Location
305 Robbins Lane
Town of Oyster Bay

Source: ESRI; NYS Civil Boundaries
Note: Subject Property boundaries are approximate

FEAF Part 1 Attachment

Page 1, Section A: Expanded Description of the Proposed Action

The Proposed Action consists of the development of the former Cerro Wire and Cable Company ("Cerro Wire") site, a 39±-acre vacant property located at 305 Robbins Lane, at the intersection of the Long Island Expressway North Service Road (Miller Place) and Robbins Lane (Nassau County Tax Maps Section 15 – Block H – Lots 251 and 252), in the Town of Oyster Bay (the "Town"), hamlet of Syosset, NY (the "subject property"). The subject property is located within the Town of Oyster Bay's Light Industry (LI) zoning district.

The proposed one-story, 204,169±-square-foot (SF) warehouse has been designed in accordance with the bulk and dimensional requirements of the LI zoning district. Two 56,737±-SF canopies will be constructed on the north and south sides of the warehouse to accommodate delivery van loading operations. The subject property will also be improved with parking areas, on-site utilities including public water and sewer, on-site stormwater management facilities (including subsurface infiltration systems and drainage reserve areas), and site landscaping. Public water to serve the subject property would be provided by the Jericho Water District. Sanitary disposal would be accommodated by the Nassau County municipal system and discharged at the Cedar Creek Water Pollution Control Plant. Consultations are being undertaken with the Jericho Water District regarding the availability of services. Sewer capacity has been confirmed by the Nassau County Department of Public Works.

Of the 1,405 total parking spaces proposed, 1,008 will be for delivery vans, while the remaining 397 will be dedicated for use by employees and visitors, and 16 loading bays will be provided. The Proposed Action will provide four access points to the subject property: a northern access point from Miller Place for van parking and loading; a southern access point from Miller Place for employee and visitor parking; a western access point from Robbins Lane for truck ingress; and an eastern access point from Robbins Lane for both van and truck egress from the site.

Summary of Proposed Site Operations

Site operations consist of the unloading of tractor trailer shipments and loading of pre-sorted packages into vans for delivery to surrounding area residences and businesses. The site will operate 24 hours per day, 365 days per year. The daily operations cycle will begin with the arrival of approximately 32 Line Haul Trucks (WB-53 Tractor Trailers) on-site to unload retail products to the warehouse for subsequent delivery. Line Haul Trucks would enter the site from the western site access point along Robbins Lane and would exit the site from the eastern access point along Robbins Lane. Line Haul Trucks will back into the loading bays and products will be unloaded directly into the warehouse. Unloading will occur primarily overnight, between 10:00 PM and 7:00 AM.

Approximately 200 warehouse employees will work primarily overnight to unload the Line Haul Trucks and prepare packages to be loaded for the following day's deliveries. Employees will enter the site from the southern access point along Miller Place and park on-site.

Delivery van drivers will begin to arrive on-site in personal vehicles beginning at approximately 9:20 AM. Drivers will park their personal vehicles in the vacant van parking spaces and switch to a delivery van. There are dedicated managers and dispatchers on-site to manage the dispatch process; drivers will be checked in at the warehouse and sent to the appropriate van. Audible alarms will not be used to locate vans. The proposed site plan provides a surplus of 320 van spaces so that there are ample parking spaces for the first wave of drivers to enter the site in the morning to pick up their vans, eliminating the potential for queuing on the surrounding streets. Delivery van drivers would enter the site from the northern access point along Miller Place.

Once picked up by the drivers, delivery vans will queue in the loading/staging areas in waves to await loading prior to departing the site for a 10-hour delivery shift. Each driver will pull their van under one of the two canopies adjacent to the building, where a wheeled rack of pre-sorted packages will be loaded onto the van. Once loaded, each wave will exit the site from either the northern access point along Miller Place or the eastern access point along Robbins Lane. In total, approximately 344 delivery vans will leave the site between approximately 10:00 AM and 11:00 AM and will return between 7:00 PM and 9:00 PM to drop off the van. All van fueling will be conducted off-site.

Approximately 90 flex drivers will arrive on-site between 3:00 PM and 4:00 PM in a personal vehicle to make any late deliveries for items that were not loaded on the delivery vans. These drivers complete their delivery route and do not return to the site.

Page 10, Section E.1, Item g.i. – Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

Subject Property

The subject property was the site of the Cerro Wire manufacturing plant, development of which began in the early 1950s. Cerro Wire manufactured steel electrical conduits, hot rolled copper rods and steel strips for use by the construction industry. The steps in the manufacturing process primarily consisted of caustic cleaning, acid pickling, zinc electroplating and rinsing. Wastewater generated by the surface preparation of steel and copper parts was treated inside the former buildings using alkaline-chlorination and metals precipitation. The metal precipitation process immobilized copper and zinc into a non-hazardous iron and lime-based sludge, which was dewatered and pressed into a "filter cake" and then stored on-site. Between 1975 and 1979, Cerro Wire stored the filter cake in an area approximately 200 by 400 feet in size. In accordance with a State Pollutant Discharge Elimination System permit issued by the New York State Department of

Environmental Conservation (NYSDEC), treated wastewater was discharged to three wastewater recharge basins. In 1982, the subject property was connected to the Nassau County municipal sewer system and ceased the on-site discharge of treated wastewater. Operations at the subject property ceased in 1986. A decommissioning program was completed in 1987 in which various hazardous wastes were transported off-site for proper disposal, including, among other items, cyanide waste, lead waste, plating solution and plating sludge.

Landfill (Adjoining Property – Not Part of Proposed Action)

The former Syosset Landfill located on the adjoining property to the north of the subject property accepted waste including commercial, industrial, residential, demolition, scavenger cesspool and agricultural wastes, sludge and incinerator ash from approximately the 1930s through 1975. The Landfill was capped in 1997 and monitoring of groundwater and soil gases occurs annually to ensure that the remedy (landfill cap and long-term groundwater and air monitoring) remains protective of human health and the environment.

Town of Oyster Bay DPW Facility (Adjoining Property – Not Part of Proposed Action)

The Town of Oyster Bay began using the Town of Oyster Bay DPW site for municipal purposes in the 1950s. The Town of Oyster Bay DPW Facility is listed as a Resource Conservation and Recovery Act (RCRA) large-quantity generator of hazardous waste. These waste materials are primarily related to the repair and maintenance of Town of Oyster Bay Department of Highway and Sanitation vehicles.

Page 10, Section E.1, Item 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?

NYSDEC Spills Database Results – Subject Property

There are three Spill Numbers associated with the subject property as listed below, all of which have a “closed” status.

- › 90-06294 – Issued on September 7, 1990 when a pinhole leak was discovered in a transformer. An estimated 30-gallons of non-polychlorinated biphenyl transformer oil was released. The Spill Number was closed on November 8, 1991.
- › 03-13588 – Issued on March 11, 2004 following identification of contaminated soil during an underground storage tank removal. The contaminated soil was removed and the Spill Number was closed on August 19, 2005.

- › 04-05545 – Issued on August 20, 2004 when a pit along with contaminated soil was discovered during demolition of a building. The contaminated soil was removed and the Spill Number was closed on August 19, 2005.

Site Remediation Database Results

Subject Property:

In 1983, the subject property as Cerro Wire was listed as a Class 2 site in the New York State Superfund Program (Registry), Site no. 130002. A decommissioning program was completed with NYSDEC and New York State Department of Health (NYSDOH) oversight and the subject property was reclassified to a Class 4 (properly closed, but requires continued management/monitoring). Following completion of multiple subsurface investigations and remedial activities the subject property was reclassified to a Class C (completed).

The subject property is also part of the Brownfield Cleanup Program (BCP) as Syosset Park Site no. C13002. A Remedial Investigation Report was submitted and based on the findings of the investigation, NYSDEC, in consultation with the NYSDOH, has determined the site does not pose a significant threat to public health or the environment. Next steps will involve development of an Alternatives Analysis Report and a Remedial Action Work Plan to address relevant site conditions as part of the Proposed Action, with NYSDEC and the NYSDOH oversight.

Former Syosset Landfill – (Not Part of Proposed Action):

In a letter dated April 13, 2015, NYSDEC indicated that the Landfill (Site no. 130011) has been reclassified to a Class 4 site (properly closed, but requires continued management/monitoring) by the Town of Oyster Bay with United States Environmental Protection Agency (USEPA) oversight. The Landfill was capped in 1997 and monitoring of groundwater and soil gases is ongoing.

Schedule H

FORM NYS-45

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

Schedule I

OTHER ATTACHMENTS

Schedule I(a) Nassau County Sites

Building Code	Address	Facility Type	Total Regular, BB HC	# FT	# PT	Annual Payroll (Est.)	Sq Ft	Applicant's Interest
DNY4	201 Grumman Rd W, Bethpage, NY 11714	Delivery Station	439	190	282		156,040	Lease
JFK9 (FFK9 & HYN1)	80 Grumman Rd W, Bethpage, NY 11714	Fresh/XL	75	6	69		140,000	Lease

Schedule I(b)

Part II(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 ("Amazon") and Landlord ("Syosset Park") is proposing development of approximately 39 acres of land located at Robbins Lane and Miller Place in Syosset, NY (the "Site") for use as a "last mile" e-commerce distribution facility for consumer products (the "Project").

The Project would involve the construction of a 1-story, 204,175 square foot "last-mile" distribution facility (the "Facility"), which would be leased to Amazon on a long-term basis. The Facility would service the last mile of the Amazon's order fulfillment process and help speed up deliveries to customers.

The Project would help fill a growing need for product delivery hubs to service Long Island residents while providing for the adaptive reuse of a property that has been vacant for years. The Site has a legacy of visual blight, environmental issues (Brownfield), low real estate taxes, no jobs, and, has been mired in controversy for decades over failed development proposals that have met strong community opposition.

The Project would also offer the opportunity for Amazon to work with Syosset Park and provide a significant revenue opportunity for the local economy, as well as allow for both the Applicant and Landlord to expand their portfolio of significant development projects throughout the United States.

Amazon's and/or Syosset Park's investment would be at least \$65 million to complete the proposed Project. Due to the difficult history of this site, the high costs of construction, the high and uncertain real property taxes in Nassau County, and the current economic uncertainty due to the pandemic, they require the Agency's assistance to ensure a stabilized tax base, phased in over a fifteen (15) year period.

Part II(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):

The Project would not be undertaken by the Applicant and Landlord but for the granting of the financial assistance by the Agency. Amazon and Syosset Park are proposing a large-scale development on currently vacant land, which involves high costs of construction and triggers environmental review and remediation under SEQRA.

Amazon puts much consideration into determining an appropriate site for a new facility.

The company evaluates whether the Project improves its competitiveness and continues to provide customers with low prices, vast selection and convenience. Amazon reserves the right to finalize the transaction at the Site if it determines that any of the following factors will not make the Project a cohesive fit into the existing business network: cost, economic incentives, transportation efficiency, location/infrastructure and design of building type, available workforce, allocation of corporate capital and ultimately the receipt of Senior Management Approval.

Amazon's operations, capacity planning, transportation, human resources, real estate and economic development teams evaluate dozens of alternate geographies for future operational locations in any given year in response to increasing customer demand. Amazon utilizes highly complex algorithms to respond to customer demand and the global movement of product to rapidly deploy location alternative solutions. These solutions provide the business increasing flexibility and efficiencies with the manner in which Amazon decides to deploy capital on an annual basis and minimize risk to the business.

The cost benefit analysis of selecting any one particular site is weighed against the entirety of the network that Amazon has developed and continues to improve with each location it develops throughout the United States. This approach prevents any one particular site from dictating Amazon's network expansion strategy. The Site will be evaluated against alternative opportunities throughout the United State that best optimize the entirety of the network.

Employing these techniques, the Applicant has determined that without the Agency's assistance, the cost of developing and operating at this site would be greater than the benefit to the Applicant.

Part II(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.

Without the Agency's assistance, the Applicant and the Landlord would not move forward with the Project as proposed. Should the Project not be approved by the Agency, Amazon would utilize its other current or future US last mile delivery stations or third-party companies such as the U.S. Postal Service and/or the United Parcel Service (UPS).

Part II(R): 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):

Amazon and/or Syosset Park would be investing at least \$65 million to complete the proposed project. Amazon and Syosset Park are each committed to having a diverse and inclusive workplace. Specifically, Amazon is continually looking for ways to further diversify its workforce and strengthen its culture of inclusion. Amazon has ten employee-led affinity groups, reaching 40,000 employees in over 190 chapters globally. Amazon has innovative benefits offerings and hosts annual and ongoing learning experiences, including its Conversations on Race and Ethnicity (CORE) and AmazeCon (gender diversity) conferences. Amazon's focus on diversity and inclusion has been independently recognized as one of the best places to work on Human Rights Campaign's Corporate Equality Index and LinkedIn's Top Companies; recognized on the NAACP Equity, Inclusion, and Empowerment Index and the Disability Equality Index; and received the 2019 American Foundation for the Blind Helen Keller Achievement Award. Amazon recruits from diverse academic institutions, partners with organizations globally, and supports non-traditional learning pathways, like the Amazon Veteran Technical Apprenticeship, which places transitioning members of the military into technical apprenticeships at Amazon.

In addition, Amazon and Syosset Park each have taken significant steps to protect employees, vendors and others involving the construction and operation of their respective facilities. For example, Amazon has worked closely with health authorities to respond proactively, ensuring it can continue to serve communities while taking care of its associates and teams. It has implemented a series of preventative measures to help keep its employees, partners, and customers safe including tripling down on cleaning and sanitation, providing masks to all employees, implementing temperature checks and ensuring safe distances. Each site goes through enhanced cleaning and sanitization multiple times a day. Amazon is investing \$4 billion from April to June on COVID-19 related initiatives to get products to customers and keep employees safe. Applicant works closely with its contractors and vendors to ensure they have the proper COVID-19 policies and protocols in place.

Amazon and Syosset Park are seeking support for the Project that, if chosen, would create construction jobs, enhance Amazon's ability to add a combined total of 150 new full-time equivalent jobs and bring new investment, sales tax and real estate taxes to Nassau County and the Town of Oyster Bay in the State of New York.

Additionally, the proposed Project would not tax the existing infrastructure, transportation, fire, police and other government-provided services. The Project will also create additional revenue to the School District, without any incremental costs to same.

EXHIBIT A

Upon acceptance of the Application by the Agency for processing and completion of the Cost/Benefit Analysis, the Agency will attach a proposed PILOT Schedule hereto, together with an estimate of the net tax benefit/cost of the proposed PILOT Schedule.

EXHIBIT B

**Fair Housing/Equal Housing Opportunity Policy to be adopted by Agency Applicants
for Housing Projects**

As part of our continuing effort to ensure compliance with federal, state, and local anti-discrimination laws, we would like to take this opportunity to remind you of our policies regarding equal housing opportunity. It is important for all employees to review his or her own actions in light of these requirements and for everyone to keep in mind the importance of treating all persons equally.

It is the policy and practice of this company not to engage in or assist the efforts of others to engage in housing discrimination. Consistent with that policy, we remind you that the antidiscrimination laws of the United States, New York State, and local laws are quite specific in the area of housing, and in conformance with those laws, you must not engage in any of the following conduct during the course of your work for this company:

1. Refuse to show, rent, sell, negotiate for the rental or sale of, or otherwise make unavailable or deny, housing to any person because of race, color, religion, creed, sex/gender, familial status (having or expecting a child under 18), national origin, ethnicity, disability, marital status, age, sexual orientation, military status, source of income or status as survivor of domestic violence (each a "prohibited basis");
2. Discriminate against any person in the terms, conditions or privileges of a rental or sale or in the provision of services or facilities in connection therewith because of a prohibited basis;
3. Make any verbal or written statement with respect to the rental or sale of housing that indicates any preference, limitation or discrimination concerning a prohibited basis, or any statement indicating an intention to make any such preference, limitation or discrimination;
4. Represent to any person because of a prohibited basis that any housing or unit is not available for inspection, rental or sale when such apartment is in fact so available;
5. Steer persons into or away from certain areas of a building, development or neighborhood because of a prohibited basis;
6. Refuse to provide a reasonable accommodation in rules, policies, practices or services for tenants, buyers, or applicants with disabilities; and
7. Refuse to allow a reasonable modification to individual units or common areas for tenants, buyers, or applicants with disabilities.

We are firmly committed to the goal of fair housing. You should understand that any violation of this Fair Housing/Equal Housing Opportunity Policy will lead to discipline, up to and including discharge.

EXHIBIT C

Sample Fair Housing Posters

U. S. Department of Housing and Urban Development



**EQUAL HOUSING
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is illegal to Discriminate Against Any Person
Because of Race, Color, Religion, Sex,
Handicap, Familial Status, or National Origin**

- In the sale or rental of housing or residential lots
- In the provision of real estate brokerage services
- In advertising the sale or rental of housing
- In the appraisal of housing
- In the financing of housing
- Blockbusting is also illegal

Anyone who feels he or she has been
discriminated against may file a complaint of
housing discrimination:

1-800-669-9777 (Toll Free)
1-800-927-9275 (TTY)
www.hud.gov/fairhousing

U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410

Previous editions are obsolete

(Form HUD-928.1 (6/2011))

HOUSING
DISCRIMINATION IS
SOMETIMES **BLATANT**,
SOMETIMES **SUBTLE**,
BUT ALWAYS **UNLAWFUL**.



Do you suspect you have been discriminated against because of your age, race, disability, familial status, or because you are a member of other protected classes? If you witness or experience discrimination, contact the New York State Division of Human Rights at 1-888-392-3644 or WWW.DHR.NY.GOV

NY STATE DIVISION OF HUMAN RIGHTS



EXHIBIT D
Requirements for Affirmative Marketing Plans for Housing Projects

Affirmative marketing plans submitted by the Applicant shall be required only for affordable or “workforce” units and shall contain the following information:

1. Street address, village, town, zip code, and census tract number for the Project;
2. Number of affordable units to be marketed and whether they will be available for rent or purchase;
3. The number, if any, and location of market rate units included in the Project;
4. Whether the housing will be “housing for older persons”, defined as at least 80% occupancy of units with at least one person 55 or older or 100% occupancy of persons age 62 or older;
5. A description of how units will be advertised for sale or rental prior to first occupancy, including whether Applicant will utilize its own website, commercial websites, print media outlets, social media outlets such as Facebook, a sign at the project site, mailings, leaflets/flyers, brochures, and other forms of advertising;
6. A statement that the Applicant will use fair housing logo or phrase “Equal Housing Opportunity” on all advertising described above;
7. A statement that the Applicant will distribute written information regarding the availability of affordable units at the project to a list of organizations provided to the Applicant by the Agency, which list may be updated annually;
8. Whether the Applicant will conduct the marketing and initial rent-up or sales itself or contract with a third-party;
9. A statement that an initial application period with a specific start and end date will be utilized for accepting applications for consideration for the initial rental of the units and that the period will last for at least thirty (30) days after the marketing described in this plan is commenced. In addition, a statement that following the initial application period, all the applications submitted during the initial application period will be considered through the use of a lottery and not on a first-come first-served basis, unless the number of applications received during the initial application period is less than the total number of units available for rental.
10. A statement that the Applicant will maintain records of the activities it undertakes to implement its marketing plan.