

**NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE
(Straight Lease)

APPLICATION OF:

BDG Robbins Lane, LLC

APPLICANT NAME

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

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

All attachments responsive to questions found in this Application should be clearly labeled and attached as Schedule H to the Application. If an estimate is given, enter "EST" after the figure. One signed original and 9 copies of the Application (including all attachments) must be submitted.

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

DATE

PART I. APPLICANT

- A. APPLICANT FOR FINANCIAL ASSISTANCE (If more than one applicant, copy application and complete for each applicant):

Name: BDG Robbins Lane, LLC

Address: 300 Robbins Lane, Syosset, NY 11791

Primary Contact: Brad Blumenfeld

Phone: (516) 624-1999 Fax: (516) 921-0053

E-Mail: bblumenfeld@bdg.net

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

NAICS Code #: _____

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

Sole Proprietorship _____ General Partnership _____ Limited Partnership _____

Limited Liability Company X Privately Held Corporation _____

Publicly Held Corporation _____ Exchange listed on _____

Not-for-Profit Corporation _____

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

State and Year of Incorporation/Organization: NYS/2002

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

- C. ANY ENTITY PROPOSED TO BE A USER OF THE PROJECT:

Name: Blumenfeld Development Group, Ltd.; One Physical Therapy, PC; Morbil Bicycle, Inc.

Relationship to Applicant: All are tenants; Blumenfeld Development Group, Ltd. and BDG Robbins Lane, LLC are predominantly controlled by Ed Blumenfeld.

D. APPLICANT COUNSEL (subject to Agency approval):

Firm name: **Berkman, Henoch, Peterson, Peddy & Fenchel, P.C.**
Address: **100 Garden City Plaza**
Garden City, NY 11530
Primary
Contact: **Miriam Milgrom**
Phone: **(516) 222-6200x259; Direct dial: (516) 780-0259**
Fax: **(516) 222-6209**
E-Mail: **m.milgrom@bhpp.com**

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

Name	Percentage owned
Applicant: <u>BDG Robbins Lane:</u>	
<u>Edward Blumenfeld</u>	__%
<u>Boxwood Realty Group</u>	__%
<u>Dogwood Realty Group</u>	__%
User: <u>Blumenfeld Development Group:</u>	
<u>Edward Blumenfeld</u>	

F. 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:

Edward Blumenfeld, Boxwood and Dogwood own interest in various LLCs/single purpose real estate entities created for the purposes of developing such properties. _____

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

YES ☒

NO ☐

Edward Blumenfeld owns interest in various LLCs, which have been created for the purposes of site-specific developments of certain real estate holdings.

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

N/A

- I. Is the Applicant (including any parent company, subsidiary 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.

YES ☒

NO ☐

- J. Has the Applicant (or any parent company, subsidiary 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.

YES ☐

NO ☒

- K. Has the Applicant (or any parent company, subsidiary or related entity or person) or any principal(s) of the Applicant or its related entities, ever been charged with or 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 charged or convicted of a felony or misdemeanor (other than minor traffic offenses)? If YES, attach details.

YES ☐

NO ☒

- L. Has the Applicant (or any parent company, subsidiary 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 pending proceeding or investigation with respect to) a 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.

YES ☐

NO ☒

- M. Is the Applicant (or any parent company, subsidiary 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.

YES ☐

NO ☒

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

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
<u>N/A</u>	<u></u>	<u></u>
<u></u>	<u>N/A</u>	<u></u>
<u></u>	<u></u>	<u>N/A</u>
<u></u>	<u></u>	<u></u>

Do any of the foregoing principals hold elected or appointive public positions? If YES, attach details.

YES ☐

NO ☒

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 ☒

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

1. (a) Location: 300 Robbins Lane, Syosset, NY 11791

(b) Number of Employees: Full-Time: 39 Part-Time: 2

(c) Annual Payroll, excluding benefits: \$4,278,000

(d) Type of operation (e.g. manufacturing, wholesale, distribution)
and products or services: Real Estate Development

(e) Size of existing facility real property
(i.e., acreage of land): approximately 5 acres

(f) Buildings (number and square footage of each): approximately 33,000 sf

(g) Applicant's interest in the facility.

FEE TITLE (i.e. own)

LEASE

OTHER (describe below)

(h) If Applicant leases, state annual rent
and lease expiration date: _____

2. If any of the facilities described above are located within the State of New York, is it expected that any of the described facilities will be closed or be subject to reduced activity? If YES, complete the attached Anti-Raiding Questionnaire (Schedule D).

YES ____

NO X

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

YES ____

NO X

- 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.

YES ____

NO X

- S. Attach a brief history of the Applicant and its business/operations. (*See attached*)

By signing this Application, the Applicant 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.

PART II. PROPOSED PROJECT

A. Description of proposed Project (check all that apply):

- ☐ New Construction
- ☒ Addition to Existing Facility
- ☐ Renovation of Existing Facility
- ☐ Acquisition of Facility
- ☐ New machinery and equipment
- ☐ Other (specify): _____

B. Briefly describe 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:

The proposed project is an expansion of the existing facilities. The existing building will continue to be used by the existing users. The new construction portion of the project will initially be used as a storage facility and garage with the potential to be converted to office or other uses that could provide for future expansion of the existing facility.

C. If the Applicant is unable to obtain 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 financial assistance? Describe.

Applicant/Users will not be able to grow their businesses as contemplated with the proposed project. The negative impact to the Applicant, current users and Nassau County is the inability to grow and expand current operations.

D. Location of Project (attach map showing the location):

Street Address:

300 Robbins Lane _____

City/Village(s):

Syosset _____

Town(s):

Oyster Bay _____

School District(s):

Locust Grove/Syosset CDS #2 0 14 _____

Section: **12** _____ Block: **A** _____ Lot: **1348** _____

Census Tract Number: _____

If exact street address is not available, please provide a survey and the most precise description available.

- E. Describe the present use of the Project site: ***The site is used primarily as corporate headquarters for a regional real estate development company, Blumenfeld Development Group, Ltd., which leases approximately 25,000 sf. Portions of the site are also leased to two smaller users. One Physical Therapy, a local, independently operated physical therapy office leases approximately 2,750 sf. Morbil Bicycle, Inc., a local bicycle sales and repair business that was retained in Syosset/Town of Oyster Bay by relocating its operation to the existing facility, leases approximately 5,500 sf.***

- F. (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):

Land: \$ _____ Building(s): \$ _____
2011/12 Assessed Value: \$51,550; ARC Offer: \$35,821
2012/13 Assessed Value: \$47,470; ARC Offer: \$33,978

Are tax certiorari proceedings currently pending with respect to the Project real property? If YES, attach details including copies of pleadings, decisions, etc.

YES **X** NO _____

- G. Describe Project ownership structure (*i.e.*, Applicant or other entity):

BDG Robbins Lane, LLC _____

- H. 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 existing building will continue to be used by the existing users. The new construction portion of the project will be used as a storage facility and garage. The proposed expansion

will provide additional storage space to serve existing users with the potential to convert the space to office or other uses. The conversion of the space could accommodate future expansion of existing users. _____

- I. If any space in the Project is to be leased to or occupied by third parties, 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:

In addition to Blumenfeld Development Group, Ltd., portions of the site are leased to two smaller users. One Physical Therapy, a local, independently operated physical therapy office leases approximately 2,750 sf. Morbil Bicycle, Inc., a local bicycle sales and repair shop, leases approximately 5,500 sf. _____

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

N/A _____

- K. List principal items or categories of equipment to be acquired as part of the Project:

N/A _____

- L. Will Project meet zoning/land use requirements at proposed location?

YES X NO

1. Describe present zoning/land use: L1; office/retail

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:

 N/A

- M. 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

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

YES X

NO

If YES, indicate: *Please note that the information below pertains to the original purchase of the entire 17 acre parcel, which was subdivided previously, and includes the development of 350 Robbins Lane, identified as Section 12, Block A, Lot 1350. This parcel is not part of this transaction. It should be noted that the parcel identified as Section 12, Block A, 1348, consisting of approximately 5 acres, will be the subject parcel for purposes of the PILOT agreements. In addition, we are currently in the process of refinancing the existing mortgage and anticipate the mortgage holder to change prior to closing the IDA transaction.*

- (a) Date of purchase: 2002
- (b) Purchase price: \$ 12m
- (c) Balance of existing mortgage, if any: \$ 15.250m
- (d) Name of mortgage holder: Bank of America
- (e) Special conditions: N/A

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

- O. 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 (N/A)

If YES, attach copy of contract or option 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

- P. 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).

Retail Sales: YES ____ NO X Services: YES ____ NO X

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

*The proposed project is located along an existing, but growing commercial/industrial corridor. The community includes retail, office and industrial users. The area is home to a large national health and fitness center that has attracted members from Nassau and Western Suffolk counties. Beyond the commercial/industrial corridor are residential uses, which are comprised of single-family homes. The proposed project will not have significant impact on the existing infrastructure and/or municipal uses.*_____

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

Architect: Spaces Architects
Engineer: RMS (Civil)/Spaces Architects (MEP)
Contractors: BDG Construction

- S. 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

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

YES ____ NO X

- U. 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

PART III. PROJECT COSTS

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

	<u>Item</u>	<u>Cost</u>
1.	Land Acquisition	\$ <u>-</u>
2.	Building Acquisition	\$ <u>-</u>
3.	Construction or Renovation	\$ <u>899,000</u>
4.	Site Work	\$ <u>110,000</u>
5.	Infrastructure Work	\$ <u>56,800</u>
6.	Engineering Fees	\$ <u>16,000</u>
7.	Architectural Fees	\$ <u>40,000</u>
8.	Applicant's Legal Fees	\$ <u></u>
9.	Financial Fees (incl. lender legal fees)	\$ <u></u>
10.	Other Professional Fees	\$ <u></u>
11.	Furniture, Equipment & Machinery (not included in 3. above)	\$ <u>0</u>
12.	Other Soft Costs (describe)	\$ <u>298,650</u>
13.	Other (describe): Permit Fees	\$ <u>15,000</u>
	Total	\$ <u>1,435,450</u>

B. Source of Funds for Project Costs:

a.	Bank Financing:	\$ <u></u>
b.	Equity	\$ <u>1,435,450</u>
	TOTAL	\$ <u>1,435,450</u>

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 X NO

D. Has the Applicant made any arrangement for the provision of third party financing? 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 X NO

Applicant is in early discussion with a lender to provide financing for the project. The initial construction will be covered by Applicant's equity.

E. Construction Cost Breakdown:

Total Cost of Construction: \$ 1,065,800 (sum of 3 and 11 in Question A above) *Note: Includes Site Work*

Cost for materials: \$ 532,200

% Sourced in County: 13 %

% Sourced in State: 90 % (incl. County)

Cost for labor: \$ 533,600

% Sourced in County: 17 %

% Sourced in State: 100 % (incl. County)

Cost for "other": \$ N/A

% Sourced in County: _____ %

% Sourced in County: _____ % (incl. County)

PART IV. COST/BENEFIT ANALYSIS

- A. If the Applicant presently operates in Nassau County, provide the current annual payroll, excluding benefits. Estimate payroll, excluding benefits, 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>4,171,000</u>	\$ <u>4,380,000</u>	\$ <u>4,599,000</u>	\$ <u>4,828,000</u>
Part-time:	\$ <u>54,000</u>	\$ <u>56,000</u>	\$ <u>59,000</u>	\$ <u>62,000</u>
Seasonal:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Annual Payroll:	\$ <u>4,225,000</u>	\$ <u>4,436,000</u>	\$ <u>4,658,000</u>	\$ <u>4,890,000</u>

What are the average wages of employees (excluding benefits) presently employed by the Applicant in Nassau County? \$ 103,000

What is the average annual value of employee benefits paid per job, if any, for the employees presently employed by the Applicant in Nassau County? \$ 5,400

What are the estimated average wages of the jobs (excluding benefits) to be created by the Applicant upon completion of the Project? \$ 103,000

What is the estimated average annual value of employee benefits per job, if any, for jobs to be created upon completion of the Project? \$ 5,650

Estimate the percentage of jobs to be created by the Applicant upon completion of the Project that will be filled by County residents: 65 %

Please note that 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 documents may include a covenant by the Applicant to retain the number of jobs, types of occupations and amount of payroll with respect to the Project set forth in this Application.

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

YES _____

NO X

(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:

 10

- C. What, if any, is the anticipated increase in the dollar amount of production, sales or services rendered as a result of the Project?

\$ N/A

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

 N/A %

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

Town of Oyster Bay: building permit/inspection fees; Nassau County: sewer connection fee; LIPA: utility 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):

N/A

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

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

N/A

- F. Costs to the County and affected municipalities:

Estimated Value of Sales Tax Exemption: \$ 42,000

Estimated Value of Mortgage Tax Exemption: \$ 26,250

Estimated Property Tax Exemption: \$ TBD

Existing Property Tax paid on the Land and/or Building: (please provide current tax bills)

\$ 51,550 (AV – 2011/12)
[ARC Offer: \$35,812]
\$ 47,470 (AV – 2012/13)
[ARC Offer: \$33,978]

Estimated new Real Property Tax Revenue if the Project did **not** receive Real Property Tax exemption: \$ TBD

Estimated new Real Property Tax Revenue if the Project does receive Real Property Tax exemption: \$ TBD

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

Town of Oyster Bay: building permit/inspection fees; Nassau County: sewer connection fee; LIPA: utility fees _____

PART V. PROJECT CONSTRUCTION SCHEDULE

A. Has construction work on the Project begun? If YES, indicate the percentage of completion:

- | | | | | |
|----|-------------------------------|------------------|-----------------|---------------------------|
| 1. | (a) Site clearance | YES <u> X </u> | NO <u> </u> | <u> 65 </u> % complete |
| | (b) Environmental Remediation | YES <u> </u> | NO <u> </u> | <u> n/a </u> % complete |
| | (c) Foundation | YES <u> X </u> | NO <u> </u> | <u> 60 </u> % complete |
| | (d) Footings | YES <u> </u> | NO <u> X </u> | <u> </u> % complete |
| | (e) Steel | YES <u> </u> | NO <u> X </u> | <u> </u> % complete |
| | (f) Masonry | YES <u> </u> | NO <u> X </u> | <u> </u> % complete |
| | (g) Interior | YES <u> </u> | NO <u> X </u> | <u> </u> % complete |
| | (h) Other (describe below): | YES <u> </u> | NO <u> </u> | <u> </u> % complete |

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

Remaining work to commence 2Q 2012 _____

B. Provide an estimate of time schedule to complete the Project and when the first use of the Project is expected to occur (attach additional sheet if necessary):

August 2012 _____

PART VI. ENVIRONMENTAL IMPACT

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

EAF – in progress _____

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

YES _____

NO X

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

In progress

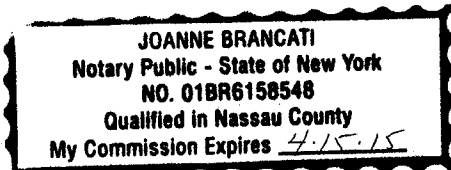
- D. The Applicant authorizes the Agency to make inquiry of the United States Environmental Protection Agency, the New York State Department of Environmental Conservation or any other appropriate federal, state or local governmental agency or authority as to whether the Project site or any property adjacent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

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

Name of
Applicant: BDG Robbins Lane, LLC
Signature: *Edward Blumenfeld*
Name: Edward Blumenfeld
Title: Manager
Date: 2/27/2012

Sworn to before me this 27th
day of February 2012

Joanne Brancati
Notary Public



**RULES AND REGULATIONS OF THE NASSAU COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

The Nassau County Industrial Development Agency (the "Agency"), in order to better secure the integrity of the projects it sponsors, declares that it is in the public interest (i) to ensure the continuity of such projects and the jobs created by such projects, (ii) to prevent the conversion of the use of the premises upon which a sponsored project is to be constructed or renovated and (iii) to limit and prevent unreasonable profiteering or exploitation of a project, and does hereby find, declare and determine as follows:

FIRST:

Upon the approval of a sponsored project, the Agency shall take title to, or acquire a leasehold or other interest in, all premises upon which an Agency sponsored project is to be constructed or renovated, and shall lease, sublease, license, sell or otherwise transfer the premises to the Applicant for a term to be determined by the Agency.

At such time as, among other things, the Applicant fails to retain or create the jobs as represented in the Application or changes the use of the project or ownership of the project or the Applicant during the life of the project in a manner inconsistent with the Application, and such employment default or change of use or ownership does not meet with the prior written approval of the Agency, a recapture of benefits may be required to be paid by the Applicant to the Agency. The amount and sufficiency (with respect to a particular applicant) of the applicable recapture of benefits payment shall be determined by the Agency and shall be set forth in the straight lease documents.

SECOND:

At such time as a proposed Project is reviewed, the members of the Agency must disclose any blood, marital or business relationships they or members of their families have or have had with the Applicant (or its affiliates). The Applicant represents that no member, manager, principal, officer or director of the Applicant has any such relationship with any member of the Agency (or any member of the family of any member of the Agency).

THIRD:

All applicants must disclose whether they have been appointed, elected or employed by New York State, any political division of New York State or any other governmental agency.

FOURTH:

All proposed lenders, title companies and their respective attorneys must be satisfactory to and approved in writing by the Agency.

Understood and Agreed to:

Name of
Applicant:

BPG Robbins Lane, LLC

By:
Name/Title:

Edward Blumenfeld, Manager

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

The undersigned deposes and says: that I am an authorized representative of 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 and attachments thereto), and that said contents are true, correct and complete to my knowledge. Capitalized terms used but not otherwise defined in this Certification and Agreement shall have the meanings assigned to such terms in the Application.

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 and/or installation 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 counsel, economic development consultant, real property tax valuation consultant and other experts and consultants (if deemed necessary or advisable by the Agency), and (ii) all other expenses incurred by the Agency in defending any suits, actions or proceedings that may arise as a result of any of the foregoing. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails within a reasonable or specified period of time to take reasonable, proper or requested action or withdraws, abandons, cancels, or neglects the Application or is unable to secure 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 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.

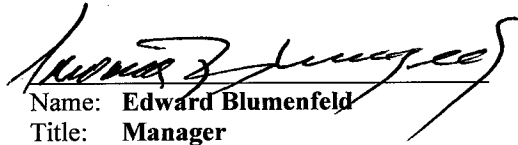
Upon successful closing of the "straight lease" transaction, the Applicant shall pay to the Agency an administrative fee set by the Agency (which amount is payable at closing) in accordance with the following schedule:

- (A) 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.

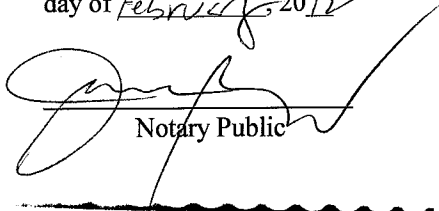
- (D) General Counsel Fee – One-tenth (1/10) of one percent (1%) of total project costs, with a minimum fee of \$2,000.
- (E) Two Thousand Five Hundred Dollars (\$2,500) closing compliance fee payable at closing and One Thousand Dollars (\$1,000) per year (or part thereof) administrative fee, payable 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) Refinancings – The Agency fee shall be determined on a case-by-case basis.
- (G) Assumptions – The Agency fee shall be determined on a case-by-case basis.
- (H) Modifications – The Agency fee shall be determined on a case-by-case basis.

Transaction counsel fees and expenses are payable at closing and are based on the work performed in connection with the Project.

Upon the termination 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, transaction counsel, and all applicable recording, filing or other related fees, taxes and charges.


Name: **Edward Blumenfeld**
Title: **Manager**

Sworn to before me this 27th
day of February, 2012


Notary Public

JOANNE BRANCATI
Notary Public - State of New York
NO. 01BR6158548
Qualified in Nassau County
My Commission Expires 24.15.15

TABLE OF SCHEDULES:

<u>Schedule</u>	<u>Title</u>	<u>Complete as Indicated Below</u>
A.	Intentionally omitted	
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 Q.2. of Application
E.	Retail Questionnaire	If Applicant checked "YES" in Part II, Question P of Application (See Page 11)
F.	Applicant's Financial Attachments, consisting of:	All applicants
	1. Applicant's audited 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.	
	5. Dun & Bradstreet report.	
G.	Environmental Assessment Form	All applicants
H.	Other Attachments	As required

Schedule A

Intentionally omitted

**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 on January 15. The Project documents will require the Applicant to provide such report to the Agency on or before January 1 of each 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.

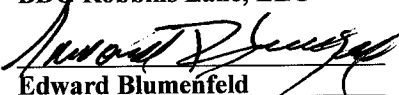
- B. The Applicant will be required to file annually a statement with the New York State Department of Taxation and Finance and the Agency of the value of all sales or use tax exemptions claimed in connection with the Project by reason of the involvement of the Agency.
- C. Please be advised that the New York State Industrial Development Agency Act imposes additional annual reporting requirements on the Agency, and the Applicant will be required to furnish information in connection with such reporting, as follows:

The following information must be provided for straight-lease transactions entered into or terminated 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.

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

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

Name of Applicant:	BDG Robbins Lane, LLC
Signature:	
Name:	Edward Blumenfeld
Title:	Manager
Date:	2/27/2012

GUIDELINES FOR ACCESS TO EMPLOYMENT OPPORTUNITIES**INITIAL EMPLOYMENT PLAN**

Prior to the granting of financial assistance, the Applicant shall complete the following employment plan:

Applicant Name: **BDG Robbins Lane, LLC** _____
 Address: **300 Robbins Lane, Syosset, NY 11791** _____
 Type of Business: **Real Estate Development** _____
 Contact Person: **Brad Blumenfeld** _____ Tel. No.: **(516) 624-1999**

Please complete the following table describing the Applicant's projected employment plan following receipt of financial assistance:

Current and Planned Occupations (provide NAICS Code for each)	Current Number Full Time Equivalent Jobs Per Occupation		Estimated Number of Full Time Equivalent Jobs in the County After Completion of the Project:		
			1 year	2 years	3 years
	<u>County</u>	<u>Statewide</u>			
<u>531 (Real Estate)</u> _____	<u>41</u> _____	_____	<u>43</u> _____	<u>45</u> _____	<u>48</u> _____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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

10

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

1Q 2013 _____

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

YES _____

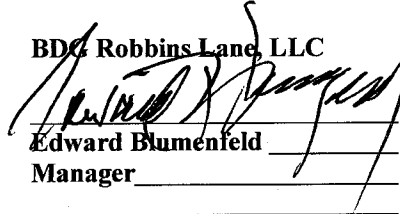
NO X

IF YES, Union Name and Local: N/A

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 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 is a true, correct and complete copy of the Applicant's most recent Quarterly Combined Withholding, Wage Reporting, and Unemployment Insurance Return (Form NYS-45-MN) (first page only). 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:	BDC Robbins Lane, LLC
Signature:	
Name:	Edward Blumenfeld
Title:	Manager
Date:	_____

NOT APPLICABLE

Schedule D

ANTI-RAIDING QUESTIONNAIRE

(To be completed by Applicant if Applicant checked "YES" in Part I, Question Q.2 of the Application for Financial Assistance)

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

YES ____

NO ____

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

Address of the to-be-removed plant or facility: _____

Names of all current occupants 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 occupant of the Project, located in an area of the State of New York other than in Nassau County?

YES ____

NO ____

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

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

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

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

YES ____

NO ____

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

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

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

YES ____

NO ____

- E. Is the Project reasonably necessary to discourage the Applicant, or a proposed occupant 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.

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

Name of
Applicant: _____

Signature: _____

Name: _____

Title: _____

Date: _____

NOT APPLICABLE

Schedule E

RETAIL QUESTIONNAIRE

(To be completed by Applicant if Applicant checked either "YES" in Part II, Question P 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 other sources) 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 ____

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 other sources) 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. Will the Project be operated by a not-for-profit corporation?

YES ____

NO ____

2. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Long Island) in which the Project is or will be located?

YES ____

NO ____

3. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York?

YES ____

NO ____

4. 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 ____

5. Will the Project be located in one of the following: (a) an area designed as an economic development 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 5 of Question C is YES, attach details.

- D. If the answer to any of the subdivisions 3 through 5 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: _____

Signature: _____

Name: _____

Title: _____

Date: _____

APPLICANT'S FINANCIAL ATTACHMENTS

BDG Robbins Lane, LLC



KMR LLP
Certified Public Accountants & Advisors
440 Park Avenue South
New York, NY 10016
TEL 212.685.7000
FAX 212.685.7277
www.kmrllp.com

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To the Members of
BDG Robbins Lane, LLC
(A Limited Liability Company)

We have compiled the accompanying statements of assets, liabilities and members' deficit - income tax basis of BDG Robbins Lane, LLC (A Limited Liability Company) as of December 31, 2010 and 2009, and the related statements of revenues and expenses - income tax basis, statements of changes in members' deficit - income tax basis and statements of cash flows - income tax basis for the years then ended and the accompanying supplemental information contained in pages 5 and 6, which are prepared for supplementary analysis purposes. We have not audited or reviewed the accompanying financial statements and supplemental schedules and, accordingly, do not express an opinion or provide any assurance about whether the financial statements and supplemental schedules are in accordance with the income tax basis of accounting.

Management is responsible for the preparation and fair presentation of the financial statements and supplemental schedules in accordance with the income tax basis of accounting and for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of the financial statements and supplemental schedules.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements and supplemental schedules without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements and supplemental schedules.

Management has elected to omit all of the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, deficit, revenue, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

KMR, LLP
New York, New York
February 2, 2011

BDG ROBBINS LANE, LLC
(A LIMITED LIABILITY COMPANY)
STATEMENTS OF REVENUES AND EXPENSES - INCOME TAX BASIS
FOR THE YEARS ENDED DECEMBER 31,
(UNAUDITED)

Page 2

	<u>2010</u>	<u>2009</u>
Revenues:		
Rental income (schedule page 5)		
Interest income		
Expenses:		
Interest expense		
Real property taxes, net (schedule page 5)		
Management fees		
Utilities		
Professional fees		
Depreciation and amortization		
Insurance expense		
Repairs and maintenance expenses (schedule page 5)		
Other operating expenses (schedule page 6)		
Administrative expenses (schedule page 6)		
NYS LLC fees		
Total expenses		
Loss before non-deductible expenses		
Non-deductible expenses		
Loss from operations		
Gain on sale of land		
Net (loss) income		

See accountants' compilation report

BDG ROBBINS LANE, LLC
(A LIMITED LIABILITY COMPANY)
STATEMENTS OF CHANGES IN MEMBERS' DEFICIT - INCOME TAX BASIS
FOR THE YEARS ENDED DECEMBER 31,
(UNAUDITED)

Page 3

	<u>2010</u>	<u>2009</u>
Members' deficit - beginning of year		
Net (loss) income		
Members' deficit - end of year		

See accountants' compilation report

BDG ROBBINS LANE, LLC
(A LIMITED LIABILITY COMPANY)
STATEMENTS OF CASH FLOWS - INCOME TAX BASIS
FOR THE YEARS ENDED DECEMBER 31,
(UNAUDITED)

Page 4

Cash flows from operating activities:	<u>2010</u>	<u>2009</u>
Net (loss) income		
Adjustments to reconcile net (loss) income to net cash used in operating activities:		
Depreciation and amortization		
Gain on sale of assets		
(Increase) decrease in assets:		
Prepaid expenses		
Loans and exchanges		
Total adjustments		
Net cash used in operating activities		
Cash flows from investing activities:		
Proceeds from sale of property, net		
Improvements		
Leasing costs, net		
Mortgage costs, net		
Net cash (used in) provided by investing activities		
Cash flows from financing activities:		
Mortgage payable, net		
Loans payable other		
Net cash provided by (used in) financing activities		
Net decrease in cash and cash equivalents		
Cash and cash equivalents - beginning of year		
Cash and cash equivalents - end of year		
Supplemental disclosures of cash flow information:		
Cash paid during the year for:		
Interest		

See accountants' compilation report

Page 5

BDG ROBBINS LANE, LLC
(A LIMITED LIABILITY COMPANY)
SUPPLEMENTAL SCHEDULES OF REVENUES AND EXPENSES - INCOME TAX BASIS
FOR THE YEARS ENDED DECEMBER 31,
(UNAUDITED)

	<u>2010</u>	<u>2009</u>
Rental income:		
Commercial rents		
Tenant charges - real estate taxes		
Tenant charges - utilities		
Total rental income		
 Real property taxes:		
Real estate taxes		
Real estate tax refund		
Real property taxes, net		
 Repairs and maintenance expenses:		
Cleaning expense		
Snow removal		
Rubbish removal		
Plant and lawn service		
Heating and air conditioning repairs		
Parking lot expense		
Repairs and maintenance		
Electrical repairs		
Roof repairs		
Hardware and lumber		
Sprinkler expense		
Exterminating		
Plumbing supplies		
Light bulb expense		
Painting expense		
Environmental expense		
Total repairs and maintenance expenses		

See accountants' compilation report

Page 6

BDG ROBBINS LANE, LLC
(A LIMITED LIABILITY COMPANY)
SUPPLEMENTAL SCHEDULES OF REVENUES AND EXPENSES - INCOME TAX BASIS
FOR THE YEARS ENDED DECEMBER 31,
(UNAUDITED)

	<u>2010</u>	<u>2009</u>
Other operating expenses:		
Management personnel		
Maintenance personnel		
Alarm expense		
Signs		
Total other operating expenses		
 Administrative expenses:		
Advertising		
Office supplies		
Community affairs		
Computer software upgrades		
Licenses, fees and permits		
Messenger service		
Total administrative expenses		

See accountants' compilation report

Schedule G

ENVIRONMENTAL ASSESSMENT FORM

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:



Part 1



Part 2



Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:



A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore **a negative declaration will be prepared.**



B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore **a CONDITIONED negative declaration will be prepared.***



C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore **a positive declaration will be prepared.**

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Parking garage/storage structure

Name of Action

Nassau County Industrial Development Agency

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Steve O'Donoghue CP6 FPM Gray

Signature of Preparer (if different from responsible officer)

February 27, 2012

Date

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Parking Garage/Storage Structure

Location of Action (include Street Address, Municipality and County)

300 Robbins Lane, Syosset, Town of Oyster Bay, Nassau County

Name of Applicant/Sponsor BDG Robbins Lane, LLC

Address 300 Robbins Lane

City / PO Syosset State New York Zip Code 11791

Business Telephone (516) 921-0800

Name of Owner (if different) Same as Above

Address _____

City / PO _____ State _____ Zip Code _____

Business Telephone _____

Description of Action:

Construction of a 5,400-square-foot parking garage/storage structure for use by current property tenants. The parking garage/storage structure will be constructed in an existing paved parking lot.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 4.83± acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural) Grass	<u>0.19±</u> acres	<u>0.19±</u> acres
Forested Trees	<u>0.17±</u> acres	<u>0.17±</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>4.47±</u> acres	<u>4.47±</u> acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? Urban Land (Ug) and Urban Land - Hempstead Complex (Uh)

- a. Soil drainage: ☒ Well drained 100 % of site ☐ Moderately well drained _____ % of site.
☐ Poorly drained _____ % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? NA acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock 1000± (in feet)

5. Approximate percentage of proposed project site with slopes:

☒ 0-10% 100 % ☐ 10- 15% _____ % ☐ 15% or greater _____ %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? ☐ Yes ☒ No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is the depth of the water table? 105± (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☒ Yes ☐ No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? ☐ Yes ☒ No

According to:

Site inspection

Identify each species:

N/A

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

☐ Yes ☒ No

Describe:

N/A

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☐ Yes ☒ No

If yes, explain:

N/A

14. Does the present site include scenic views known to be important to the community? ☐ Yes ☒ No

N/A

15. Streams within or contiguous to project area:

None

- a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

None

- b. Size (in acres):

N/A

17. Is the site served by existing public utilities? ☒ Yes ☐ No
- a. If **YES**, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
- b. If **YES**, will improvements be necessary to allow connection? ☒ Yes ☐ No (on site connections)
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 4.83± acres.
- b. Project acreage to be developed: 0.124± acres initially; 0.124± acres ultimately.
- c. Project acreage to remain undeveloped: 0.36± acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. 2.6 %
- f. Number of off-street parking spaces existing 248 ; proposed 195
- g. Maximum vehicular trips generated per hour: N/A (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Initially | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
| Ultimately | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
- i. Dimensions (in feet) of largest proposed structure: 25± height; 54± width; 100± length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 108± ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0 tons/cubic yards.
3. Will disturbed areas be reclaimed ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- Reclaimed material will be used as fill or subbase.
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

☐ Yes ☒ No

6. If single phase project: Anticipated period of construction: 4-6 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated N/A (number)

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No

*Full-time equivalent

8. Will blasting occur during construction? ☐ Yes ☒ No

**Full-time equivalent over a
3-year period

9. Number of jobs generated: during construction 10*; after project is complete 7**

10. Number of jobs eliminated by this project 0

11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No

If yes, explain:

N/A

12. Is surface liquid waste disposal involved? ☐ Yes ☒ No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No

If yes, explain:

N/A

15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No

16. Will the project generate solid waste? ☒ Yes ☐ No

a. If yes, what is the amount per month? 0.6 tons

b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No

c. If yes, give name Hempstead Resource Recovery Plant; location Westbury, NY ☒

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☒ Yes ☐ No

e. If yes, explain:

Recyclable materials.

17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? ☒ Yes ☐ No (Routine Landscape Maintenance)

19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No

20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No

21. Will project result in an increase in energy use? ☒ Yes ☐ No

If yes, indicate type(s)

Electricity and Heating Fuel.

22. If water supply is from wells, indicate pumping capacity NA gallons/minute.

23. Total anticipated water usage per day 216 gallons/day. (5,400 sf x 0.04 gpd/sf)

24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No

If yes, explain:

N/A

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Review	06/16/2011
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sanitary	09/16/2011
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

<input type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input type="checkbox"/> New/revision of master plan	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Site plan	<input type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input type="checkbox"/> Other

2. What is the zoning classification(s) of the site?

LI - Light Industry

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

An additional single 3,800 square-foot garage building @ 1 parking space per 500 square-feet or 3,600 square-foot addition to the existing office building. Maximum site coverage ratio 50% of site area; current site coverage ratio 18.3% (including proposed parking garage)

4. What is the proposed zoning of the site?

No change proposed

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

☒

Yes

☐

No

N/A

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Predominant land uses within a 1/4 mile radius are Industrial; Commercial (Retail and Office); Single-Family Residential; and Transportation (Long Island Rail Road, Long Island Expressway). Predominant zoning classifications within a 1/4 mile radius are LI - Light Industry; R1-10 - Residential; and R1-7 - Residential.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile?

☒

Yes

☐

No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

- a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

N/A

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

☒ Yes ☐ No

a. If yes, is existing capacity sufficient to handle projected demand?

☒ Yes ☐ No

A minor demand for police and fire protection services is anticipated.

12. Will the proposed action result in the generation of traffic significantly above present levels?

☐ Yes ☒ No

a. If yes, is the existing road network adequate to handle the additional traffic.

☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name BDG Robbins Lane, LLC

Date 2/27/2012

Signature _____

Title Manager



If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- ! In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- ! The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- ! The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- ! The number of examples per question does not indicate the importance of each question.
- ! In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO ☐ YES ☒

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where the depth to the water table is less than 3 feet. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction of paved parking area for 1,000 or more vehicles. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Construction that will continue for more than 1 year or involve more than one phase or stage. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Existing paved parking lot (5,400 sf) will be replaced by proposed parking garage/storage structure. The physical change is anticipated to be small.

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

☒ NO ☐ YES

- Specific land forms:

☐ ☐ ☐ Yes ☐ No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • Developable area of site contains a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Dredging more than 100 cubic yards of material from channel of a protected stream. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Extension of utility distribution facilities through a protected water body. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction in a designated freshwater or tidal wetland. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

N/A

4. Will Proposed Action affect any non-protected existing or new body of water?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|--|--------------------------|--------------------------|--|
| • A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction of a body of water that exceeds 10 acres of surface area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

N/A

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
5. Will Proposed Action affect surface or groundwater quality or quantity? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
Examples that would apply to column 2			
• Proposed Action will require a discharge permit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction or operation causing any contamination of a water supply system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will adversely affect groundwater.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action would use water in excess of 20,000 gallons per day.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will allow residential uses in areas without water and/or sewer services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div style="border: 1px solid black; padding: 5px; min-height: 40px;"> N/A </div>			

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

N/A

IMPACT ON AIR

7. Will Proposed Action affect air quality?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will induce 1,000 or more vehicle trips in any given hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in the incineration of more than 1 ton of refuse per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the amount of land committed to industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow an increase in the density of industrial development within existing industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

N/A

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
N/A			

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

☒ NO ☐ YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|--|-------------------------------------|-----------------------------------|--|
| • Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

N/A

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

☒ NO ☐ YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|--|-------------------------------------|-----------------------------------|--|
| • The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Construction activity would excavate or compact the soil profile of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
N/A			

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

☒ NO ☐ YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|---|-------------------------------------|-----------------------------------|--|
| • Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Project components that will result in the elimination or significant screening of scenic views known to be important to the area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

N/A

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

☒ NO ☐ YES

Examples that would apply to column 2

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|---|-------------------------------------|-----------------------------------|--|
| • Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Any impact to an archaeological site or fossil bed located within the project site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
N/A			

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

☒ NO ☐ YES

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • The permanent foreclosure of a future recreational opportunity. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • A major reduction of an open space important to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

N/A

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

☒ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- | | | | |
|---|--------------------------|--------------------------|--|
| • Proposed Action to locate within the CEA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quantity of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will result in a reduction in the quality of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will impact the use, function or enjoyment of the resource? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

N/A

1
Small to
Moderate
Impact

2
Potential
Large
Impact

3
Can Impact Be
Mitigated by
Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

☒ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts:

☐☐

☐ Yes

☐ No

☐☐

☐ Yes

☐ No

☐☐

☐ Yes

☐ No

N/A

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts:

☐☐

☐ Yes

☐ No

☐☐

☐ Yes

☐ No

☐☐

☐ Yes

☐ No

N/A

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

☒ NO ☐ YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts:

☐☐

☐ Yes

☐ No

☐☐

☐ Yes

☐ No

☐☐

☐ Yes

☐ No

☐☐

☐ Yes

☐ No

☐☐

☐ Yes

☐ No

N/A

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

☒ NO ☐ YES

- | | | | |
|--|--------------------------|--------------------------|--|
| • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

N/A

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

☐ NO ☒ YES

Examples that would apply to column 2

- | | | | |
|---|-------------------------------------|--------------------------|--|
| • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will conflict with officially adopted plans or goals. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will cause a change in the density of land use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Development will create a demand for additional community services (e.g. schools, police and fire, etc.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

- | | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated by
Project Change |
|--|-------------------------------------|-----------------------------------|--|
| • Proposed Action will set an important precedent for future projects. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Proposed Action will create or eliminate employment. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

N/A

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

☒ NO ☐ YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (If you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- ! The probability of the impact occurring
- ! The duration of the impact
- ! Its irreversibility, including permanently lost resources of value
- ! Whether the impact can or will be controlled
- ! The regional consequence of the impact
- ! Its potential divergence from local needs and goals
- ! Whether known objections to the project relate to this impact.

OTHER ATTACHMENTS

PART I – APPLICANT, QUESTION – I

Edward Blumenfeld and certain affiliates are defendants in a lawsuit brought by the Trustee overseeing the liquidation of Bernard L. Madoff Investment Securities in the United States Bankruptcy Court for the Southern District of New York. The names defendants are vigorously defending the action which is in the early stages. The suit commenced November 29, 2010.

PART I – APPLICANT, QUESTION – S

BLUMENFELD DEVELOPMENT GROUP, LTD.

History

BDG is a full service real estate development firm with core strengths in big-box retail and office space. BDG's fully integrated team allows for seamless packaging of all services, including those related to leasing, acquisitions, property management, construction, entitlements, permits and approvals, architectural and engineering design, and user operational planning. This holistic approach toward real estate has enabled BDG to prosper in its three decades serving the office, retail, and industrial real estate markets. BDG brings a client-centered approach to every project. This fundamental tenet, when combined with a highly specialized team of real estate professionals, produces unparalleled levels of service. Over 100 hundred years of combined experience in acquisitions has endowed the firm with an extraordinary sense of value. Based in Syosset, New York, BDG employs approximately 50 people in two New York offices and controls approximately 4 million square feet of real estate in the Northeast and Florida.

OTHER ATTACHMENTS

PART II. PROPOSED PROJECT, QUESTION F

TAX CERTIORARI PROCEEDINGS

ARC STIPULATION

SUPREME COURT: STATE OF NEW YORK: COUNTY OF NASSAU



File 54075

:	In the Matter of	:	Petition
:	BDG ROBBINS LANE, LLC,	:	Tax Year
:	Petitioner,	:	2011/12
:	- against -	:	
:	THE BOARD OF ASSESSORS OF NASSAU	:	Index No.
:	COUNTY AND THE ASSESSMENT REVIEW	:	2011404971
:	COMMISSION OF NASSAU COUNTY,	:	
:	Respondents.	:	

The petitioner above named, by his attorneys, KOEPEL MARTONE & LEISTMAN, L.L.P.

respectfully alleges as follows:

- At all times herein mentioned, petitioner was and still is a taxpayer of the municipality whose Board of Assessors is the respondent herein (hereinafter referred to as "the assessing jurisdiction") and is an aggrieved party with respect to the assessment within the meaning of Section 706, Real Property Tax Law, State of New York.
- The respondents have heretofore prepared, completed and perfected, purportedly according to law an assessment roll for the assessing jurisdiction, for the tax year (2011/12) which assessment roll included an assessment for petitioner's real property, described in Column I and assessed as set forth in Column II of the following schedule:

Column I	Column II	Column III	Column IV	Column V
File 54075 COUNTY OF NASSAU Class 4	Original Valuation	Claimed Valuation	Confirmed Valuation	Extent of in- equality and/or Excessiveness
12/A/1348	Land \$	42,581 \$	8,516 \$ *	\$ 34,065
SD OB14	Total \$	53,550 \$	10,710 \$ *	\$ 42,840

* Same as Column II except as otherwise indicated

3. Petitioner duly made and filed with respondents a written application and statement under oath, to have said assessed valuation, transition assessment and exemptions, if applicable, of said real property corrected and revised, specifying therein the respect in which the assessment complained of was incorrect, and which application and statement sought to reduce the assessment complained of as set forth in Column III, Paragraph 2 above. The application and statement are hereby referred to and made part hereof as though fully set forth herein.
4. Upon information and belief, a final decision and determination on the application and statement was duly rendered by respondents who failed to reduce the assessment as requested and confirmed or set the assessed valuation of petitioner's property as set forth in Column IV, Paragraph 2 above.
5. Thirty days have not elapsed since the filing of a certified copy of the completed and verified assessment roll with notice thereof, or, law day, whichever is later, as permitted by R.P.T.L. Section 702.
6. The assessment of petitioner's property is erroneous upon the following grounds: (a) Excessive, as fully defined in R.P.T.L. Section 701 (4) (a-d) (to the extent set forth in Column V, Paragraph 2 above); (b) Misclassification, the class designation is incorrect, as fully defined in R.P.T.L. Section 701 (5) (a-c); (c) Unequal (inequality), as fully defined in R.P.T.L. Section 701 (8) (a), (b) and Section 522 (9) (c) (to the extent set forth in Column V, Paragraph 2 above) in that the assessed value is made at a higher proportionate valuation than the assessed value of other real property in the same class on the assessment roll and/or the assessed value has been made at a higher proportionate value than the assessments of all other real property on the assessment roll. The specified instances of such unequal assessment is the assessments of all of the real property (or where applicable, in the same class on the same roll) in the assessing jurisdiction and each and every parcel thereof; (d) Unlawful, in that this property and all real property in the assessing unit is not assessed at a uniform percentage of value and that it is based upon an assessment practice of selective or spot assessment that has been declared illegal and unconstitutional by the Courts of the State of New York, as defined in R.P.T.L., and is unlawful as more fully defined in its entirety in R.P.T.L. Section 701 (9) (a-e); and this property and all real property in the assessing unit is not assessed at a uniform percentage of value, as required by RPTL 305(2); and that the base proportion and/or adjusted base proportion (as defined

in RPTL Article 18; RPTL Article 19) for the appropriate class for Petitioner's property was established and/or adjusted in an erroneous, arbitrary and capricious manner, if applicable; and that the property was selectively reassessed in violation of the Real Property Tax Law, the regulations of the Office of Real Property Services, and the equal protection clauses of the constitutions of the State of New York and United States.

7. In the event that the assessment at issue should be subject to a transition assessment and/or exemption or partial exemption, that has been incorrectly calculated, or not set forth at all on the taxable assessment roll, the assessment should be reduced as it exceeds the statutory formula and/or is unlawful, unequal and excessive.

8. Petitioner is aggrieved and injured by said unequal, excessive, illegal, unlawful and/or misclassified assessment, and will be required to pay a greater amount and proportion of taxes than petitioner would be required to pay if the assessment had been equal and not excessive, illegal, unlawful, misclassified and erroneous.

9. No provision is made by law for an appeal or other relief from the final determination of the respondents except by a review of petition to the Supreme Court. No previous application for the relief herein asked has been made to any court or judge.

10. If there is more than one petitioner herein, the word "petitioner" shall mean "petitioners" or "each of the petitioners", as the context requires.

11. Petitioner protests payment of said taxes based upon the within claims and upon the grounds that the tax rates are calculated incorrectly.

12. The assessment is illegal in that it is not predicated upon the market value of the subject property as of the appropriate taxable status and valuation dates.

13. The assessment is unlawful and/or illegal as the Assessor and/or the Board of Assessors has included within the assessment non-assessable and/or non real property items, thereby violating RPTL Section 300, and the New York State Constitution.

WHEREFORE, your petitioner prays that the Supreme Court review and correct on the merits the aforementioned final determination of the respondent on the grounds set forth in this petition, and that the said Court take evidence to enable your petitioner to show the unconstitutional, unjust, unequal, excessive, illegal, misclassified and erroneous assessment of the said real property to the end that the assessment may be reduced to the full, true market value thereof for land and improvement, and to a valuation proportionate to the assessments of other real property, and/or all other property in the same class, assessed on the same rolls for the same year, so that equality of assessments will result, and may be properly classified, and for such other and further relief as the Court may deem proper, together with the costs and disbursements of this proceeding.

KOEPPPEL MARTONE & LEISTMAN, L.L.P.
Attorneys for Petitioner
155 FIRST STREET
MINEOLA, NEW YORK 11501
(516) 747-6300

FILE 54075

SUPREME COURT: STATE OF NEW YORK: COUNTY OF NASSAU

:	In the Matter of	:	NOTICE OF PETITION
:		:	
:	BDG ROBBINS LANE, LLC,	:	
:		:	
:	Petitioner,	:	Tax Year
:		:	2011/12
:	- against -	:	
:		:	Index No.
:	THE BOARD OF ASSESSORS OF NASSAU	:	
:	COUNTY AND THE ASSESSMENT REVIEW	:	
:	COMMISSION OF NASSAU COUNTY,	:	
:	Respondents.	:	

NOTICE OF PETITION

TO THE RESPONDENTS NAMED WITHIN: PLEASE TAKE NOTICE that upon the annexed verified petition, an application will be made, pursuant to the provisions of the Real Property Tax Law, at a Special Term for Tax Certiorari of this Court, to be held at the courthouse thereof, on June 17, 2011 at 9:30 a.m., or as soon thereafter as counsel can be heard, for the relief prayed for in said petition, upon the grounds set forth therein, and for such other and further relief as may be just and proper in the premises.

Dated: May 2, 2011

KOEPPEL MARTONE & LEISTMAN, L.L.P.
 Attorneys for Petitioner
 155 FIRST STREET
 MINEOLA, NEW YORK 11501
 (516) 747-6300

FILE 54075

SUPREME COURT: STATE OF NEW YORK: COUNTY OF NASSAU

:	In the Matter of	:
:		:
:	BDG ROBBINS LANE, LLC,	:
:		:
:	Petitioner,	:
:		:
:	- against -	:
:		:
:	THE BOARD OF ASSESSORS OF NASSAU	:
:	COUNTY AND THE ASSESSMENT REVIEW	:
:	COMMISSION OF NASSAU COUNTY,	:
:	Respondents.	:

VERIFICATION

Tax Year
2011/12

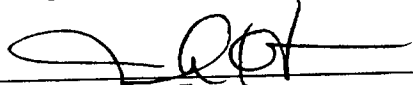
Index No.

KOEPPPEL MARTONE & LEISTMAN, L.L.P.
Attorneys for Petitioner
155 FIRST STREET
MINEOLA, NEW YORK 11501
(516) 747-6300

VERIFICATION

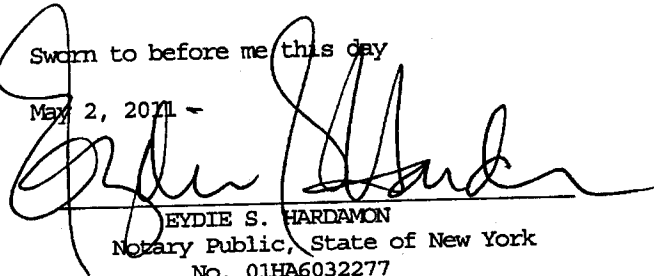
State of New York, County of Nassau] ss.:

The undersigned being duly sworn, deposes and says: I am the agent for the petitioner herein. I have read the foregoing petition and know the contents thereof; the same is true to my own knowledge, except as to matters therein stated to be alleged upon information and belief and, that as to those matters, I believe it to be true. The reason this verification is made by me and not by petitioner is that all the material allegations (except those as to matters of public record) of said petition are within my personal knowledge.


Jennifer Hower, Esq.

Sworn to before me this day

May 2, 2011 -



EYDIE S. HARDAMON
Notary Public, State of New York
No. 01HA6032277
Qualified in Nassau County
Commission Expires October 25, 2013

Authorization

January 3, 2011

The undersigned being an aggrieved person within the meaning of the Real Property Tax Law, or an officer or partner of such aggrieved person, hereby authorizes KOEPEL MARTONE & LEISTMAN, L.L.P., or any attorney or person employed or retained by such firm, to act as our agent to:

1. Make and/or serve a statement (also known as a complaint or protest) pursuant to Section 512(1) and 524 of the RPTL, specifying the respect in which the assessment of the property listed below is excessive, unequal, unlawful or misclassified.
2. Verify and/or serve and/or file a petition for review of real property assessment pursuant to Article 7 (Title 1 or Title 1A) of the Real Property Tax Law.
3. Such firm is authorized to represent the undersigned in all proceedings before the Board of Assessment Review and/or the Assessment Review Commission and the Supreme Court, State of New York, and all appeals therefrom.
4. When appropriate, prepare, verify and/or certify, as agent, applications pursuant to RPTL 485-b or any other applicable exemption provision.

This authorization applies to the 2011/12, 2012/13 assessment rolls for the following property(s):

Property located at:

300 ROBBINS LANE, SYOSSET

County of NASSAU

Town of OYSTER BAY

School District: OB14

Class: 4


Section, Block, Lot(s): File 54075 County of NASSAU

12/A/1348

12/A/1349

12/A/1350


Section, Block, Lot(s): File 55429 County of NASSAU

12/A/889

Name of Aggrieved Person

BDG ROBBINS LANE, LLC

By: 

(Signature)

David Blumenfeld

(Print Name)

Vice President

(Print title, i.e. owner, tenant, etc.)

Dated: 10/11/10

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

-----X
In the Matter of

BDG ROBBINS LANE, LLC

AFFIDAVIT OF PERSONAL SERVICE

Index # 2011404971

Petitioner,

-against-

The Board of Assessors of Nassau County and the
Assessment Review Commission of Nassau County,
Respondent.

-----X
STATE OF NEW YORK)

) ss.:
COUNTY OF NASSAU)

Deirdre McQuillan, being duly sworn, deposes & says he is not a party to
this action, is over 18 years of age & resides in East Meadow, NY 11554.

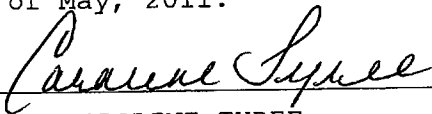
That on the 26th day of May, 2011, deponent served the within Article 7
Verified Notice of Petition and Petition for the Index No. referenced above
for the 2011/2012 tax year by delivering three (3) copies of same, thereof
personally to the person named below at the address indicated. I knew said
person served to be the Assessor or person authorized to receive same on
behalf of the Assessor of the municipality mentioned and described in said
Article 7 Verified Notice of Petition and Petition.

Ms. Judy MacCrate, Real Property Appraiser

Nassau County, Department of Assessment, Room 402

240 Old Country Road, Mineola, New York 11501

Sworn to before me this
26th day of May, 2011.



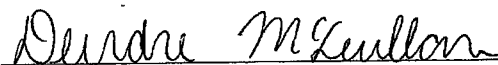
CAROLINE TYREE

Notary Public, State of New York

No. 02TY6177447

Qualified in Nassau County

Commission Expires November 13, 2011



Deirdre McQuillan

RECEIVED

JUN 07 2011

NASSAU COUNTY
COUNTY CLERK'S OFFICE

File 54075




SUPREME COURT: STATE OF NEW YORK: COUNTY OF NASSAU

:	In the Matter of	:	Petition
:	B D G ROBBINS LANE, LLC,	:	Tax Year
:		:	2010/11
:	- against -	:	File No.54075
:	THE BOARD OF ASSESSORS OF NASSAU	:	Index No.2010407789
:	COUNTY AND THE ASSESSMENT REVIEW	:	
:	COMMISSION OF NASSAU COUNTY,	:	
:	Respondents.	:	

The petitioner above named, by his attorneys, KOEPEL MARTONE & LEISTMAN, L.L.P.

respectfully alleges as follows:

1. At all times herein mentioned, petitioner was and still is a taxpayer of the municipality whose Board of Assessors is the respondent herein (hereinafter referred to as "the assessing jurisdiction") and is an aggrieved party with respect to the assessment within the meaning of Section 706, Real Property Tax Law, State of New York.
2. The respondents have heretofore prepared, completed and perfected, purportedly according to law an assessment roll for the assessing jurisdiction, for the tax year (2010/11) which assessment roll included an assessment for petitioner's real property, described in Column I and assessed as set forth in Column II of the following schedule:

Column I	Column II	Column III	Column IV	Column V
File 54075 COUNTY OF NASSAU Class 4	Original Valuation	Claimed Valuation	Confirmed Valuation	Extent of in- equality and/or Excessiveness
12/A/1348 SD OB14	Land \$ 42,581	\$ 8,516	\$ *	\$ 34,065
	Total \$ 53,550	\$ 10,710	\$ *	\$ 42,840
				
12/A/1349 SD OB14	Land \$ 28,691	\$ 5,738	\$ *	\$ 22,953
	Total \$ 30,612	\$ 6,122	\$ *	\$ 24,490
				
12/A/1350 SD OB14	Land \$ 77,701	\$ 15,540	\$ *	\$ 62,161
	Total \$ 82,891	\$ 16,578	\$ *	\$ 66,313
				

TOTAL 3 LOTS :

Land \$ 148,973
Total \$ 167,053

* Same as Column II except as otherwise indicated

3. Petitioner duly made and filed with respondents a written application and statement under oath, to have said assessed valuation, transition assessment and exemptions, if applicable, of said real property corrected and revised, specifying therein the respect in which the assessment complained of was incorrect, and which application and statement sought to reduce the assessment complained of as set forth in Column III, Paragraph 2 above. The application and statement are hereby referred to and made part hereof as though fully set forth herein.

4. Upon information and belief, a final decision and determination on the application and statement was duly rendered by respondents who failed to reduce the assessment as requested and confirmed or set the assessed valuation of petitioner's property as set forth in Column IV, Paragraph 2 above.

5. Thirty days have not elapsed since the filing of a certified copy of the completed and verified assessment roll with notice thereof, or, law day, whichever is later, as permitted by R.P.T.L. Section 702.

6. The assessment of petitioner's property is erroneous upon the following grounds: (a) Excessive, as fully defined in R.P.T.L. Section 701 (4) (a-d) (to the extent set forth in Column V, Paragraph 2 above); (b) Misclassification, the class designation is incorrect, as fully defined in R.P.T.L. Section 701 (5) (a-c); (c) Unequal (inequality), as fully defined in R.P.T.L. Section 701 (8) (a), (b) and Section 522 (9) (c) (to the extent set forth in Column V, Paragraph 2 above) in that the assessed value is made at a higher proportionate valuation than the assessed value of other real property in the same class on the assessment roll and/or the assessed value has been made at a higher proportionate value than the assessments of all other real property on the assessment roll. The specified instances of such unequal assessment is the assessments of all of the real property (or where applicable, in the same class on the same roll) in the assessing jurisdiction and each and every parcel thereof; (d) Unlawful, in that this property and all real property in the assessing unit is not assessed at a uniform percentage of value and that it is based upon an assessment practice of selective or spot assessment that has been declared illegal and unconstitutional by the Courts of the State of New York, as defined in R.P.T.L., and is unlawful as more fully defined in its entirety in R.P.T.L. Section 701 (9) (a-e); and this property and all real property in the assessing unit is not assessed at a uniform percentage of value, as required by RPTL 305(2); and that the base proportion and/or adjusted base proportion (as defined

in RPTL Article 18; RPTL Article 19) for the appropriate class for Petitioner's property was established and/or adjusted in an erroneous, arbitrary and capricious manner, if applicable; and that the property was selectively reassessed in violation of the Real Property Tax Law, the regulations of the Office of Real Property Services, and the equal protection clauses of the constitutions of the State of New York and United States.

7. In the event that the assessment at issue should be subject to a transition assessment and/or exemption or partial exemption, that has been incorrectly calculated, or not set forth at all on the taxable assessment roll, the assessment should be reduced as it exceeds the statutory formula and/or is unlawful, unequal and excessive.

8. Petitioner is aggrieved and injured by said unequal, excessive, illegal, unlawful and/or misclassified assessment, and will be required to pay a greater amount and proportion of taxes than petitioner would be required to pay if the assessment had been equal and not excessive, illegal, unlawful, misclassified and erroneous.

9. No provision is made by law for an appeal or other relief from the final determination of the respondents except by a review of petition to the Supreme Court. No previous application for the relief herein asked has been made to any court or judge.

10. If there is more than one petitioner herein, the word "petitioner" shall mean "petitioners" or "each of the petitioners", as the context requires.

11. Petitioner protests payment of said taxes based upon the within claims and upon the grounds that the tax rates are calculated incorrectly.

12. The assessment is illegal in that it is not predicated upon the market value of the subject property as of the appropriate taxable status and valuation dates.

13. The assessment is unlawful and/or illegal as the Assessor and/or the Board of Assessors has included within the assessment non-assessable and/or non real property items, thereby violating RPTL Section 300, and the New York State Constitution.

WHEREFORE, your petitioner prays that the Supreme Court review and correct on the merits the aforementioned final determination of the respondent on the grounds set forth in this petition, and that the said Court take evidence to enable your petitioner to show the unconstitutional, unjust, unequal, excessive, illegal, misclassified and erroneous assessment of the said real property to the end that the assessment may be reduced to the full, true market value thereof for land and improvement, and to a valuation proportionate to the assessments of other real property, and/or all other property in the same class, assessed on the same rolls for the same year, so that equality of assessments will result, and may be properly classified, and for such other and further relief as the Court may deem proper, together with the costs and disbursements of this proceeding.

KOEPEL MARTONE & LEISTMAN, L.L.P.
Attorneys for Petitioner
155 FIRST STREET
MINEOLA, NEW YORK 11501
(516) 747-6300

FILE 54075

SUPREME COURT: STATE OF NEW YORK: COUNTY OF NASSAU

:	In the Matter of	:	NOTICE OF PETITION
:		:	
:	B D G ROBBINS LANE, LLC,	:	
:		:	
:	Petitioner,	:	Tax Year
:		:	2010/11
:	- against -	:	
:		:	
:	THE BOARD OF ASSESSORS OF NASSAU	:	Index No.
:	COUNTY AND THE ASSESSMENT REVIEW	:	
:	COMMISSION OF NASSAU COUNTY,	:	
:	Respondents.	:	

NOTICE OF PETITION

TO THE RESPONDENTS NAMED WITHIN: PLEASE TAKE NOTICE that upon the annexed verified petition, an application will be made, pursuant to the provisions of the Real Property Tax Law, at a Special Term for Tax Certiorari of this Court, to be held at the courthouse thereof, on May 14, 2010 at 9:30 a.m., or as soon thereafter as counsel can be heard, for the relief prayed for in said petition, upon the grounds set forth therein, and for such other and further relief as may be just and proper in the premises.

Dated: April 1, 2010

KOEPPPEL MARTONE & LEISTMAN, L.L.P.
 Attorneys for Petitioner
 155 FIRST STREET
 MINEOLA, NEW YORK 11501
 (516) 747-6300

FILE 54075

SUPREME COURT: STATE OF NEW YORK: COUNTY OF NASSAU

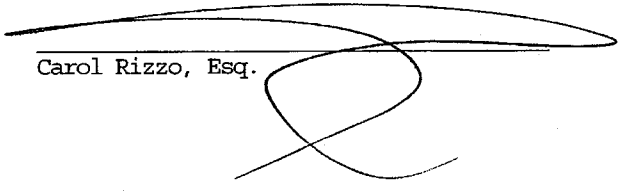
:	In the Matter of	:	VERIFICATION
:		:	
:	B D G ROBBINS LANE, LLC,	:	
:		:	
:		:	
:	Petitioner,	:	Tax Year
:		:	2010/11
:	- against -	:	
:		:	
:	THE BOARD OF ASSESSORS OF NASSAU	:	Index No.
:	COUNTY AND THE ASSESSMENT REVIEW	:	
:	COMMISSION OF NASSAU COUNTY,	:	
:		:	
:	Respondents.	:	

KOEPPPEL MARTONE & LEISTMAN, L.L.P.
 Attorneys for Petitioner
 155 FIRST STREET
 MINEOLA, NEW YORK 11501
 (516) 747-6300

VERIFICATION


State of New York, County of Nassau] ss.:

The undersigned being duly sworn, deposes and says: I am the agent for the petitioner herein. I have read the foregoing petition and know the contents thereof; the same is true to my own knowledge, except as to matters therein stated to be alleged upon information and belief and, that as to those matters, I believe it to be true. The reason this verification is made by me and not by petitioner is that all the material allegations (except those as to matters of public record) of said petition are within my personal knowledge.


 Carol Rizzo, Esq.

Sworn to before me this day

April 1, 2010


 DEVON ONEILL
 Notary Public, State of New York
 No. 01ON6077087
 Qualified in Nassau County
 Commission Expires July 1, 2010

Authorization

January 4, 2010

The undersigned being an aggrieved person within the meaning of the Real Property Tax Law, or an officer or partner of such aggrieved person, hereby authorizes KOEPEL MARTONE & LEISTMAN, L.L.P., or any attorney or person employed or retained by such firm, to act as our agent to:

1. Make and/or serve a statement (also known as a complaint or protest) pursuant to Section 512(1) and 524 of the RPTL, specifying the respect in which the assessment of the property listed below is excessive, unequal, unlawful or misclassified.
2. Verify and/or serve and/or file a petition for review of real property assessment pursuant to Article 7 (Title 1 or Title 1A) of the Real Property Tax Law.
3. Such firm is authorized to represent the undersigned in all proceedings before the Board of Assessment Review and/or the Assessment Review Commission and the Supreme Court, State of New York, and all appeals therefrom.
4. When appropriate, prepare, verify and/or certify, as agent, applications pursuant to RPTL 485-b or any other applicable exemption provision.

This authorization applies to the 2010/11, 2011/12 assessment rolls for the following property(s):

Property located at:



300 ROBBINS LANE, SYOSSET

County of NASSAU

Town of OYSTER BAY

School District: OB14

Class: 4


Section, Block, Lot(s): File 54075 County of NASSAU
12/A/1124
Section, Block, Lot(s): File 55429 County of NASSAU
12/A/889Name of Aggrieved Person
B D G ROBBINS LANE, L L CBy: 

(Signature)

Dated: 9/30/09

David Blumenfeld

(Print Name)

 Member

(Print title, i.e. owner, tenant, etc.)

Authorization: MR. DAVID BLUMENFELD, BLUMENFELD DEVELOPMENT GROUP, LTD.

Page 1 of 1

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU-----X
In the Matter of

B D G ROBBINS LANE, LLC

AFFIDAVIT OF PERSONAL SERVICE

Index # 2010407789

-against-

Petitioner,

The Board of Assessors and the Assessment
Review Commission of the County of Nassau,
Respondent.-----X
STATE OF NEW YORK)) ss.:
COUNTY OF NASSAU)

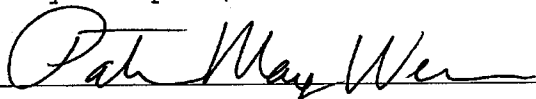
Denise Valinotti, being duly sworn, deposes & says she is not a party to this action, is over 18 years of age & resides in West Babylon, NY 11704.

That on the 28th day of April, 2010, deponent served the within Article 7 Verified Notice of Petition and Petition for the Index No. referenced above for the 2010/2011 tax year by delivering three (3) copies of same, thereof personally to the person named below at the address indicated. I knew said person served to be the Assessor or person authorized to receive same on behalf of the Assessor of the municipality mentioned and described in said Article 7 Verified Notice of Petition and Petition.

Ms. Judy MacCrate, Real Property AppraiserNassau County, Department of Assessment, Room 402240 Old Country Road, Mineola, New York 11501

Denise Valinotti

Sworn to before me this
28th day of April, 2010.



PATRICIA MAY WERNER
Notary Public, State of New York
No. 01WE4892524
Qualified in Nassau County
Commission Expires May 26, 2011

54075

Assessment Review Commission
Nassau County, New York

AR70

2012

ARC STIPULATION

Stipulation # ARC11-0010597

Bdg Robbins Lane, Llc

Fax # (516) 747-8227
074 Koeppel Martone Leistman
155 First Street
Mineola, New York 11501Economic Unit # 17305.001
Application # 31303192
Offer Date 2/09/2012

Proposed Assessments				Economic Unit Totals			
Year	Original AV	Class	Proposed AV	New	Class	Reduction	
2010/11	53,550	4	41,687	4		11,863	
2011/12	53,550	4	35,821	4		17,729	
2012/13	47,470	4	33,978	4		13,492	

1 Parcel 12 A 13480

Proceedings Resolved

Year	Writ #	Index #	Cal #	Lot	Cnt	PETITIONER	ATTORNEY
2010/11	1106903	1407789		1	1	B D G ROBBINS LANE, LLC	Koeppel Martone Leistman
2011/12	1200758	1406215		1	1	SUNRISE MEDICAL LABORATORIES, INC.	PORCHELLI, CURTO, DEEGAN, SCHWARTZ, MINEO
2011/12	1204279	1404971		1	1	B D G ROBBINS LANE, LLC	Koeppel Martone Leistman

Proceedings Resolved

Year	Application #	Lot	Cnt	APPLICANT	ATTORNEY
2012/13	31303192	1	1	Bdg Robbins Lane, Llc	Koeppel Martone Leistman

Proceedings Resolved

Year	AR #	Lot	Cnt	APPLICANT	ATTORNEY
	NONE				

Sales

First Lot	Date	Price	Seller	Buyer	Parcel	Count
NONE						

Attorney acceptance and signature:

Applicant: Bdg Robbins Lane, Llc
Application: 31303192
Parcels: 12 A 13480 and 0 related lots forming Economic Unit No. 17305.001
Tax years: 2010/11 through 2012/13

The Assessment Review Commission proposes to implement the reductions set forth on page 5 of this ARC Stipulation, subject to the terms specified on pages 1 - 4 of the ARC Stipulation, the applicant's acceptance and final approval by the Commission.

Accepted by:

Rejected by:

Koeppel Martone Leistman
Attorneys for the Applicant

By:

By:

Date: _____

This offer expires on March 12, 2012

To accept, sign, date and submit this page, with all other documents required by the terms of the stipulation before the expiration date. Send the complete package to:

Assessment Review Commission
240 Old Country Road 5th Fl
Mineola, NY 11501

Pages 1 - 4 of the ARC Stipulation may be found as form AR 70 on the Information for Practitioners page of ARC'S website: <http://www.NassauCountyNY.gov/arc/>

If you need additional information, contact ARCcommercial@nassaucountyny.gov

NASSAU COUNTY TAXABLE ASSESSED VALUE COMPUTATION

No. ARC-11 10597

EUN: 17305.001

Class 2 only-Personal & Star Exemptions subject to Dept of Assess. Final review

Original Assessment						
Year	Total AV	Physical	Trans	Exempt	Code	School Taxable
2010/11	53,550		2,667			50,883
2011/12	53,550		2,000			51,550
2012/13	47,470					47,470

Corrected Assessment						
Total AV	Physical	Trans	Exempt	Code	School Taxable	County / Town Taxable
41,687	0	0	0		41,687	41,687
35,821	0	0	0		35,821	35,821
33,978	0	0	0		33,978	33,978

Nassau County Taxable Assessed Value Computation

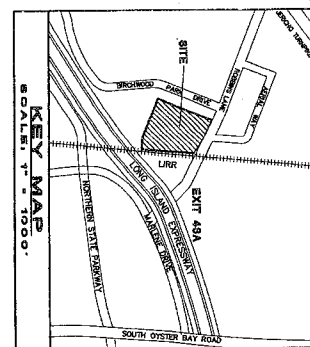
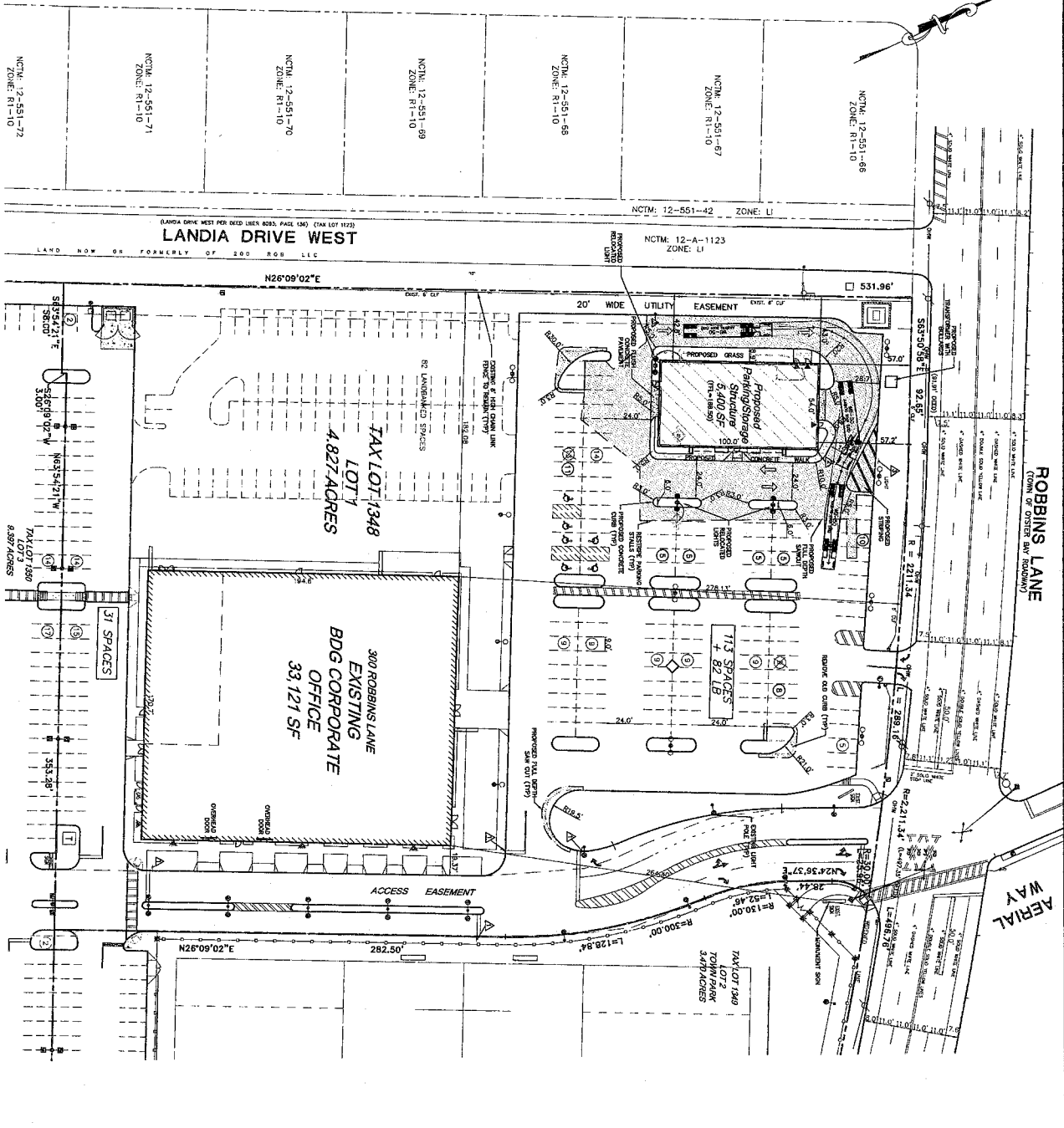
Taxpayer's counsel: This schedule is an attachment to a Nassau County offer of reduction. If you accept the reduction, and it is approved by the County, the computation will be binding on you. Please review the computations and submit any objection to the department issuing the offer prior to acceptance.

Receiver of Taxes: This schedule is valid for issuance of a corrected tax bill only when submitted to you by the Nassau County Assessment Review Commission as an attachment to an ARC Determination (AR90), or when it is incorporated into a stipulation of settlement or consent order signed by a Deputy County Attorney.

OTHER ATTACHMENTS**PART III – PROJECTS COSTS, QUESTION C**

	<u>Item</u>	<u>Cost Paid</u>
1.	Land Acquisition	\$ _____
2.	Building Acquisition	\$ _____
3.	Construction or Renovation	\$ <u>88,000</u>
4.	Site Work	\$ <u>48,000</u>
5.	Infrastructure Work	\$ _____
6.	Engineering Fees	\$ _____
7.	Architectural Fees	\$ <u>9,500</u>
8.	Applicant's Legal Fees	\$ _____
9.	Financial Fees (incl. lender legal fees)	\$ _____
10.	Other Professional Fees	\$ _____
11.	Furniture, Equipment & Machinery (not included in 3. above)	\$ _____
12.	Other Soft Costs (describe): Permitting Fees, Survey	\$ <u>16,750</u>
13.	Other (describe)	\$ _____
	Total	\$ <u>162,250</u>

BIRCHWOOD PARK DRIVE



SCHEDULE OF SIGNS			
SYMBOL	TEXT	MIN. DIM.	SIZE OF LETTERS (IN)
	RT-1C	30" X 50"	30" X 50"
	RT-15C	30" X 50"	30" X 50"
	RT-11C	12" X 36"	12" X 36"
	RT-1	30" X 50"	30" X 50"

NO OFFICIALS, LEADS OR CUSTODIAN ON THE
PART OF THE POLICE INSPECTOR FOR HIS
SUPERVISORY SHALL BECAUSE THE
ACCOMPLISHMENT SHALL BECAUSE THE
EFFECTIVE CONSTRUCTION OF THE
REMOVAL, SET OR ON THE PROPERTY OF
THE POLICE, AT THE TIME THAT DOES NOT
CONFORM TO THE PROVISIONS OF THE
BUILDING CODE AND THE BUILDING ZONE
ORDINANCE.

SEP 0 9 2011

TOWN OF WESTER BY APPROVED PLAN
PERMIT # 11003474 DATE 09/09/11

NOTE:
31 PAVED STALLS LOCATED SOUTH OF THE EXISTING BUILDING WERE INCLUDED IN THE PARKING CALCULATION FOR THE FITNESS CENTER. THESE STALLS WERE SUBJECT TO PARKING EASEMENT AND ARE EXCLUDED FROM THE OVERALL BUILDING CALCULATION FOR LOT 3 (TAX LOT 1350)

PAVED STALLS	=	113 SPACES
LANDBANKED STALLS	=	82 SPACES
TOTAL PROVIDED	=	195 SPACES

EXISTING OFFICE:	33,121 SF @ 1 SPACE PER 200 SF = 165.6 SPACES
PROPOSED BUILDING:	5,400 SF @ 1 SPACE PER 500 SF = 10.8 SPACES
TOTAL REQUIRED	= 177 SPACES

PARKING CALCULATIONS
OFFICE/ONFACE PARCEL LOT 1
PARKING REQUIRED:

LOT FRONTAGE	50'	372' ±
LOT AREA	1 AC. MIN.	4,827 AC

LOT COVERAGE	50% MAX.	18.5% (38,521/210,278)
FRONT YARD	50' MIN.	50.0' (MAX. REQUIRED SETBACK 60')
REAR YARD	30' MIN.	53.32'
SIDE YARD	5' MIN.	56.37'
LOT WIDTH	50' MIN.	430' ±

ZONING COMPLIANCE TABLE (OFFICE LOT 1)

WATER DISTRICT:	JERICO
FIRE DISTRICT:	STROSSET
SEWER DISTRICT:	NASSAU COUNTY SEWAGE DISPOSAL DISTRICT #5

PROPOSED BUILDING COVERAGE	= 38,521 SF (18.3%)
GROSS FLOOR AREA	= 33,121+5,400 = 38,521 SF
FLOOR AREA RATIO	= 38,521/210,278 = 0.18
SCHOOL DISTRICT:	
LOCUST GROVE	
SYNOPSIS	

MULTIPLE: SEC. 16, T4S, R. 10E, S. 10W
 LOT AREA = 210,278 SF (4.827 AC)
 LOT WIDTH = 370'±
 LOT FRONTAGE = 361'±
 EXISTING BUILDING COVERAGE = 33,121 SF (0.76%)

SITE DATA

COASTING ZONE:
L1, LIGHT INDUSTRY
REF: 10. BLK A LOT 134B

KEY MAP
SCALE: 1" = 1000'

NORTHERN STATE

Map showing the location of the site (shaded area) relative to the LIRR (Long Island Rail Road) and the Island Expressway. The site is located near the intersection of the LIRR and the Island Expressway, adjacent to Warrenton Drive.

2	6/24/11	HOUSE PLANS PER CLIST	ED	OWN	
1	6/26/11	UPDATE PLANS FOR PROPOSED STORAGE CHANGE	BO	OWN	
1	-7/01/11	REVIEWING DISCUSSION	BY	GRD	



RMS ENGINEERING
Robinson, Muller & Schiavone Engineers, P.C.

355 New York Avenue, Huntington, New York 11743
Phone 631-271-0576 Fax 631-271-0592 www.rmeengineering.com



300 ROBBINS LANE
LOT 1
SITUATED AT
SYOSSET
TOWN OF OYSTER BAY, NASSAU COUNTY, NEW YORK
NCTM: SECTION 12, BLOCK A, LOT 1848

AMENDED SITE PLAN				
STORAGE GARAGE				
DRPL BY:	NO	CHCD. BY:	SCALE:	MSDET:
		CWR	1" = 50'	
DATE:	05/10/11	DATE:	05/15/11	JOS REV:
			2003-07	SP-2

SP-2

