

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICATION OF:

NORTH SHORE MILLBROOK LLC

APPLICANT NAME

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

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

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

The following amounts are payable to the Nassau County Industrial Development Agency (the "Agency") at the time this Application is submitted to the Agency: (i) a \$1,500 non-refundable application fee (the "Application Fee"); (ii) a \$3,500 expense deposit for the Agency's Transaction/Bond Counsel fees and expenses (the "Counsel Fee Deposit"), (iii) a \$4,500 expense deposit for the cost/benefit analysis with respect to the project contemplated by this Application (the "Cost/Benefit Deposit"), and (iv) a \$500 expense deposit for the real property tax valuation analysis, if applicable, with respect to the project contemplated by this Application (the "Valuation Deposit"). The Application Fee will not be credited against any other fees or expenses which are or become payable to the Agency in connection with this Application or the project contemplated herein (the "Project"). In the event that the subject transaction does not close for any reason, the Agency may use all or any part of the Counsel Fee Deposit, the Cost/Benefit Deposit and/or the Valuation Deposit to defray the cost of Transaction/Bond Counsel fees and expenses, the cost of obtaining a cost/benefit analysis and/or the cost of obtaining a real property tax valuation with respect to the Project. In the event that the subject transaction does close, the Counsel Fee Deposit, the Cost/Benefit Deposit and the Valuation Deposit shall be credited against the applicable expenses incurred by the Agency with respect to the Project.

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

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

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

12/18/24
DATE

PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: North Shore Millbrook LLC

Address: 40 Randall Avenue Freeport, NY 11520

Fax: _____

NY State Dept. of
Labor Reg #: N/A

Federal Employer ID #: _____

NAICS Code #: _____

Website: N/A

Name of CEO or
Authorized Representative Certifying Application: Robert Schlesinger

Title of Officer: Managing Member

Phone Number: _____ E-Mail: _____

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

Sole Proprietorship _____ General Partnership _____ Limited Partnership _____

Limited Liability Company 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: New York 10/7/14

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

C. APPLICANT COUNSEL:

Firm name: Harras Bloom & Archer LLP
Address: 445 Broadhollow Road, Suite 127
Melville, NY 11747
Primary Contact: Paul J. Bloom, Esq.
Phone: 631-393-6220
Fax: 631-393-6229
E-Mail: pbloom@hba-law.com

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

Name	Percentage owned
<u>Gamertz LLC</u>	<u>46</u> %
<u>Jason Schlesinger</u>	<u>23</u> %
<u>Robert Schlesinger</u>	<u>23</u> %

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

See attached Schedule A

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

YES _____ NO X

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

N/A

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

YES X

NO

Applicant had previously applied for IDA benefits for this project,
but did not proceed with a closing and did not receive any IDA benefits.

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

YES

NO X

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

YES

NO X

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

YES

NO X

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

NO x

- YES_____

NO x

- | <u>Name</u> | <u>Title</u> | <u>Other Business Affiliations</u> |
|--------------------|-----------------|------------------------------------|
| Robert Schlesinger | Managing Member | See Exhibit F |
| Jason Schlesinger | Member | See Exhibit F |
| | | |
| | | |

YES _____

NO x

YES _____

NO x

1. (a) Location: 240-250 Middle Neck Road Great Neck, NY

- (b) Number of Employees: Full-Time: 3 Part-Time:
See Schedule I

- (c) Annual Payroll, excluding benefits: \$75,000.00

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

- (e) Size of existing facility real property
(i.e., acreage of land): 4.35 acres

- 5 Buildings
 Building A - 5,844.3 sf
 Building B - 5,582.6 sf
 Building C - 15,239.4 sf
 Building D - 5,809.8 sf
 Building E - 5,839.6 sf
- (f) Buildings (number and square footage of each):
- (g) Applicant's interest in the facility

FEE Title: X Lease: Other (describe below):

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

YES NO X

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

YES NO X

N/A

- 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 at Schedule I.

YES _____ NO X

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

Multi-family residential

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

Name: N/A

Relationship to Applicant: _____

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

PART II. PROPOSED PROJECT

A. Types of Financial Assistance Requested:

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

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

- ☒ New Construction of a Facility
Square footage: 203,325 sf
- ☐ Addition to Existing Facility
Square footage of existing facility: _____
Square footage of addition: _____
- ☒ Renovation of Existing Facility
Square footage of area renovated: 47,845.4 sf
Square footage of existing facility: _____
- ☐ Acquisition of Land/Building
Acreage/square footage of land: _____
Square footage of building: _____
- ☐ Acquisition of Furniture/Machinery/Equipment
List principal items or categories:

- ☐ Other (specify): _____

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

See Schedule I

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

YES X

NO

The project would not be economically viable without the requested financial assistance.

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

See Schedule I

- F. Location of Project:

Street Address: 240-250 Middle Neck Road

City/Village(s): Village of Great Neck

Town(s): Town of North Hempstead

School District(s): Great Neck

Tax Map Section: 2 Block: 354 Lot: 138

Census Tract Number: 3005.00

- G. Present use of the Project site: Multi-family residential

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

General: \$ 273,898

School: \$ 96,444

Village: \$ 30,309

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

YES X

NO

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

A limited liability company comprised of two family members and
two other entities

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

See Schedule I

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

The buildings to be demolished are vacant. The tenants of the proposed
buildings are not yet identified.

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

N/A

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

YES X

NO

1. Describe present zoning/land use: Residence E

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:

See Schedule I

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

YES _____ NO X

- O. 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 property has been owned by members of the Schlesinger family or entities which they control since appx. 1970

- (a) Date of purchase: 1/22/15
(b) Purchase price: \$ 14,000,000.00
(c) Balance of existing mortgage, if any: \$ 27,500,000
(d) Name of mortgage holder: Maxim Capital Funding, LLC
(e) Special conditions: N/A

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

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

YES _____ NO X

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

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

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

If YES, describe:

YES _____ NO X

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

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

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

See Schedule I

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

Architect: Newman Design 631-673-3111

Engineer: Cameron Engineering 516-224-5227

Contractors: A Pappajohn Co. 203-523-0303

- T. Will the Project be designed and constructed to comply with Green Building Standards? (if YES, describe the LEED green building rating that will be achieved):

YES _____ NO X

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

YES _____ NO X

- V. Will the proposed Project produce a unique service or product or provide a service that is not otherwise available in the community in which the proposed Project site is located?

YES X _____ NO _____

The Village needs additional housing.

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

YES _____

NO x

PART III. CAPITAL COSTS OF THE PROJECT

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

	<u>Item</u>	<u>Cost</u>
1.	Land and/or Building Acquisition	\$ 28,000,000
2.	Building Demolition	\$ 750,000
3.	Construction/Reconstruction/Renovation	\$ 73,500,000
4.	Site Work	\$ 4,000,000
5.	Infrastructure Work	\$ 1,750,000
6.	Architectural/Engineering Fees	\$ 2,500,000
7.	Applicant's Legal Fees	\$ 700,000
8.	Financial Fees	\$ 500,000
9.	Other Professional Fees	\$ 400,000
10.	Furniture, Equipment & Machinery Acquisition (not included in 3. above)	\$ 250,000
11.	Other Soft Costs (describe)	\$ 225,000
12.	Other (describe) Environmental Remediation and Incentive Payment	\$ 1,290,000
	Total	\$ 113,865,000

- B. Estimated Sources of Funds for Project Costs:

a.	Tax-Exempt IDA Bonds:	\$ _____
b.	Taxable IDA Bonds:	\$ _____
c.	Conventional Mortgage Loans:	\$ 74,200,000
d.	SBA or other Governmental Financing: Identify: _____	\$ _____
e.	Other Public Sources (e.g., grants, tax credits): Identify: _____	\$ _____

f.	Other Loans:	\$ _____
g.	Equity Investment:	\$ 39,665,000
	(excluding equity attributable to grants/tax credits)	
TOTAL		\$ 113,865,000

What percentage of the total project costs are funded/financed from public sector sources: N/A %

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

YES _____ NO _____ NOT APPLICABLE X

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

YES _____ NO X NOT APPLICABLE _____

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

YES _____ NO _____ NOT APPLICABLE X

- G. Construction Cost Breakdown:
- Total Cost of Construction: \$ 80,250,000 (sum of 2-5 and 10 in Question A above)
- Cost for materials: \$ 42,625,000
- % Sourced in County: 90 %
- % Sourced in State: 100 % (incl. County)
- Cost for labor: \$ 37,625,000
- % Sourced in County: 90 %
- % Sourced in State: 100 % (incl. County)
- Cost for "other": \$
- % Sourced in County: %
- % Sourced in County: % (incl. County)

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

PART IV. COST/BENEFIT ANALYSIS

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

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Third Year</u>
Full-time:	\$ <u>80,000</u>	\$ <u>125,000</u>	\$ <u>200,000</u>	\$ <u>215,000</u>
Part-time: ¹				See Schedule I

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

<u>Category of Jobs to be Retained:</u>	<u>Average Salary or Range of Salary:</u>	<u>Average Fringe Benefits or Range of Fringe Benefits</u>
Management		
Professional		
Administrative		
Production		
Supervisor		
Laborer	35,000-40,000	7,500 (See Schedule I)

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

Independent Contractor ²		
Other		

<u>Category of Jobs to be Created:</u>	<u>Average Salary or Range of Salary:</u>	<u>Average Fringe Benefits or Range of Fringe Benefits</u>
Management	60,000	7,500 (See Schedule I)
Professional		
Administrative	50,000	7,500 (See Schedule I)
Production		
Supervisor		
Laborer		
Independent Contractor ²		
Other		

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

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

YES _____ NO 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:

150

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

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

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

\$ N/A

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

N/A %

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

N.A %

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

\$1,040,000 to be paid to the Village of Great neck, representing impact fee, incentive fee, and permit and plan review fees

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

	<u>Amount</u>	<u>% Sourced in County</u>	<u>% Sourced in State</u>
Year 1	<u>\$ 75,000</u>	<u>95</u>	<u>100</u>
Year 2	<u>\$ 80,000</u>	<u>95</u>	<u>100</u>
Year 3	<u>\$ 85,000</u>	<u>95</u>	<u>100</u>

- E. Notice to Applicant under Section 224-a(8)(d) of the New York Labor Law and acknowledgment of Applicant:

Please note that incentives from the NCIDA are considered "public funds" unless otherwise excluded under Section 224-a(3) of the New York Labor Law. Other than the estimates of incentives if awarded pursuant hereto, NCIDA makes no representations or covenants with respect to the total sources of "public funds" received by you in connection with your project.

By completing this Section of the Application, Applicant (i) acknowledges that the estimated sales tax exemption benefit, the estimated mortgage recording tax benefit and the estimated PILOT benefit amount, if any, as so identified in this Application and if awarded constitute "public funds" unless otherwise excluded under Section 224-a(3) of the New York Labor Law (ii) confirms that it has received notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law and (iii) acknowledges its obligations pursuant to Section 224-a(8)(a) of the New York

Labor Law.

F. Estimated Value of Requested Financial Assistance:

Estimated Value of Sales Tax Benefit: \$ 3,676,406.00
(i.e., gross amount of cost of goods and services
that are subject to state and local sales and use taxes
multiplied by 8.625%)

Estimated Value of Mortgage Tax Benefit: \$ 556,500
(i.e., principal amount of mortgage loans
loans multiplied by [0.75%])

Estimated Property Tax Benefit:

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

Term of PILOT Requested: 25

Existing Property Taxes on Land and Building: \$ 400,651

Estimated Property Taxes on completed Project: \$ TBD
(without Agency financial assistance)

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

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

N/A

PART V. PROJECT SCHEDULE

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

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

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

April 2025

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

24-30 months after start date

PART VI. ENVIRONMENTAL IMPACT

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

No material adverse impact

- 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 x NO

- C. Please be advised that the Agency may require at the sole cost and expense of the Applicant the preparation and delivery to the Agency of an environmental report in form and scope satisfactory to the Agency, depending on the responses set forth in the Environmental Assessment Form. If an environmental report has been or is being prepared in connection with the Project, please provide a copy.
- D. The Applicant authorizes the Agency to make inquiry of the United States Environmental Protection Agency, the New York State Department of Environmental Conservation or any other appropriate federal, state or local governmental agency or authority as to whether the Project site or any property adjacent to or within the immediate vicinity of the Project site is or has been identified as a site at which hazardous substances are being or have been used, stored, treated, generated, transported, processed, handled, produced, released or disposed of. The Applicant will be required to secure the written consent of the owner of the Project site to such inquiries (if the Applicant is not the owner), upon request of the Agency.

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

Name of
Applicant: North Shore Millbrook LLC

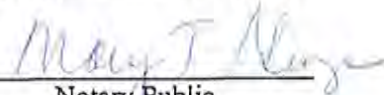
Signature: 

Name: Robert Schlesinger

Title: Managing Member

Date:

Sworn to before me this 18
day of Dec, 2024


Notary Public

CERTIFICATIONS AND ACKNOWLEDGMENTS OF THE APPLICANT

FIRST:

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

SECOND:

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

THIRD:

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

FOURTH:

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

FIFTH:

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

SIXTH:

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

SEVENTH:

The Applicant hereby certifies that, as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to, the provisions of Section 859-a and Section 862(1) thereof.

EIGHTH:

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

YES X NO

If YES, how many units? 67 additional housing units

If YES, the Applicant hereby certifies that:

(a) the Applicant has adopted a Fair Housing/Equal Housing Opportunity Policy substantially in the form of Exhibit B to this Application;

(b) the proposed Project complies with applicable fair housing laws and that eligibility criteria for housing in any part of the Project will not include any residency requirements or preferences, including durational ones, age restrictions (unless for senior housing permitted by law), or other discriminatory criteria;

(c) the Applicant (1) has posted its Fair Housing/Equal Housing Opportunity Policy publicly; and (2) will display fair housing law posters for consumers in its rental or sales office(s), in a form substantially similar to the model fair housing posters attached to this Application as Exhibit C (the Agency will provide applicants with fair housing law posters for display upon request by an applicant); and

(d) key employees of the Applicant in charge of marketing and rental of the Project have completed (or will complete within one year of closing) four (4) hours of fair housing training provided by Long Island Housing Services ("LIHS") at a reasonably acceptable time and location and at no additional cost to the Applicant. In the event LIHS declines to provide or make available reasonably acceptable no-cost fair housing training, the provisions of this Certification VIII(i)(d) shall cease to be of any force and effect.

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

YES X NO

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

If YES, answer the following questions:

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

7 units - over 10% of the 67 additional units

There are presently 55 rent stabilized units part of the Project

- (b) What are the eligibility requirements for the Affordable Housing?
As per the Long Island Workforce Housing Act, individuals or families at 80 to 100 percent of median income for the Nassau-Suffolk primary statistical area.
- (c) Cite the specific source of such eligibility requirements (e.g., federal, state or local law).
Voluntary establishment of affordable housing units will follow Long Island Workforce Housing requirements

Name of
Applicant: North Shore Millbrook LLC

By: 
Name: Robert Schlesinger
Title: Managing Member

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

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

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

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

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

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

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

- (A) Taxable Bond Issues Six-tenths (6/10) of one percent (1%) for the first twenty million dollars (\$20,000,000) of total project costs and, if applicable, two-tenths (2/10) of one percent (1%) for any additional amounts in excess of twenty million dollars (\$20,000,000) of total project costs.
- (B) Tax-Exempt Bond Issues – Six-tenths (6/10) of one percent (1%) of total project costs.
- (C) Straight-Lease Transactions Six-tenths (6/10) of one percent (1%) for the first twenty million dollars (\$20,000,000) of total project costs and, if applicable, two-tenths (2/10) of one percent (1%) for any additional amounts in excess of twenty million dollars (\$20,000,000) of total project costs
- (D) General Counsel Fee – One-tenth (1/10) of one percent (1%) of total project costs, with a minimum fee of \$4,000.
- (E) All Initial Transactions - Two Thousand Five Hundred Dollars (\$2,500) closing compliance fee payable at closing and One Thousand Dollars (\$1,000) per year (or part thereof) administrative fee, payable in advance, at the closing for the first year (or part thereof) and on January 1st of each year for the term of the financing. The annual service fee is subject to periodic review and may be adjusted from time to time in the discretion of the Agency.
- (F) Refundings – The Agency fee shall be determined on a case-by-case basis.
- (F) Assumptions – The Agency fee shall be determined on a case-by-case basis.
- (G) Modifications – The Agency fee shall be determined on a case-by-case basis, but in accordance with the following schedule.
 - A basic Consent - \$750
 - A Transfer of Benefits
 - Basic - \$3,000
 - Complex - \$6,000
 - Extensions - \$1,000
- (H) Terminations - The Agency fee shall be determined on a case-by-case basis, but in accordance with the following schedule.
 - Basic - \$2,000
 - Complex - \$2,500

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

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

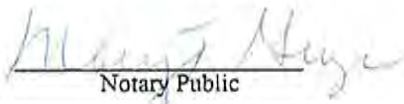
Guided by the above stated schedule amounts, upon the termination of the financing of the Project, Applicant agrees to pay all costs in connection with any conveyance by the Agency to the Applicant of the Agency's interest in the Project and the termination of all related Project documents, including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

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



Name: Robert Schlesinger
Title: Managing Member

Subscribed and affirmed to me this 12
day of Dec, 2024


Notary Public

MARY T GIORGI
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Oct. 31, 2025

TABLE OF SCHEDULES:

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

Schedule A

TAX-EXEMPT BOND MANUFACTURING QUESTIONNAIRE

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

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

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

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

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

TOTAL

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

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

TOTAL

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

SQ. FOOTAGE**LOCATION**

Raw Materials used
for production of
manufactured goods

Finished product storage

Component parts of
goods manufactured at
the facility

Purchased component
parts

Other (specify)

TOTAL

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

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

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

Name of
Applicant:

Signature:

Name:

Title:

Date:

Schedule B

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

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

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

- B. The Applicant will be required to file annually a statement with the New York State Department of Taxation and Finance and the Agency of the value of all sales or use tax exemptions claimed in connection with the Project by reason of the involvement of the Agency.
- C. The following information must be provided for all bonds issued, outstanding or retired during the year:

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

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

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

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

Name of
Applicant:

North Shore Millbrook LLC

Signature:



Name:

Robert Schlesinger

Title:

Managing Member

Date:

Schedule C

GUIDELINES FOR ACCESS TO EMPLOYMENT OPPORTUNITIES

INITIAL EMPLOYMENT PLAN

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

Applicant Name: North Shore Millbrook LLC
Address: 40 Randall Avenue Freeport. NY 11520
Type of Business: Residential Apartment Complex
Contact Person: Robert Schlesinger Tel. No.: _____

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

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

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

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

Please indicate the number of temporary construction jobs anticipated to be created in connection with the acquisition, construction and/or renovation of the Project: 150

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

First person hired 19 months after beginning of construction

Second hire will be made 21 months after beginning of construction

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

YES _____

NO x _____

IF YES, Union Name and Local: _____

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

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

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

Name of
Applicant:

North Shore Millbrook LLC

Signature:



Name:

Robert Schlesinger

Title:

Managing Member

Date:

Schedule D

ANTI-RAIDING QUESTIONNAIRE

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

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

YES _____

NO _____

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

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

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

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

YES _____

NO _____

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

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

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

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

YES _____

NO _____

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

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

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

YES _____

NO _____

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

YES _____

NO _____

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

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

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

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

Name of
Applicant: _____

Signature: _____

Name: _____

Title: _____

Date: _____

Schedule E

RETAIL QUESTIONNAIRE

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

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

YES _____

NO _____

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

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

_____ %

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

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

YES _____

NO _____

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

YES _____

NO _____

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

YES _____

NO _____

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

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

YES _____

NO _____

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

Retail Sales: _____%

Services: _____%

- F. State percentage of Project premises utilized for same:

Retail Sales: _____%

Services: _____%

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

Name of
Applicant:

Signature:

Name:

Title:

Date:

Schedule F

APPLICANT'S FINANCIAL ATTACHMENTS

North Shore Millbrook LLC
Financial Statement
Years 2023 - 2022 - 2021

	<u>2023</u>	<u>2022</u>	<u>2021</u>
Income			
Residential Rental	810,671	872,226	904,072
Miscellaneous	1,961	-	265
Prior Period Tax Refund	56,235	3,415	-
Interest Income	12,429	3,074	-
Total Income	<u>881,296</u>	<u>878,715</u>	<u>904,337</u>
Expenses			
Heating Fuel	76,186	91,111	77,927
Electric Gas	20,405	21,881	20,970
Water & Sewer	16,988	17,392	19,875
Payroll & Related Costs	119,823	117,890	115,671
Real Estate Taxes	391,769	388,013	338,298
Insurance	104,039	75,815	67,708
Management & Administrative	111,593	105,554	106,138
Legal & Professional	25,963	22,196	49,622
Repairs & Maintenance	156,555	255,942	561,336
Interest	1,659,029	567,073	567,073
Miscellaneous	420	920	420
Depreciation	366,374	345,834	327,360
Amortization	278,250	-	-
Total Expenses	<u>3,327,394</u>	<u>2,009,621</u>	<u>2,252,398</u>
Net Gain or Loss	<u>-2,446,098</u>	<u>-1,130,906</u>	<u>-1,348,061</u>

Jason Schlesinger

Interest

Schedule G

ENVIRONMENTAL ASSESSMENT FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Millbrook Apartments		
Project Location (describe, and attach a general location map): Millbrook Apartments, Middle Neck Road, Village of Great Neck, NY (Section: 2, Block: 354, Lot: 138)		
Brief Description of Proposed Action (include purpose or need): The applicant proposes to redevelop an existing 119-unit apartment complex by removing 34 units, converting an additional unit, and adding 101 units for a total of 186 residential units. The project site is a 4.349-acre property located on Middle Neck Road in the Village of Great Neck, New York. The site address is 240-250 Middle Neck Road (Section 2, Block 354, Lot 138). The proposed project is located within the Residence E or Apartment zoning district and will utilize incentives available within the Middle Neck Road Multifamily Incentive Overlay District (MNR-MIO). Applicant has previously been granted necessary approvals, and has been issued a building permit. Applicant seeks a minor modification of the approved site plan, architectural and facade approval, and proposes to increase on the on-site parking.		
Name of Applicant/Sponsor: North Shore Millbrook, LLC		Telephone: 203-356-4055
		E-Mail: jschlesinger@principalpmgt.com
Address: 40 Randall Avenue		
City/PO: Freeport	State: New York	Zip Code: 11520
Project Contact (if not same as sponsor; give name and title/role): Jason Schlesinger		Telephone: 203-356-4055
		E-Mail: jschlesinger@principalpmgt.com
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Village Board of Trustees; (see Exp. EA)	8/2016 on 7/2014 Building Permit Issued
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City Council, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No	Water: Water Authority of Great Neck North; Sewer: GN Water Pollution Control District	Obtained
e. County agencies ☒ Yes ☐ No	NCDH: Water & Sewer Connections; NCPC review; NCDPW: 239-F	Obtained
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: LI North Shore Heritage Area

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residence E or Apartment District/Middle Neck Road Multifamily Incentive Overlay District (MNR-MIO)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

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

If Yes,

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

C.4. Existing community services.

a. In what school district is the project site located? Great Neck Public Schools

b. What police or other public protection forces serve the project site?

Nassau County Police Department, Third Precinct.

c. Which fire protection and emergency medical services serve the project site?

Great Neck Alerts Fire Company (fire); Vigilant Fire Company (EMS/ambulance)

d. What parks serve the project site?

Allenwood Park, Village Green Park

D. Project Details**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? 4.349 acres

b. Total acreage to be physically disturbed? 4.349 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.349 acres

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

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 56 Units: Housing Units

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

If Yes,

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

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

iii. Number of lots proposed? _____

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

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

i. If No, anticipated period of construction: 27 months

ii. If Yes:

- Total number of phases anticipated _____

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

- Anticipated completion date of final phase _____ month _____ year

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

f. Does the project include new residential uses? If Yes, show numbers of units proposed.				☒ Yes ☐ No
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	186 in total (net gain of 67 units)
At completion of all phases	_____	_____	_____	186 in total (net gain of 67 units)

g. Does the proposed action include new non-residential construction (including expansions)? If Yes,		☐ Yes ☒ No
i. Total number of structures _____		
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length		
iii. Approximate extent of building space to be heated or cooled: _____ square feet		

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? If Yes,		☐ Yes ☒ No
i. Purpose of the impoundment: _____		
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____		
iii. If other than water, identify the type of impounded/contained liquids and their source. _____		
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres		
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length		
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____		

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:		☐ Yes ☒ No
i. What is the purpose of the excavation or dredging? _____		
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?		
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____		
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____		
iv. Will there be onsite dewatering or processing of excavated materials? If yes, describe. _____		☐ Yes ☐ No
v. What is the total area to be dredged or excavated? _____ acres		
vi. What is the maximum area to be worked at any one time? _____ acres		
vii. What would be the maximum depth of excavation or dredging? _____ feet		
viii. Will the excavation require blasting?		☐ Yes ☐ No
ix. Summarize site reclamation goals and plan: _____		

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? If Yes:		☐ Yes ☒ No
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____		

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

iii. Will proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

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

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

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 47,400 gallons/day

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

☒ Yes ☐ No

If Yes:

- Name of district or service area: Great Neck Water Authority North
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

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

☐ Yes ☒ No

If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 47,400 gallons/day

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

Sanitary wastewater: _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Great Neck Water Pollution Control District Waste Water Treatment Plant
- Name of district: Great Neck Water Pollution Control
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): N/A _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ N/A _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>3.04</u> acres (impervious surface) _____ Square feet or <u>4.35</u> acres (parcel size) ii. Describe types of new point sources, Curbs _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? On-site drywells _____	☒ Yes ☐ No	
• If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____		
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?	☐ Yes ☒ No ☐ Yes ☒ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

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

If Yes:

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

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

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

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

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

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

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

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

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? (N/A - Residential Project) ☐ Yes ☒ No

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 8AM-7PM (VGN Const. Hours)
- Saturday: 9AM-7PM (No work anticipated)
- Sunday: No work permitted
- Holidays: 9AM-7PM (No work anticipated)

ii. During Operations:

- Monday - Friday: Residential: 24 hrs/day
- Saturday: Residential: 24 hrs/day
- Sunday: Residential: 24 hrs/day
- Holidays: Residential: 24 hrs/day

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:
Certain construction activities may temporarily increase ambient noise levels but these will be restricted to the hours specified above.

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

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
There will be 30 Pedestrian-scale LED fixtures (MH: 16 ft.) located throughout the site, as well as 21 LED Bollards. Additional landscaping will be provided to enhance screening - particularly along the property edges. Please see Photometric Plan and Landscaping Plan for location/direction/aim of each fixture.

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

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation: _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing: _____

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

Surrounding the project site, land uses are a mix of multi-family residential (Hadley Arms, Versailles Court) and institutional (Young Israel of Great Neck, Shaare Zion of Great Neck).

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.74	3.04	+0.3
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: landscaped grass area	1.61	1.31	-0.3

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No
If Yes,
i. Identify Facilities:
Great Neck Public Schools Adult Learning Center

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No
☒ Yes – Spills Incidents database Provide DEC ID number(s): 8906491
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

Spill # 8906491 (Fuel Oil #2) occurred on 10/02/1989. Overall spill quantity was unknown (as per NYSDEC Spills Incidents database). The spill was officially closed out by NYSDEC on 03/01/1990.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ >100 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">UnB: Urban Land-Montauk Complex</td> <td style="width: 30%; text-align: right;">100 %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____ %</td> </tr> </table>		UnB: Urban Land-Montauk Complex	100 %	_____	_____ %	_____	_____ %						
UnB: Urban Land-Montauk Complex	100 %												
_____	_____ %												
_____	_____ %												
d. What is the average depth to the water table on the project site? Average: _____ 40 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☒ Well Drained:</td> <td style="width: 70%; text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site						
☒ Well Drained:	100 % of site												
☐ Moderately Well Drained:	_____ % of site												
☐ Poorly Drained	_____ % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">☒ 0-10%:</td> <td style="width: 70%; text-align: right;">82 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">9.5 % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">8.5 % of site</td> </tr> </table>		☒ 0-10%:	82 % of site	☒ 10-15%:	9.5 % of site	☒ 15% or greater:	8.5 % of site						
☒ 0-10%:	82 % of site												
☒ 10-15%:	9.5 % of site												
☒ 15% or greater:	8.5 % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No													
If Yes to either i or ii, continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)	_____												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: <u>Sole Source Aquifer Names: Nassau-Suffolk SSA</u>													

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	
☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
☐ Yes ☒ No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
☐ Yes ☒ No	
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
☐ Yes ☒ No	
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	
☐ Yes ☐ No	

F. Additional Information

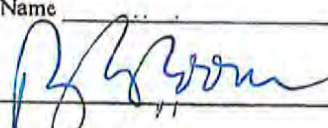
Attach any additional information which may be needed to clarify your project.

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

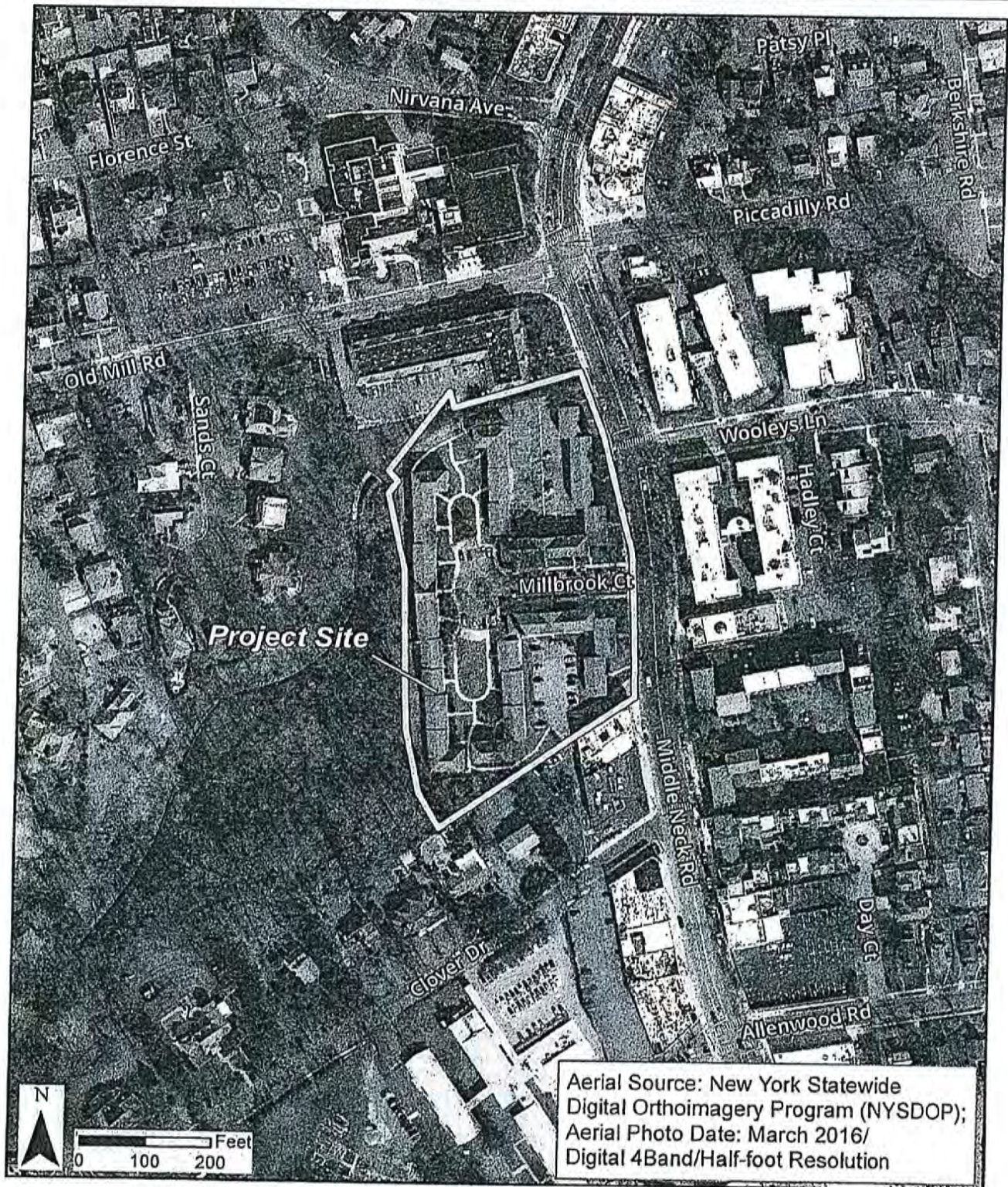
G. Verification

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

Applicant/Sponsor Name _____ Date _____

Signature  Title Attorney for Applicant

PRINT FORM



Schedule H

FORM NYS-45

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

Instructions for Recipient

You received this form instead of Form W-2 because the payer did not consider you an employee and did not withhold income tax or social security and Medicare tax.

If you believe you are an employee and cannot get the payer to correct this form, report the amount shown in box 1 on the line for "Wages, salaries, tips, etc." of Form 1040, 1040-SR, or 1040-NR. You must also complete Form 8919 and attach it to your return. For more information, see Pub. 1779, Independent Contractor or Employee.

If you are not an employee but the amount in box 1 is not self-employment (SE) income (for example, it is income from a sporadic activity or a hobby), report the amount shown in box 1 on the "Other income" line (on Schedule 1 (Form 1040)).

Recipient's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the payer assigned to distinguish your account.

Box 1. Shows nonemployee compensation. If the amount in this box is SE income, report it on Schedule C or F (Form 1040) if a sole proprietor, or on Form 1065 and Schedule K-1 (Form 1065) if a partnership, and the recipient/partner completes Schedule SE (Form 1040).

Note: If you are receiving payments on which no income, social security, and Medicare taxes are withheld, you should make estimated tax payments. See Form 1040-ES (or Form 1040-ES (NR)). Individuals must report these amounts as explained in these box 1 instructions. Corporations, fiduciaries, and partnerships must report these amounts on the appropriate line of their tax returns.

Box 2. If checked, consumer products totaling \$5,000 or more were sold to you for resale, on a buy-sell, a deposit-commission, or other basis. Generally, report any income from your sale of these products on Schedule C (Form 1040).

Box 3. Reserved for future use.

Box 4. Shows backup withholding. A payer must backup withhold on certain payments if you did not give your TIN to the payer. See Form W-9, Request for Taxpayer Identification Number and Certification, for information on backup withholding. Include this amount on your income tax return as tax withheld.

Boxes 5–7. State income tax withheld reporting boxes.

Future developments. For the latest information about developments related to Form 1099-NEC and its instructions, such as legislation enacted after they were published, go to www.irs.gov/Form1099NEC.

Free File Program. Go to www.irs.gov/FreeFile to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

Instructions for Recipient

You received this form instead of Form W-2 because the payer did not consider you an employee and did not withhold income tax or social security and Medicare tax.

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Schedule I

OTHER ATTACHMENTS

12-2-24

Schedule I

Part II (C)

The proposed project currently is a residential apartment project development with 119 units on 4.35 acres located at 238-250 Middleneck Road in the Village of Great Neck, New York. The development will consist of the demolition of 57 apartments located in multiple buildings throughout the site and the construction of two separate new buildings totaling 129 new apartment homes, a net increase of 67 apartments. The two new buildings will be 4 stories. The unit mix of the completed project will be; 3-studios, 87-1brs, 63-2brs, 33-3brs- 186 total. 7 apartments will be work force housing; 1 studio, 3-1brs, 2-2brs, 1-3br which will provide affordable housing for individuals and families at 100% of the median income for Nassau-Suffolk primary metropolitan statistical area as defined by the Federal Department of Housing and Urban Development. One of the units will be set aside for the property superintendent. The project will provide the Village of Great Neck with necessary rental housing and workforce housing, to promote the economic growth in the area. The project is located in a transportation orientated area with public transportation at the projects front door and is approximately .7 miles away from the LIRR train station.

Part II (E)

If the Applicant is unable to arrange financial assistance from the IDA, the project becomes cost prohibitive and the Applicant will be forced to abort the project. The savings from the IDA assistance, including real estate tax, mortgage recording tax and sales tax, would make the project viable. There is a need for more residential rental options in Nassau County, specifically in the Village of Great Neck. If the Applicant is unable to proceed with the project, Nassau County loses the benefit of additional rental units, work force housing units, and approximately three additional full time jobs for the county.

Part II (J)

The current conditions are 1950's constructed 119 units, 57 to be demolished. In their place and on open land/parking lots will be 129 new units constructed in 2 new buildings, plus a combination of 291 underground and surface parking spaces, drastically improving today's parking ratio.

Part II (M)(3)

Through the Village of Great Neck Incentive Zone, the following conditions of relief have been requested:

1. Relief to permit four stories in lieu of three stories height limit for buildings in the Residence E Zone within a 45' height limit.
2. Relief from today's parking code applied to the 1950 era built housing of 75 parking spaces.
3. Relief to permit 24 assigned tandem parking spaces in one of the new underground garages.

Part II (R)

The subject property is located within a very desirable housing location on Long Island with easy access to mass transit. The project will provide needed additional rental options, including the work force housing, 5 full time jobs and a needed improvement to the Middle Neck Road corridor. The project will also provide rental housing options that should encourage additional residency which will promote economic growth.

Part III (C)

In preparation of moving the project forward, the applicant has spent \$6,250,000.



THE MILLBROOK
400'x150'x50'x50'

NEW PROPOSED SITE PLANS

MILLBROOK APARTMENTS

240-250 MIDDLE NECK ROAD
GREAT NECK, NEW YORK



ARCHITECTURE + URBAN PLANNING
NEWMAN
DESIGN
370 West Nyack Turnpike • Great Neck, NY 11040
TEL: 774.731.1100 • FAX: 774.731.1101
WWW.NEWMANDESIGN.COM

STRUCTURAL ENGINEER
CITYSPAN ENGINEERING, PLLC
100 WEST 10TH STREET, SUITE 100
NEW YORK, NY 10011
M.E.P. & P.E. ENGINEER
SHRILAKSHMI ENGINEERING
CONSULTANTS, LLC
200 WEST 10TH STREET, SUITE 100
NEW YORK, NY 10011
ADA CONSULTANT
ACCESSIBILITY ANALYSIS & PROGRAM
OF UNITED SPINAL ASSOCIATION
100 WEST 10TH STREET, SUITE 100
NEW YORK, NY 10011
LANDSCAPE ARCHITECT
JULIA L. KATZ
100 WEST 10TH STREET, SUITE 100
NEW YORK, NY 10011

ARCHITECTURAL DRAWINGS

- T-001 TITLE SHEET AND DRAWING LIST
- AD-001 EXISTING SITE WITH DEMO BUILDING DEMO
- Z-001 ZONING ANALYSIS
- ST-001 SITE PLAN
- ST-001A SITE GRADING AND DRAINAGE PLAN AND DETAILS
- ST-001B SITE GRADING AND DRAINAGE PLAN
- ST-001C FIRE TRUCK ACCESS PATH
- ST-001D SOIL EROSION CONTROL PLAN
- ST-001E ACCESSIBILITY ANALYSIS
- ST-001F PARKING LAYOUTS
- ASG-001 ASG-ADVANCED DRAINAGE SYSTEMS
- ASG-002 ASG-ADVANCED DRAINAGE SYSTEMS
- ASG-003 ASG-ADVANCED DRAINAGE SYSTEMS
- A-101 SOUTH BUILDING LOWER LEVEL 2 PLAN (PARKING)
- A-102 SOUTH BUILDING LOWER LEVEL 2 PLAN (PARKING)
- A-103 SOUTH BUILDING 1ST FLOOR PLAN
- A-104 SOUTH BUILDING 2ND FLOOR PLAN
- A-105 SOUTH BUILDING 3RD FLOOR PLAN
- A-106 SOUTH BUILDING 4TH FLOOR PLAN
- A-107 SOUTH BUILDING ROOF FLOOR PLAN
- A-108 NORTH BUILDING LOWER LEVEL 2 PLAN (PARKING)
- A-109 NORTH BUILDING LOWER LEVEL 2 PLAN (PARKING)
- A-110 NORTH BUILDING 1ST FLOOR PLAN
- A-111 NORTH BUILDING 2ND FLOOR PLAN
- A-112 NORTH BUILDING 3RD FLOOR PLAN
- A-113 NORTH BUILDING 4TH FLOOR PLAN
- A-114 NORTH BUILDING ROOF FLOOR PLAN
- A-201 SOUTH BUILDING ELEVATIONS
- A-202 SOUTH BUILDING ELEVATIONS
- A-203 SOUTH BUILDING ELEVATIONS
- A-204 SOUTH BUILDING ELEVATIONS
- A-205 NORTH BUILDING ELEVATIONS
- A-206 NORTH BUILDING ELEVATIONS
- A-207 NORTH BUILDING ELEVATIONS
- A-208 NORTH BUILDING ELEVATIONS



ARCHITECTURE + URBAN PLANNING
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370 West Nyack Turnpike • Great Neck, NY 11040
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PROJECT
MILLBROOK
APARTMENTS
240-250 MIDDLE NECK ROAD
GREAT NECK, NY 11040

TITLE SHEET AND
DRAWING LIST
SITE PLAN PACKAGE

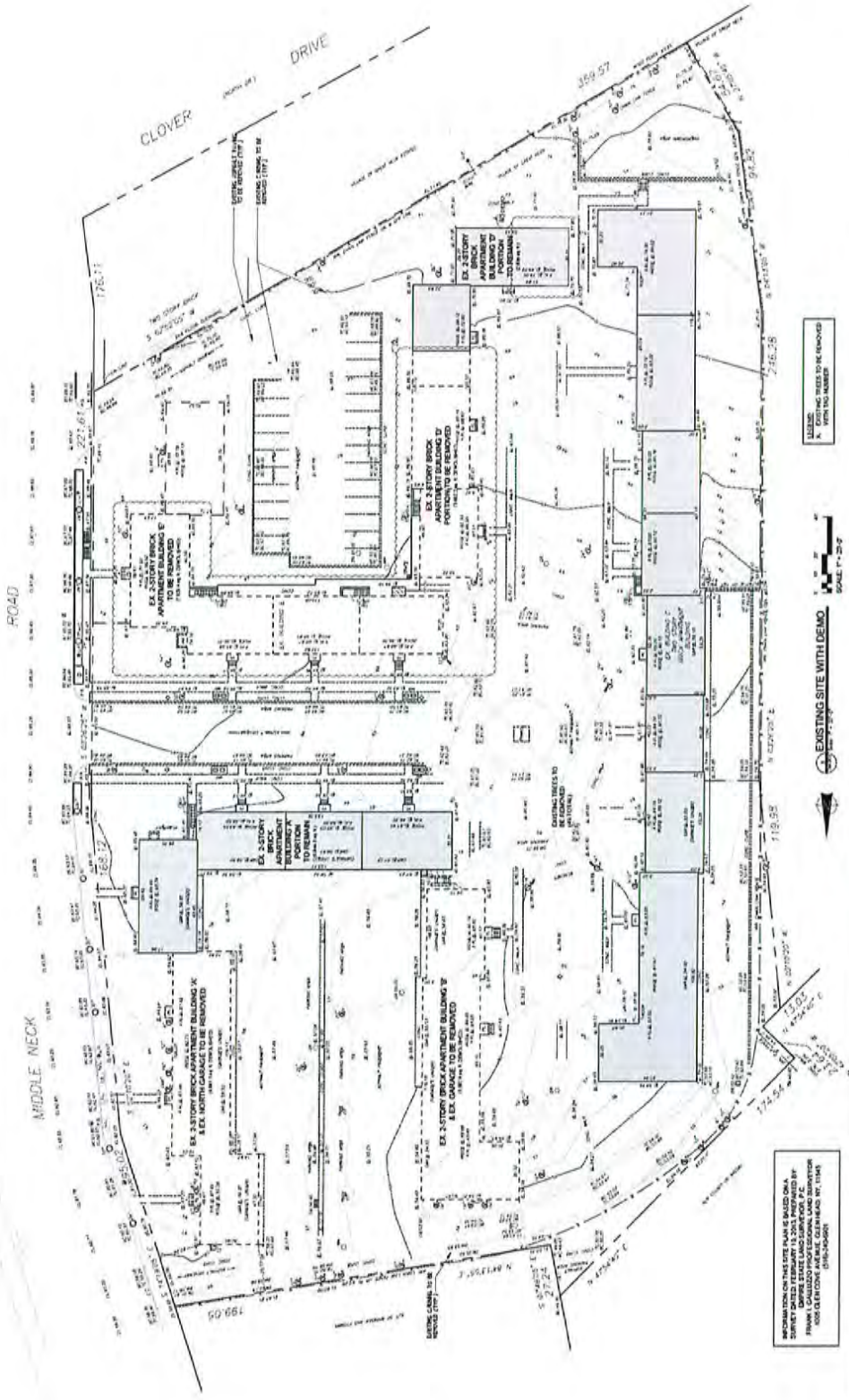
DATE	10/11/2011
DRAWN BY	AA, BT
CHECKED BY	AA, BT
SCALE	AS SHOWN
T-001.00	
SHEET	



WOOLEY'S LANE

MIDDLE NECK ROAD

CLOVER DRIVE



LEGEND
A. EXISTING TREES TO BE REMOVED
B. EXISTING TREES TO BE MAINTAINED

EXISTING SITE WITH DEMO
SCALE 1" = 20'

NOTES:
1. ALL DIMENSIONS ON THIS PLAN ARE BASED ON THE 2011 AERIAL PHOTOGRAPHY.
2. EXISTING TREES TO BE MAINTAINED ARE SHOWN WITH A "T" IN THE CIRCLE.
3. EXISTING TREES TO BE REMOVED ARE SHOWN WITH A "D" IN THE CIRCLE.
4. EXISTING BRICK APARTMENT BUILDING TO BE REMOVED IS SHOWN WITH A "D" IN THE CIRCLE.
5. EXISTING BRICK APARTMENT BUILDING TO BE REMOVED IS SHOWN WITH A "D" IN THE CIRCLE.
6. EXISTING BRICK APARTMENT BUILDING TO BE REMOVED IS SHOWN WITH A "D" IN THE CIRCLE.

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/10
2	REVISED	10/1/10
3	REVISED	10/1/10
4	REVISED	10/1/10
5	REVISED	10/1/10
6	REVISED	10/1/10
7	REVISED	10/1/10
8	REVISED	10/1/10
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99	REVISED	10/1/10
100	REVISED	10/1/10



NEWMAN
DESIGN
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201 West Street, Suite 200, New York, NY 10014
TEL: 212-691-1234 FAX: 212-691-1235
WWW.NEWMANDESIGN.COM

PROJECT
MILLBROOK
APARTMENTS
240-250 MIDDLE NECK ROAD
MIDTOWN, NY 10017

DATE
10/1/10
DRAWN BY
J. SMITH
CHECKED BY
J. SMITH
APPROVED BY
J. SMITH

EXISTING SITE WITH DEMO
BUILDING DEMO

AD-001
10/1/10

NORTH BUILDING



EXISTING BUILDINGS UNIT

UNITS TO REMAIN	0	39	23	62
-----------------	---	----	----	----

REMOVE
A BLDG. - 940849
D BLDG. - A16 (2 bedroom)
C BLDG. - A19 (1 bedroom)
C BLDG. - A25 (1 bedroom)
C BLDG. - B31 (1 bedroom)

THEREFORE TOTAL UNITS TO REMAIN IS 52

1000

COMPTON



QUESTIONS

GRAND TOTAL NEW SPACE'S REQUIRED: 4,406,1

PAVING PROVIDED BY BUREAU	
SOUTH GARAGE	13 SPACES
MILLROCK COURT	4 SPACES
NORTHWEST DRIVE	4 SPACES
SOUTHWEST DRIVE	4 SPACES
EX. BLDG. A	0 SPACES
EX. BLDG. C	2 SPACES
TOTAL	23 SPACES PROVIDED

100% LEAKAGE (SEE SECTION 1106.2 RECOMMENDATION = 2% OF TOTAL UNITS IN A BUILDING)

REQUIRED PARKING - ALTERNATE RATIO CALCULATION

[illegible]

EXISTING BUILDING AREAS
TO BE DEMOLISHED

PROPOSED & EXISTING

**GROSS SQUARE FOOTAGES:
PROPOSED & EXISTING**

1



BUILDING KEY MAP



ZONING ANALYSIS

3 SPACES TO BE PROVIDED FOR NOTE UNIT
TABLE 1. ACCEPTABLE EFFICIENCY OF

LOT COVERAGE

estimation de la probabilité de succès de la stratégie de gestion des risques.

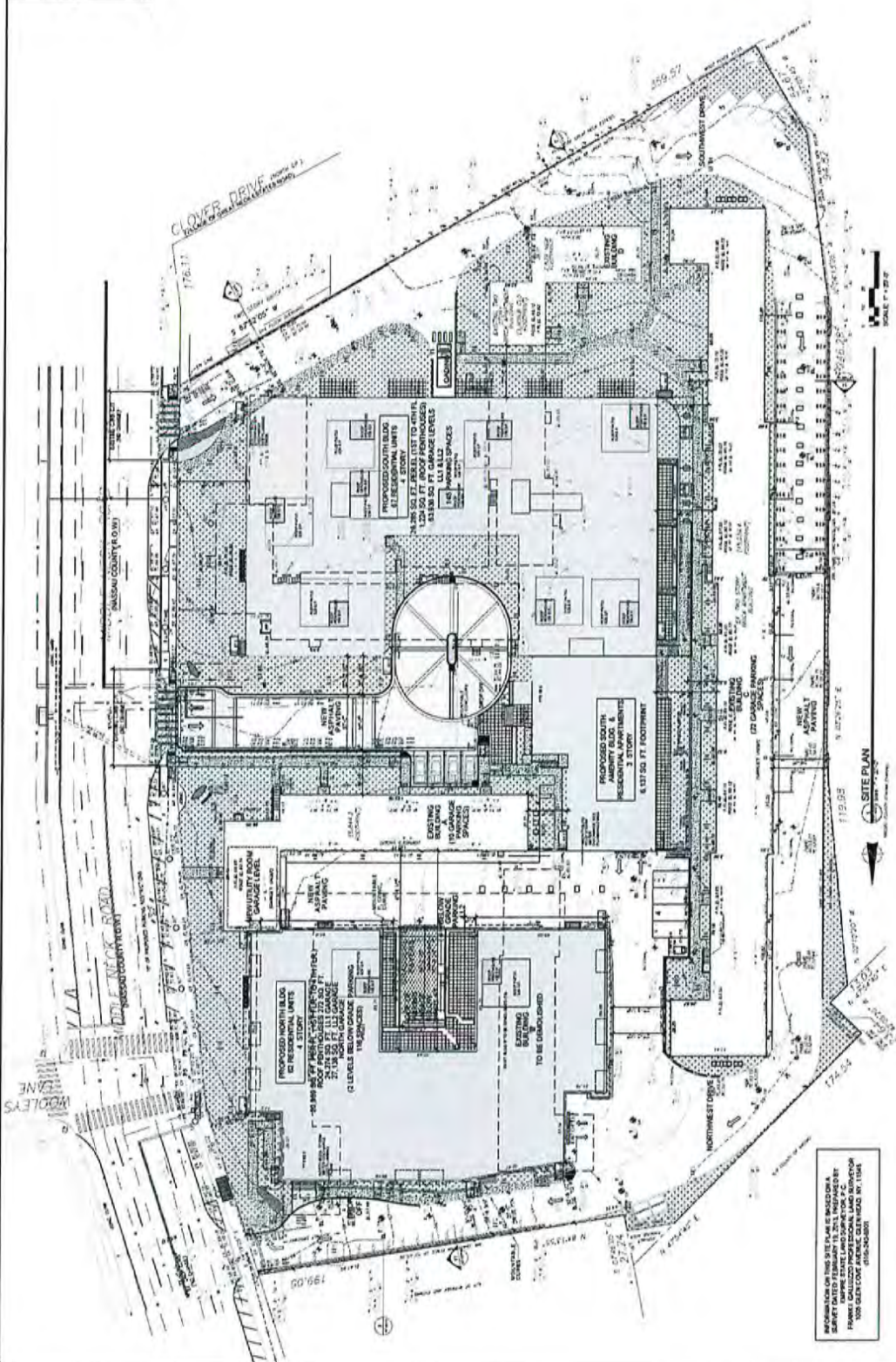
CONING ANALYSIS PROPOSED AMENDMENT

CONVICT TO FILE A STOP ORDER PENDING COMPLAINT
OFFICE OF INTENT WITHIN 75 DAY/END OF

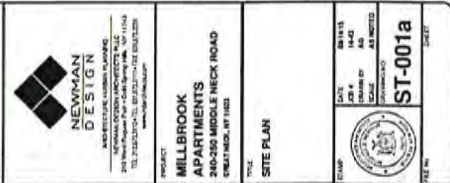
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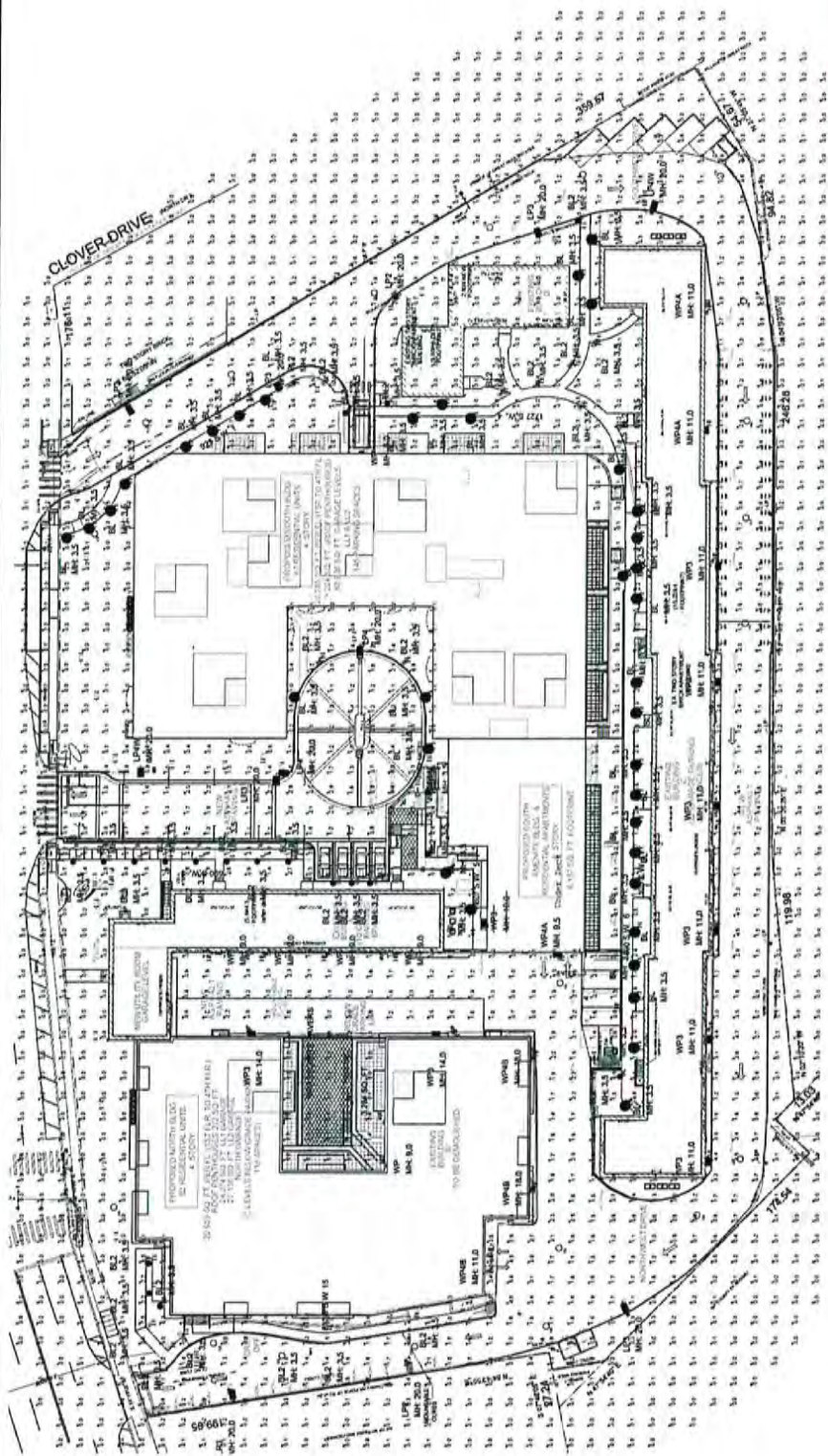
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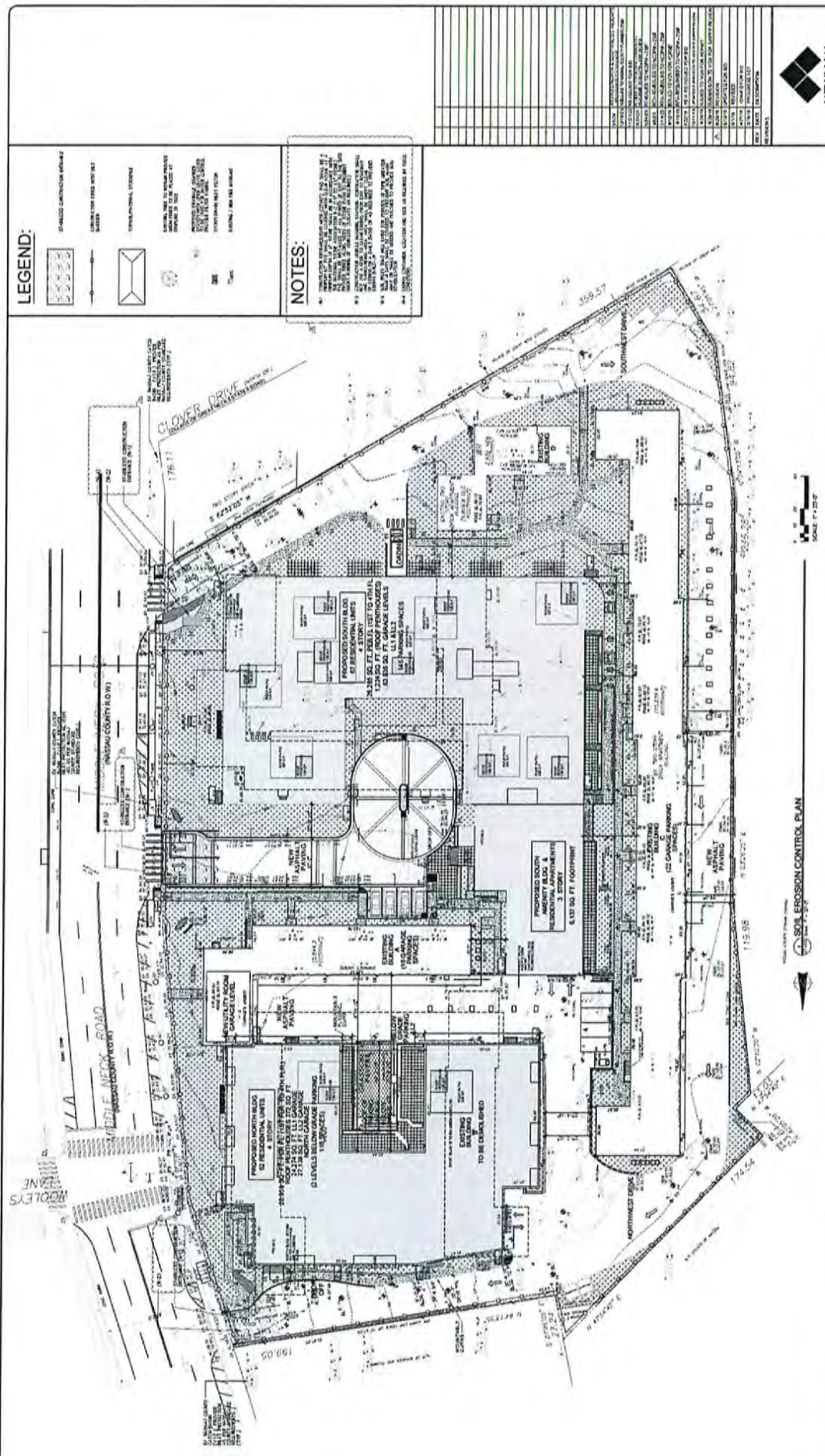


Customer Schedule		Label	Qty	Line, Month	Line, Location	ULF	Arrangement	Description
         	EL	27	20.8	65A	0.950	SINGLE		PH-1131-46-32E
	B12	36	41.2	1797	0.950	Single		PH-25412-46-32E
	LF2	2	34.8	3299	0.950	Single		PH-15162-35-46-32
	LF3	8	34.8	3620	0.950	Single		PH-15350-20-46-32
	LF4	2	34.8	4087	0.950	Single		PH-15168-35-46-48F
	LF40E	2	24.8	2551	0.950	Single		PH-15362-20-46-48F
	10P	6	17.4	1325	0.950	Single		UAC-7110-4-4
	4821	9	40.3	4821	0.950	SINGLE		UAC-238-46-020-2
	10H4A	2	40.3	4502	0.950	SINGLE		UAC-238-46-020-4
	10H4D	3	80	1624	0.950	SINGLE		UAC-238-46-020-4

Calculation Summary							
Model	Calc Type	Units	Avg	Max	Min	AngMin	MaxMin
Ca/Sr's Examined Out To	Normance	FC	0.69	22.3	0.0	N/A	N/A
new Four-Calcites							
Calcites - Hatched - Doves	Normance	FC	1.61	5.4	0.1	10	54.00

The collage consists of several overlapping brochures and advertisements. Key elements include:

- Top Left:** A brochure for 'BL 2' featuring a camera and technical specifications.
- Top Center:** A brochure for 'WP 3,4' showing two different camera models.
- Top Right:** A brochure for 'LP 2,3,4,AW' with a large image of a camera and the text 'INTEGRATING STRIKE'.
- Middle Left:** A brochure for 'Viper Area/Site' featuring a camera and the text 'Viper Area/Site'.
- Middle Center:** A brochure for 'Freehand Sensors' showing a sensor and the text 'FREEHAND SENSORS'.
- Middle Right:** A brochure for 'Viper Area/Site' featuring a camera and the text 'Viper Area/Site'.
- Bottom Left:** A brochure for 'Viper Area/Site' featuring a camera and the text 'Viper Area/Site'.
- Bottom Center:** A brochure for 'Viper Area/Site' featuring a camera and the text 'Viper Area/Site'.
- Bottom Right:** A brochure for 'Viper Area/Site' featuring a camera and the text 'Viper Area/Site'.



- LEGEND:**
- PROPOSED CONSTRUCTION AREA
 - EXISTING CONSTRUCTION AREA
 - PROPOSED DRIVE
 - EXISTING DRIVE
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - PROPOSED LANDSCAPE
 - EXISTING LANDSCAPE
 - PROPOSED FENCE
 - EXISTING FENCE
 - PROPOSED SIGN
 - EXISTING SIGN
 - PROPOSED LIGHT
 - EXISTING LIGHT
 - PROPOSED UTILITY
 - EXISTING UTILITY
 - PROPOSED EROSION CONTROL
 - EXISTING EROSION CONTROL

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND SURVEYING LAW AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND PLANNING DESIGN MANUALS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND SURVEYING LAW AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND PLANNING DESIGN MANUALS.
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NEWMAN DESIGN
ARCHITECTURAL & ENGINEERING
200-250 MIDDLE NECK ROAD
MILLBROOK, NY 12120
TEL: 518-298-1234 FAX: 518-298-1235
WWW.NEWMANDESIGN.COM

PROJECT:
MILLBROOK
APARTMENTS
200-250 MIDDLE NECK ROAD
MILLBROOK, NY 12120

DATE:
10/15/2023

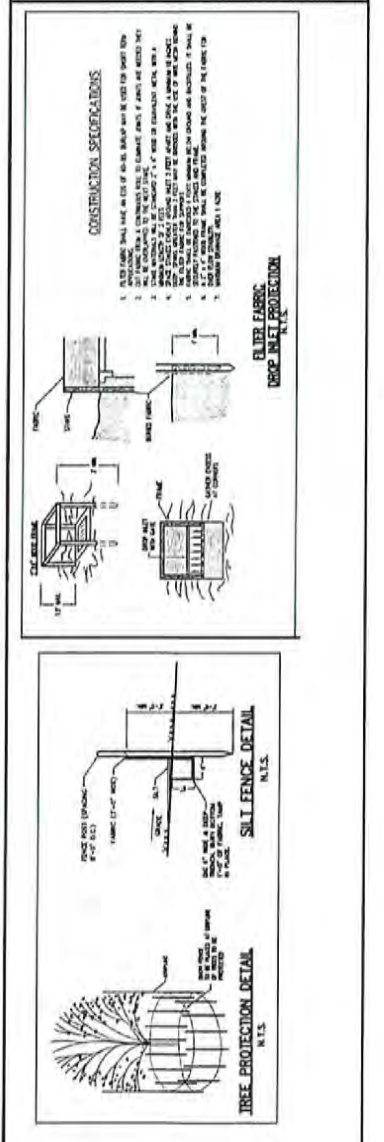
SCALE:
AS SHOWN

PROJECT:
SOIL EROSION CONTROL PLAN

ST-005

DATE: 10/15/2023
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
APPROVED BY: R. BROWN

- GENERAL SITE NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND SURVEYING LAW AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND PLANNING DESIGN MANUALS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND SURVEYING LAW AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND PLANNING DESIGN MANUALS.
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- CONSTRUCTION WASTE MANAGEMENT PLAN:**
- ALL CONSTRUCTION WASTE SHALL BE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND SURVEYING LAW AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND PLANNING DESIGN MANUALS.
 - ALL CONSTRUCTION WASTE SHALL BE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND SURVEYING LAW AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND PLANNING DESIGN MANUALS.
 - ALL CONSTRUCTION WASTE SHALL BE PROPERLY MANAGED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW YORK STATE ENGINEERING AND SURVEYING LAW AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND PLANNING DESIGN MANUALS.
- GRASS PLANTING RATES:**
- GRASS SHALL BE PLANTED AT A RATE OF 1000 SODS PER ACRE.
 - GRASS SHALL BE PLANTED AT A RATE OF 1000 SODS PER ACRE.
 - GRASS SHALL BE PLANTED AT A RATE OF 1000 SODS PER ACRE.



PROJECT INFORMATION	
PROJECT NAME	MILLBROOK APARTMENTS
PROJECT ADDRESS	240-250 MIDDLE NECK ROAD GREAT NECK, NY 11545
CLIENT	NEWMAN DESIGN
DATE	12/15/2018
BY	AD
REVISION	AS NOTED
SCALE	AS SHOWN



MILLBROOK APARTMENTS GREAT NECK, NY

MPC 2005 STORMWATER CHAMBER SPECIFICATIONS

1. The purpose of this specification is to provide minimum standards for the design and construction of stormwater chambers.
2. The design shall be based on the latest available data and shall be subject to review and approval by the local health department.
3. The design shall be based on the latest available data and shall be subject to review and approval by the local health department.
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EXPANDED LAYOUT - SECTION #1



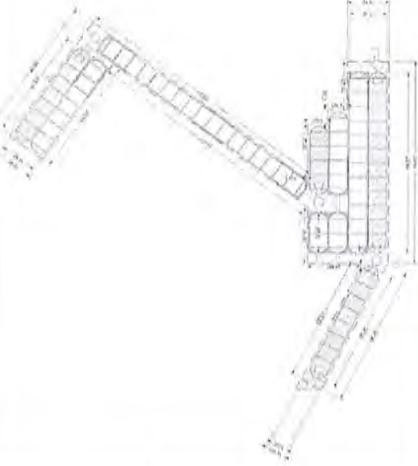
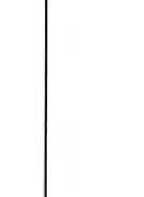
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EXPANDED LAYOUT - SECTION #3



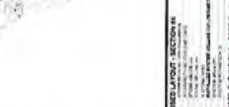
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EXPANDED LAYOUT - SECTION #5



EXPANDED LAYOUT - SECTION #6



EXPANDED LAYOUT - SECTION #7



EXPANDED LAYOUT - SECTION #8



EXPANDED LAYOUT - SECTION #9



PROJECT NAME	MILLBROOK APARTMENTS
PROJECT ADDRESS	240-250 MIDDLE NECK ROAD GREAT NECK, NY 11545
CLIENT	NEWMAN DESIGN
DATE	12/15/2018
BY	AD
REVISION	AS NOTED
SCALE	AS SHOWN

NEWMAN DESIGN
ARCHITECTURE INTERIORS LANDSCAPE

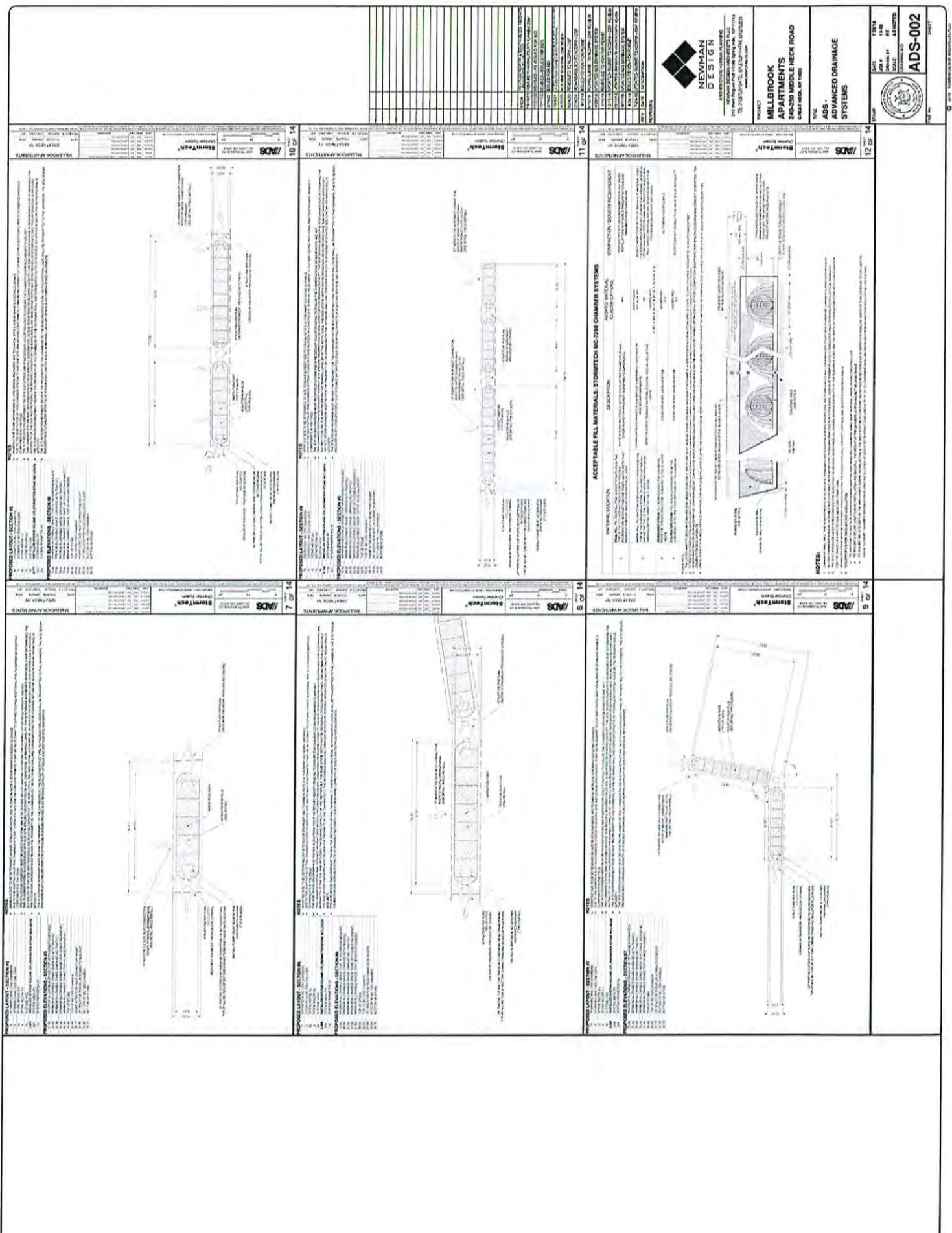
240-250 MIDDLE NECK ROAD
GREAT NECK, NY 11545
TEL: 516.466.1111 FAX: 516.466.1112
WWW.NEWMANDESIGN.COM

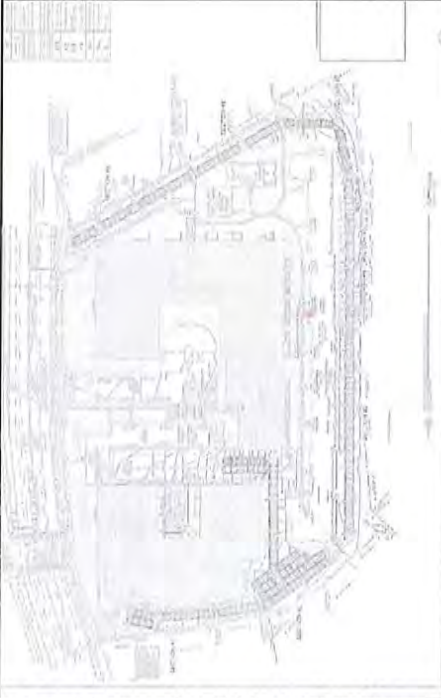
PROJECT
MILLBROOK APARTMENTS
240-250 MIDDLE NECK ROAD
GREAT NECK, NY 11545

ADS - ADVANCED DRAINAGE SYSTEMS

DATE: 12/15/2018
BY: AD
CHECKED: AS NOTED
SCALE: AS SHOWN

ADS-001

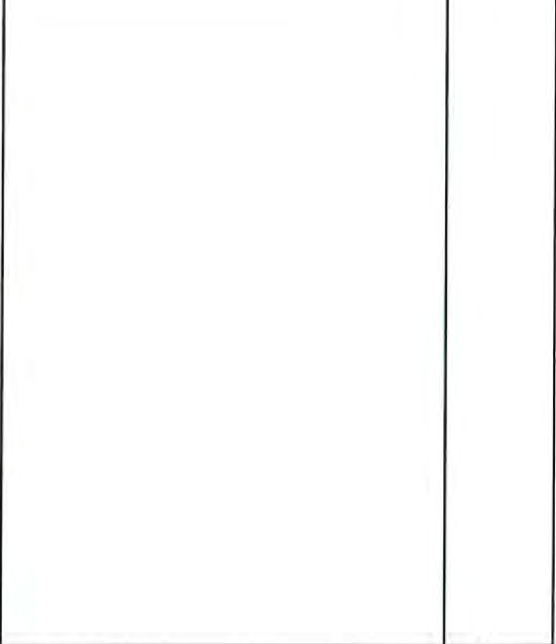
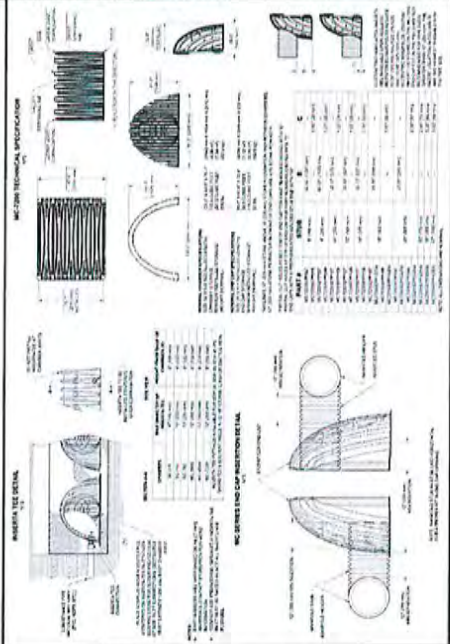
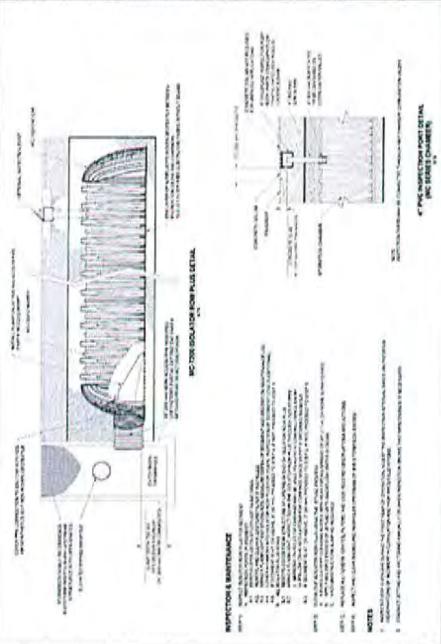




NO.	DESCRIPTION	DATE
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4	REVISION	10/1/00
5	REVISION	10/1/00
6	REVISION	10/1/00
7	REVISION	10/1/00
8	REVISION	10/1/00
9	REVISION	10/1/00
10	REVISION	10/1/00



NO.	DESCRIPTION	DATE
1	REVISION	10/1/00
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9	REVISION	10/1/00
10	REVISION	10/1/00



NEWMAN
DESIGN

ARCHITECTURAL PLANNING
240-350 MIDDLE NECK ROAD
GREAT NECK, NY 11040
TEL: 516-466-1100
FAX: 516-466-1101
WWW.NEWMANDESIGN.COM

PROJECT
MILLBROOK
APARTMENTS
240-350 MIDDLE NECK ROAD
GREAT NECK, NY 11040

DATE
10/1/00

DESIGNED BY
J. J. JONES

CHECKED BY
J. J. JONES

DATE
10/1/00

ADS -
ADVANCED DRAINAGE
SYSTEMS

DATE
10/1/00

DESIGNED BY
J. J. JONES

CHECKED BY
J. J. JONES

DATE
10/1/00

ADS-003

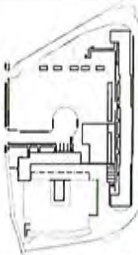
DATE
10/1/00

DESIGNED BY
J. J. JONES

CHECKED BY
J. J. JONES

DATE
10/1/00

KEY PLAN



GENERAL SHEET NOTES

- 1. DIMENSIONS ON PLANS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE IN FEET AND INCHES (F'-INCHES).
- 3. FINISH FLOOR IS 4" THICK CONCRETE ON 4" REINFORCED GRAVEL.
- 4. PROVIDE ACCESSIBLE ENTRY AT ALL EXTERIOR ENTRANCES.

LEGEND

INTERIOR WALL - 1/2" THICK CMU	INTERIOR WALL - 1/2" THICK CMU
ELECTRICAL RACEWAY	SEE ELECTRICAL SPEC.
MISC. SPECIFICATIONS	SEE ELECTRICAL SPEC.

MISC. SPECIFICATIONS

- 1. ALL SPARKS EXISTING IN PLACE.
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UTILITY / STORAGE

23,300 SQ. FT. FOOTPRINT

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UTILITY / STORAGE

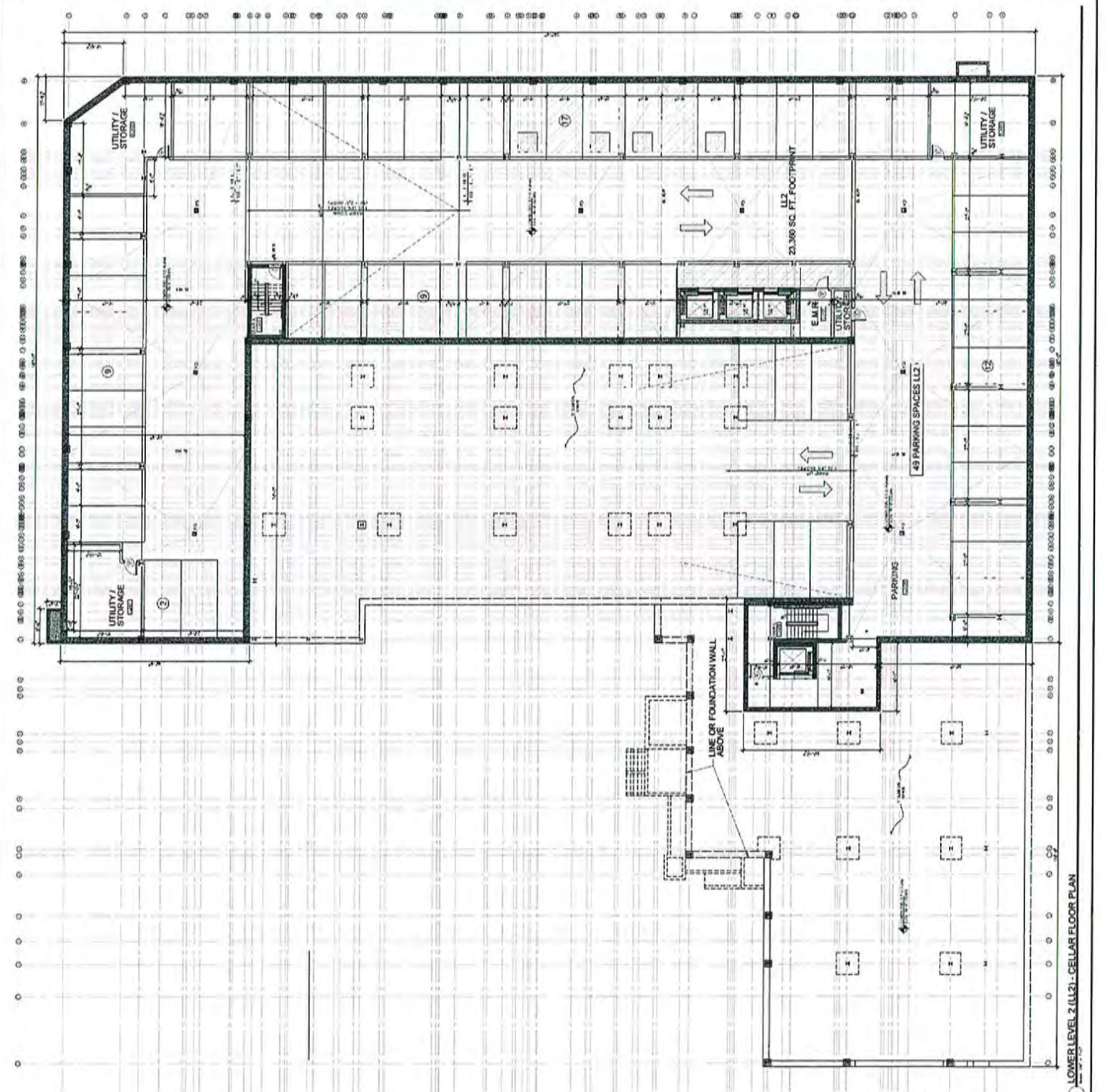
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UTILITY / STORAGE

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UTILITY / STORAGE

23,300 SQ. FT. FOOTPRINT



1 LOWER LEVEL 2 (LL2) - CELLAR FLOOR PLAN



NEWMAN DESIGN

ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE

300 WEST 10TH AVENUE, SUITE 1000

DENVER, CO 80202

TEL: 303.733.1100

WWW.NEWMANDESIGN.COM

MILLBROOK APARTMENTS

284555 MIDLAND AVE. ROAD

GRAND RAPIDS, MI 49508

SOUTH BUILDING

LOWER LEVEL 2 FLOOR PLAN

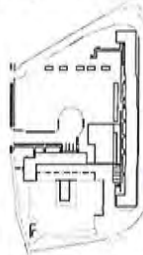
DATE: 11-12-2019
BY: J. H. H. H.
SCALE: 1/8" = 1'-0"
SHEET: A-101

PROJECT: MILLBROOK APARTMENTS
284555 MIDLAND AVE. ROAD
GRAND RAPIDS, MI 49508

SHEET KEYNOTES

1. DATE: 11-12-2019
2. BY: J. H. H. H.
3. SCALE: 1/8" = 1'-0"
4. SHEET: A-101

KEY PLAN



GENERAL SHEET NOTES

- 1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC & NEC).
- 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
- 3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

LEGEND

INTERIOR WALL - 1/2" ST. STEEL STUD
INTERIOR WALL - 5/8" ST. STEEL STUD
ELECTRICAL RACEWAY - 1/2" ST. STEEL STUD
ELECTRICAL RACEWAY - 5/8" ST. STEEL STUD

MISC. SPECIFICATIONS

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GENERAL NOTES

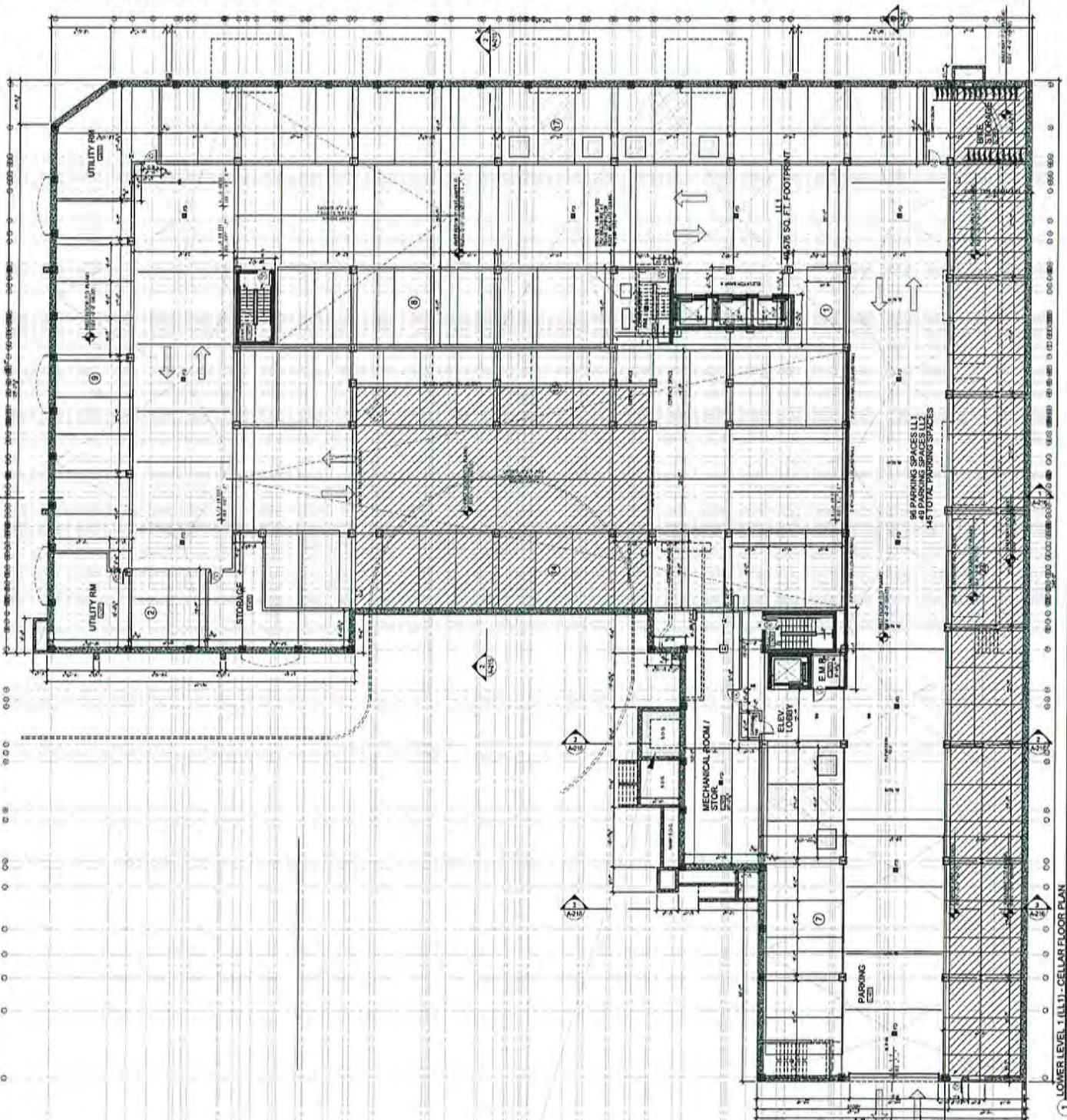
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1 LOWER LEVEL 1 (LL1) - CELLAR FLOOR PLAN



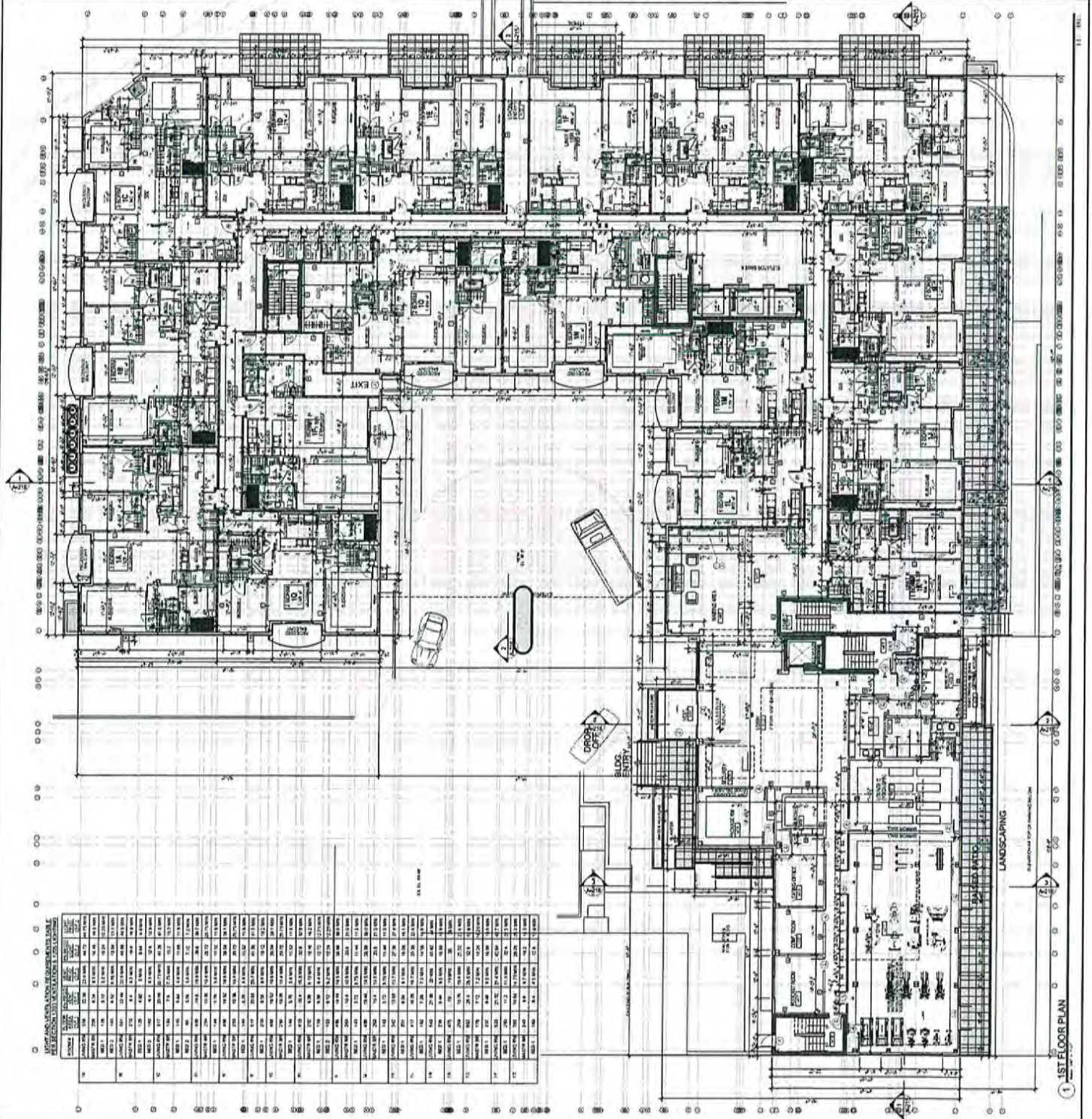
NEWMAN DESIGN
ARCHITECTURAL FIRM
101 WEST 10TH STREET, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.NEWMANDESIGN.COM

MILLBROOK APARTMENTS
240-250 MOBILE NECK ROAD
DENVER, CO 80202

SOUTH BUILDING LOWER LEVEL 1

DATE: 10/1/2023
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
APPROVED BY: K. BROWN
PROJECT NO: A-102

10/1/2023

[illegible]

- DETERMINING CHALLENGES AND SOLUTIONS FOR EACH BUSINESS
- ANALYZING THE CURRENT BUSINESS MODEL AND IDENTIFYING OPPORTUNITIES FOR IMPROVEMENT
- DEVELOPING A STRATEGIC PLAN FOR THE FUTURE
- IMPLEMENTING THE PLAN AND MONITORING PROGRESS
- EVALUATING THE RESULTS AND ADJUSTING THE PLAN AS NEEDED

INTERIOR WALL: 1/4" (127.3) C.C.

愛知縣立第一女子高等学校
愛知縣立第一女子高等学校
愛知縣立第一女子高等学校

ELECTRIC RADIANT FLOOR HEATING
SEE ELECTRICAL HEATING

MISC. SPECIFICATIONS

- **ELEVATIONS 2, 3 & 4**
REMARKS: SEE SEPARATE ELEVATION BIG PACKAGE.

WHEEL	3000 LBS. UNL. AS LABELED
CAPACITY	2000 LBS.
MAX. SPEED	20 MPH
MAX. TORQUE	1000 IN. LB.

[illegible]

- ALL CLOUTS TO REMAIN DURING STEEL REINFORCEMENT AND CAST IN PLACES

- ALL TEACHERS NEED TO RECEIVE AN ON-BOARDING POLICY
- TRACON COMPLETION

MANUFACTURED BY: JES. CHURCH
3-3 COMPANY, P.O. BOX 104, ALMA
IDAHO 83421
© 1989 JES. CHURCH

REGIMENTS: 2ND BATTAL, 32ND AIRBORNE DIVISION
GROUND SQUAD, 1ST BATTAL, 3RD AIRBORNE DIVISION
DISCONNECTED FROM ALL OTHERS

[illegible]

SALES/CHURNING
WILL A GROUP OF INVESTORS
SOUND DOUBTING
COURT A NEW FINANCIAL INSTITUTION?

NUMBER SUPPLIED

* **PROVIDE ALL THE FOLLOWING INFORMATION:**
MANUFACTURER: HEAT & GLD - DOUBLE & SINGLE SLOPED
 INSURE INDICATED
MODEL: GAS - MEDIUMST SET SIZE THERMO DIRECT

VENT GAS FIREPLACE
MULTI-FUNCTION REMOTE CONTROL

GAS LEAKAGE SHUT-OFF VALVE
GAS LEAKAGE SHUT-OFF VALVE
MULTIFUNCTION REMOTE CONTROL

[illegible][illegible]

- EXERCISE 2.1.1 (SLO 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

• **NO. 1111-10000000**
 SETS OF CABLE RAILING SYSTEM
 SETS OF CABLE RAILING SYSTEM
 SETS OF CABLE RAILING SYSTEM

CON-203 PREPARED STATIONARY TABLES
STEEL 75.00 25.75 x 39.375, SURF 2400
DRAWINGS FOR OFFER, ARCHITECT APPROVAL

• 222, 881, 973, 977
MANUFACTURING
AUTHORITATIVE MANUFACTURING
COMPANY

AND NOT LOCAL, PHOTODUPLICATION COMPANY BOOKS. FABRICATED FROM EXCELLED ALUMINUM CLIP BACK, COVER AND TIGHT CONSTRUCTION, IT'S BUILT TO LAST. LONGER LASTING THAN BOOKS MEANT TO BE DISCARDED.

FOR MORE INFORMATION
CONTACT THE ADVERTISING
MANAGER AT THE NEW YORK CONVENTS CLUB

WOLF ALVIN C. CERTIFIED RECORDS MAN, ROOM 2124
SEE PAGE 30, 32, 33

- SPECIALTY PHOTOLUMINOUS ELECTRIC MANUFACTURING

WELD MATERIALS - ALUMINUM
FILLERS - ALUMINUM
WELDING - TIG WELDING
WELDING - MIG WELDING

- ROOFTOP PLANTERS: PROVIDE 3'-6" HEIGHT FIBERGLASS PLANTERS WITH DRAINAGE HOLES BY ALIED MOLDED PRODUCTS OR APPROXIMATE EQUAL. BRASS OF DESIGN.

- **BOOM OR CURB STONES:** 2" PRE-CAST THIRST PAVING OR FLEXIBLES BY THARMOVER. PROVIDE COMPENSATOR PEDISTAL, LEVelling SYSTEM COMPONENTS AS REQUIRED

PROVIDE RUBBER PADS UNDER PEDSTALS FOR ACOUSTIC VALUE. INSTALLATION TO BE IN ACCORDANCE WITH PEDSTAL MANUF. PROVIDE COORDINATE PAINTS IN SLOTS AT DEANS.

- **POOF SOUND ATTENUATION SCREENING TO BE MANUFACTURED BY DUNLOP, DUNLOP.COM 1-800-801-0089 OR APPROVED EQUAL. SOUND ABSORPTION PANELS, CELL OR TED BE, SUTHERS, 7-26 ABOVE, 100% OF MATERIALS.**

EQUIPMENT APPROVAL. SET FOR INDIVIDUAL CONFERENCES & 7TH FOR COMMON CONFERENCES) SUBMIT SHOP DRAWINGS FOR APPROVAL. DISTANCE TO MECHANICAL EQUIPMENT TO BE IN

NOTE: PROVIDE ONE RESPONSE FOR EACH FACTORY APPROVAL. SOCIAL
ACCOMPLISHMENT WITH THE FACTORY APPROVAL IS REQUIRED.

PROJ. 13-250-1150

1. GAS FREQUENCIES: SEE 6. CHARACTERISTICS FOR ADDITIONAL INFORMATION.
2. PAVING ROOMS: REPLACE TO EQUIP. UNDER 12" R.O. TO BE LAB. AS SHOWN IN L.I. PLAN.

1000

1ST FLOOR PLAN



LEGEND

INTERIOR WALL, 240 PITCH, 12.42	240 PITCH, 12.42
INTERIOR WALL, 240 CHAM	240 CHAM
INTERIOR WALL, 240 PITCH, 12.42	240 PITCH, 12.42

ELECTRIC MOTOR ELECTRONIC
SEE ELECTRICAL DEPT.

MISC. SPECIFICATIONS

- * REFERENCE 2114
MOTOR CONTROL
MOTOR
- * REFERENCE 2114
ELECTRIC MOTOR

R

- ALL CLOTHES MUST BE WASHED IN HOT WATER AND DRYED IN SUN.

- * ALL-SECURITY MONITORING TO REDUCE MILITARY WEARING POLICE
- * FACILITY COMPARTMENT
MILITARY OFFICER US COURTESY
MEMO. SIGNED AND FACILITIES PROOF ON RECALL
LOADING TBZ.

RECORDED
2002-02-25 10:45 AM
GROUND 5.0 INCHES
DISCONNECT SWITCH
CONNECTION
TRASH ROOMS AT EACH FLOOR HAD TO BE REPAIRED
AND REPAIRED IN THE TRASH ROOMS
CHUTE ACCESS DOOR
CLOSING

- **PRODUCTS, PARTS AND SERVICES**
MANUFACTURED: HEAT A-GLO • DOUBLE & SINGLE BEND •

MODEL	FEATURES
GAS MEZZOGUST 60" SIZE THROUGH DIRECT VENT GAS FIREPLACE	MULTI FUNCTION REMOTE CONTROL
GAS MEZZOGUST 50" SINGLE SIDED DIRECT VENT GAS FIREPLACE	MULTI FUNCTION REMOTE CONTROL

[illegible][illegible]

• **COMPANY AND CONTACT INFORMATION**
 COMPANY NAME: **AGRI-FLORANCE**
 CONTACT NAME: **AGRI-FLORANCE**
 CONTACT PHONE: **800-368-3683**
 CONTACT FAX: **800-368-3683**
 CONTACT EMAIL: **AGRI-FLORANCE**
 CONTACT ADDRESS: **AGRI-FLORANCE**
 CONTACT CITY: **AGRI-FLORANCE**
 CONTACT STATE: **AGRI-FLORANCE**
 CONTACT ZIP: **AGRI-FLORANCE**
 CONTACT COUNTRY: **AGRI-FLORANCE**
 CONTACT WEBSITE: **AGRI-FLORANCE**
 CONTACT SOCIAL MEDIA: **AGRI-FLORANCE**
 CONTACT OTHER: **AGRI-FLORANCE**

- **CONCRETE PILING AND ANCHOR**
MANUFACTURER
 2000 W. 10TH AVE. #100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.PILING-ANCHOR.COM

- ROOF TOP PLANKS: PROVIDE 3" x 4" HEIGHT FIBER GLASS

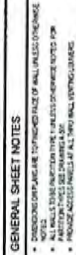
- **ROOF FROM PAVER STONES:** 2" PRE-CAST FIRST PAVES ON PER STALS BY HANDOVER. PROVIDE COMPENSATOR PROVIDE LEVELING SYSTEM COMPONENTS AS REQUIRED PROVIDE RUBBER PADS UNDER PERSTALS FOR ACQUSTIC VALUE. INSTALLATION TO BE IN ACCORDANCE WITH PERSTAL VALUE.

- **ROOF SOUND ATTENUATION SYSTEMS TO BE MANUFACTURED BY DUNLOP EUROPE. COM-1-800-851-0309 OR APPROVED EQUAL SOUND ATTENUATION PANELS. COLOR TO BE SELECTED 2" ABOVE TOP OF MECHANICAL EQUIPMENT (APPROX. 4" FOR INDIVIDUAL CONDENSERS & 7" FOR COMMON CONDENSERS). SUBMIT SHOP DRAWINGS FOR APPROVAL. DISTANCE TO MECHANICAL EQUIPMENT TO BE IN**

NOTE: PROVIDE SHOP DRAWINGS FOR OWNER ARCHITECT APPROVAL. FOR ALL
PROJECTS, SEE SECTION 01050

* 800.368.6868 • FAX 703.489.9300 • WWW.DRUGSANDDEATHS.COM





0123 1151 04C THE WORLD
END 04C THE WORLD
0123 1151 04C THE WORLD

[illegible]

- [illegible]

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- [illegible]

- [illegible]

- MANUFACTURED BY DUNLOP (GOLFERS) CO., LTD., 100-100, NISHIKIYAMA, CHUO-KU, TOKYO 106, JAPAN. APPROVED EQUAL SOUND DESCRIPTION PANELS. CTS OR TO BE SELECTED 7.4" ABOVE TOP OF MECHANICAL EQUIPMENT (APPROX. 8" FOR INDIVIDUAL CONDENSING & 9" FOR COMMON CONDENSING). SUBMIT SHOP DRAWINGS FOR APPROVAL. DISTANCE TO MECHANICAL EQUIPMENT TO BE IN ACCORDANCE WITH THE A/C MANUFACTURE'S REQUIREMENTS.
- NOTE: PROVIDE SHOP DRAWINGS FOR OWNER AND ARCHITECT APPROVAL. PER ALL

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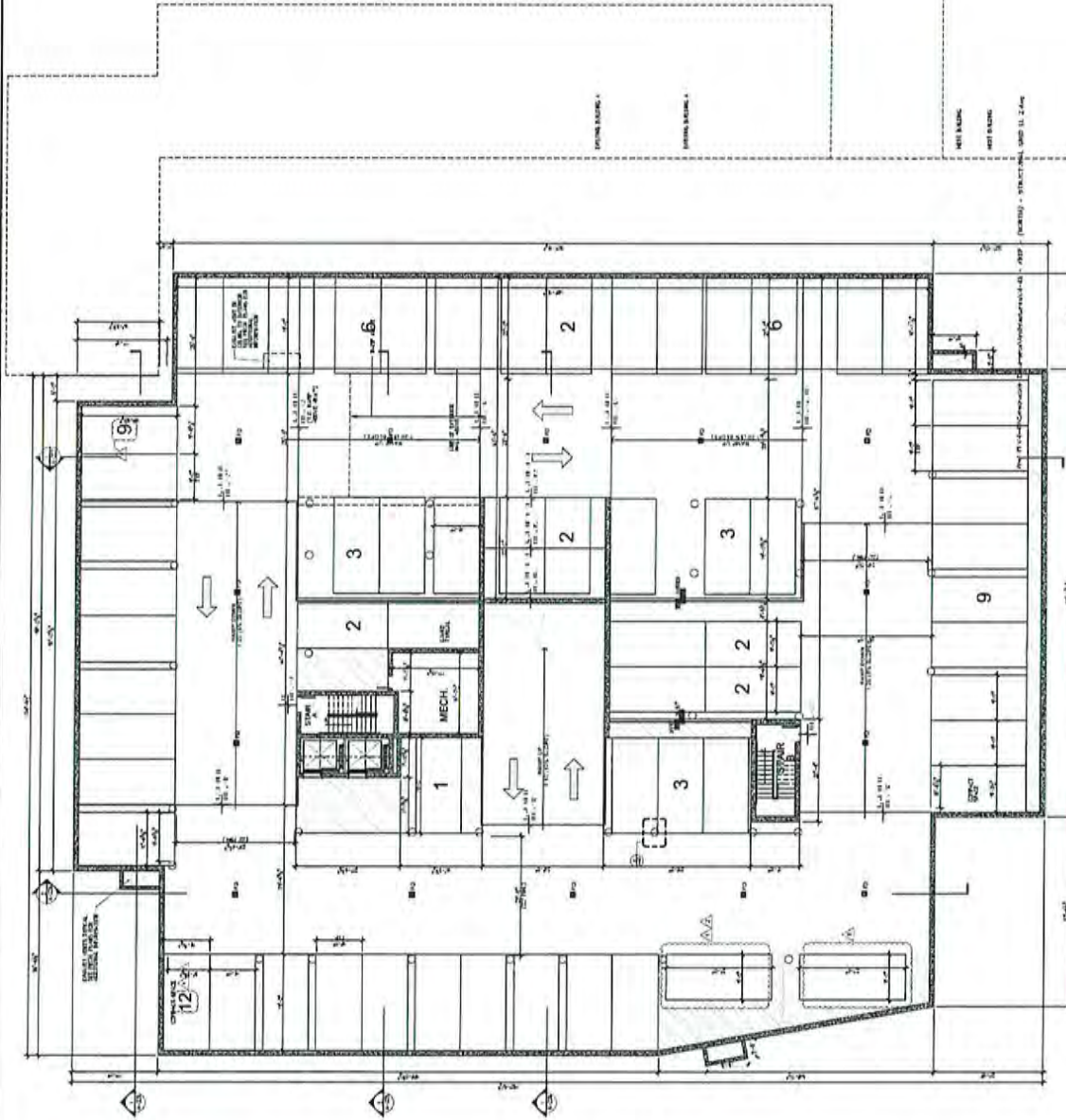
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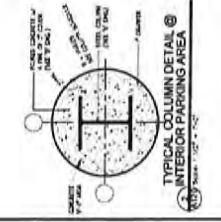
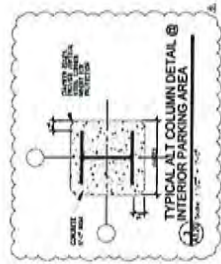
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1 LOWER LEVEL 2 PLAN



SHEET NOTES	
1.	ALL DIMENSIONS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MAKE ANY NECESSARY ADJUSTMENTS.
2.	ALL DIMENSIONS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MAKE ANY NECESSARY ADJUSTMENTS.
3.	ALL DIMENSIONS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MAKE ANY NECESSARY ADJUSTMENTS.

MISC. SPECIFICATIONS	
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2.	ALL DIMENSIONS ARE APPROXIMATE AND SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MAKE ANY NECESSARY ADJUSTMENTS.
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MISC. SPECIFICATIONS CONT.	
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MISC. SPECIFICATIONS CONT.	
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GENERAL SHEET NOTES	
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KEY PLAN	
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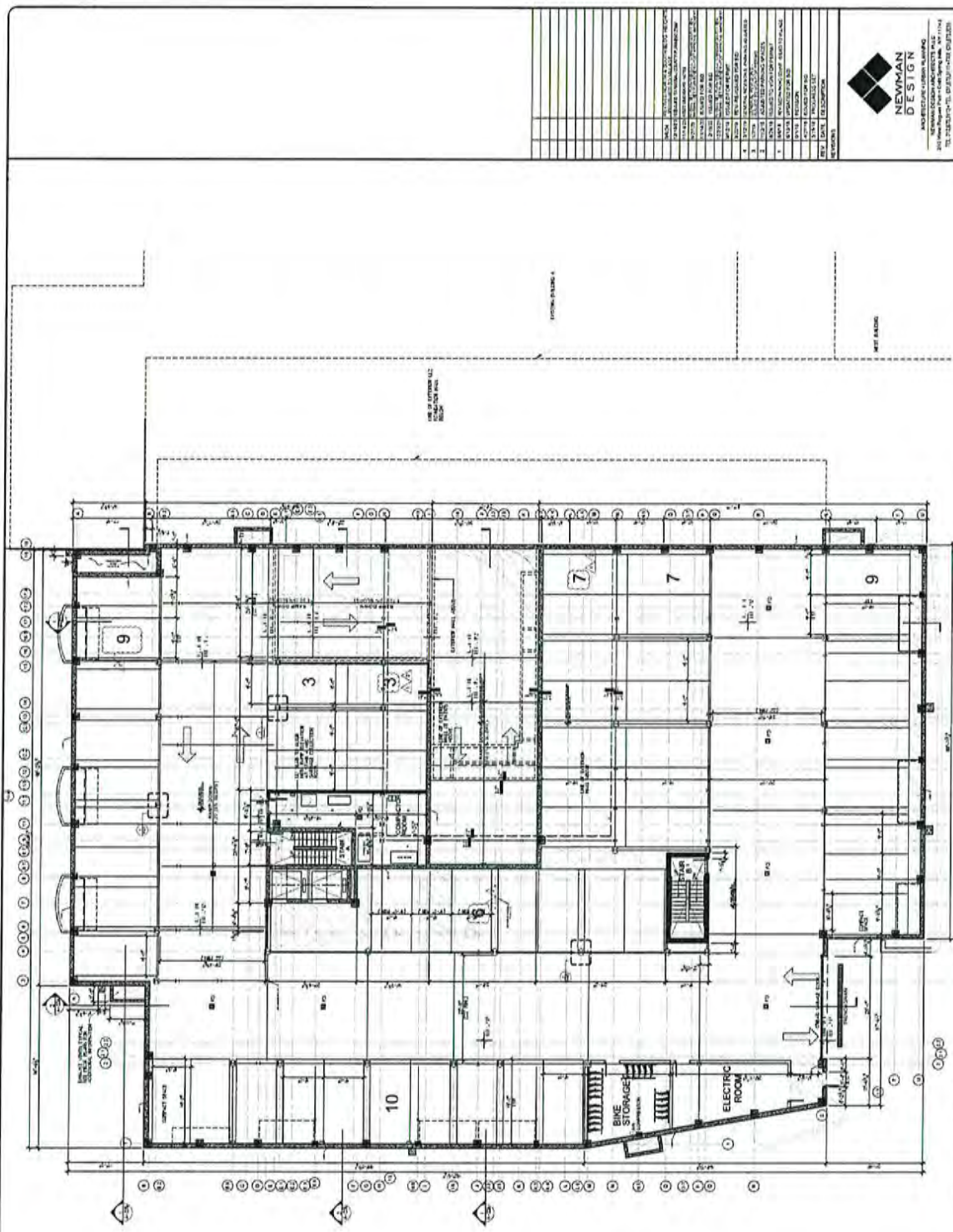


NEWMAN DESIGN
ARCHITECTURAL FIRM
1000 10TH AVENUE, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1111
WWW.NEWMANDESIGN.COM

MILLBROOK APARTMENTS
240-390 MIDDLE NECK ROAD
EAST ROCK, NY 11763

NORTH BUILDING LOWER LEVEL 2 PLAN

DATE	10/15/2018
BY	JOHN P. JACOB
CHECKED BY	JOHN P. JACOB
SCALE	AS SHOWN
PROJECT NO.	A-120
SHEET NO.	01 OF 01



PROJECT

MILLBROOK APARTMENTS

300-250 MIDDLE NECK ROAD

ROSELAND, NJ 07068

CLIENT

THE MILLBROOK GROUP

1000 MILLBROOK DRIVE

ROSELAND, NJ 07068

DATE

01/11/11

BY

AK/PT

REVISIONS

01/11/11

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ARCHITECTURE INTERIOR DESIGN

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DATE	DESCRIPTION
10/1/10	ISSUED FOR PERMIT
10/1/10	ISSUED FOR CONSTRUCTION
10/1/10	ISSUED FOR AS-BUILT

1. GENERAL NOTES	2. ELECTRICAL NOTES
3. MECHANICAL NOTES	4. PLUMBING NOTES
5. FINISHES	6. ELEVATIONS
7. SCHEDULES	8. DETAILS
9. LEGEND	10. INDEX



NEWMAN DESIGN
ARCHITECTS
200-200 MIDDLE NECK ROAD
SHEFFIELD, CT 06081
TEL: 203-261-1111
WWW.NEWMANDESIGN.COM

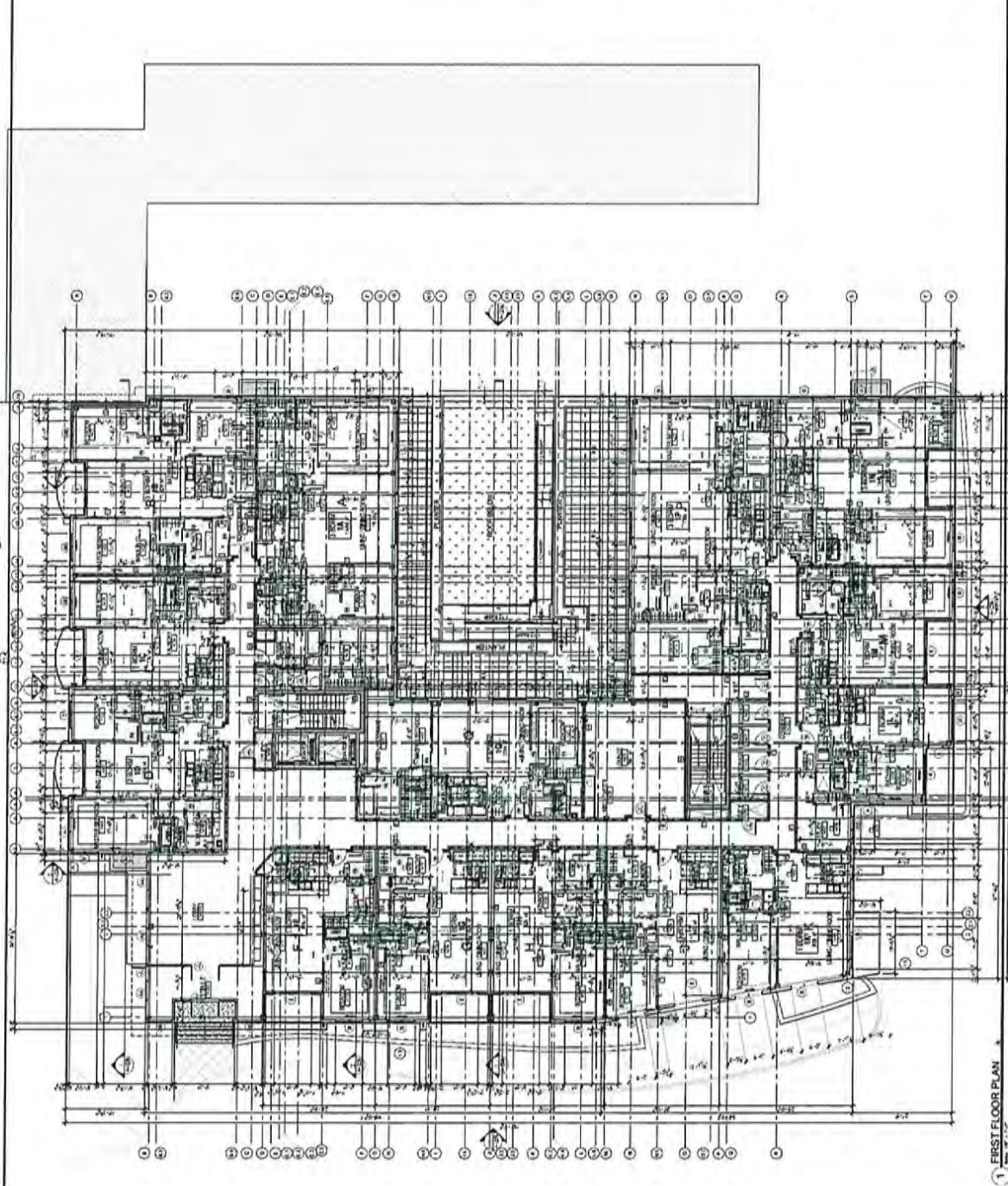
PROJECT
MILLBROOK APARTMENTS
200-200 MIDDLE NECK ROAD
SHEFFIELD, CT 06081

DATE
10/1/10
DRAWN BY
JAL/PT
CHECKED BY
JAL/PT
AS NOTED



A-122

10/1/10



1 FIRST FLOOR PLAN

KEY PLAN	GENERAL SHEET NOTES	MISC. SPECIFICATIONS CONT.	MISC. SPECIFICATIONS CONT.	MISC. SPECIFICATIONS	SHEET KEYNOTES
	- ALL WALLS FOR IMPROVING UNDER FLOORING MUST BE REINFORCED TO SUPPORT THE FLOORING. - PROVIDE ACCESS PANELS FOR ALL THE FOLLOWING:	MISC. SPECIFICATIONS CONT. - ALL WALLS FOR IMPROVING UNDER FLOORING MUST BE REINFORCED TO SUPPORT THE FLOORING. - PROVIDE ACCESS PANELS FOR ALL THE FOLLOWING:	MISC. SPECIFICATIONS CONT. - ALL WALLS FOR IMPROVING UNDER FLOORING MUST BE REINFORCED TO SUPPORT THE FLOORING. - PROVIDE ACCESS PANELS FOR ALL THE FOLLOWING:	MISC. SPECIFICATIONS - ALL WALLS FOR IMPROVING UNDER FLOORING MUST BE REINFORCED TO SUPPORT THE FLOORING. - PROVIDE ACCESS PANELS FOR ALL THE FOLLOWING:	SHEET KEYNOTES - ALL WALLS FOR IMPROVING UNDER FLOORING MUST BE REINFORCED TO SUPPORT THE FLOORING. - PROVIDE ACCESS PANELS FOR ALL THE FOLLOWING:



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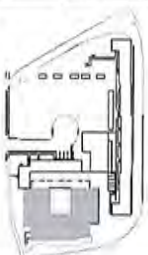
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| NAME: JAMES, JAMES | NAME: JAMES, JAMES | NAME: JAMES, JAMES | NAME: JAMES, JAMES |
| SSN: 123456789 | SSN: 123456789 | SSN: 123456789 | SSN: 123456789 |
| DOB: 01/01/1950 | DOB: 01/01/1950 | DOB: 01/01/1950 | DOB: 01/01/1950 |
| SEX: M | SEX: M | SEX: M | SEX: M |
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| EYES: BLU | EYES: BLU | EYES: BLU | EYES: BLU |
| SKIN: FLESH | SKIN: FLESH | SKIN: FLESH | SKIN: FLESH |
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| CELL PHONE: NONE | CELL PHONE: NONE | CELL PHONE: NONE | CELL PHONE: NONE |
| ADDRESS: 12345 MAIN ST, APT 100, NEW YORK, NY 10001 | ADDRESS: 12345 MAIN ST, APT 100, NEW YORK, NY 10001 | ADDRESS: 12345 MAIN ST, APT 100, NEW YORK, NY 10001 | ADDRESS: 12345 MAIN ST, APT 100, NEW YORK, NY 10001 |
| CITY: NEW YORK | CITY: NEW YORK | CITY: NEW YORK | CITY: NEW YORK |
| STATE: NY | STATE: NY | STATE: NY | STATE: NY |
| COUNTRY: USA | COUNTRY: USA | COUNTRY: USA | COUNTRY: USA |
| ZIP: 10001 | ZIP: 10001 | ZIP: 10001 | ZIP: 10001 |
| WORK PHONE: (212) 123-4567 | WORK PHONE: (212) 123-4567 | WORK PHONE: (212) 123-4567 | WORK PHONE: (212) 123-4567 |
| HOME PHONE: (212) 987-6543 | HOME PHONE: (212) 987-6543 | HOME PHONE: (212) 987-6543 | HOME PHONE: (212) 987-6543 |
| CELL PHONE: (212) 555-1234 | CELL PHONE: (212) 555-1234 | CELL PHONE: (212) 555-1234 | CELL PHONE: (212) 555-1234 |
| EMAIL: JAMES.JAMES@EXAMPLE.COM | EMAIL: JAMES.JAMES@EXAMPLE.COM | EMAIL: JAMES.JAMES@EXAMPLE.COM | EMAIL: JAMES.JAMES@EXAMPLE.COM |
| EDUCATION: BACHELOR'S DEGREE | EDUCATION: BACHELOR'S DEGREE | EDUCATION: BACHELOR'S DEGREE | EDUCATION: BACHELOR'S DEGREE |
| DEGREE: B.S. IN COMPUTER SCIENCE | DEGREE: B.S. IN COMPUTER SCIENCE | DEGREE: B.S. IN COMPUTER SCIENCE | DEGREE: B.S. IN COMPUTER SCIENCE |
| UNIVERSITY: UNIVERSITY OF CALIFORNIA | UNIVERSITY: UNIVERSITY OF CALIFORNIA | UNIVERSITY: UNIVERSITY OF CALIFORNIA | UNIVERSITY: UNIVERSITY OF CALIFORNIA |
| GRADUATION YEAR: 1975 | GRADUATION YEAR: 1975 | GRADUATION YEAR: 1975 | GRADUATION YEAR: 1975 |
| EMPLOYER: ABC COMPANY | EMPLOYER: ABC COMPANY | EMPLOYER: ABC COMPANY | EMPLOYER: ABC COMPANY |
| POSITION: SOFTWARE ENGINEER | POSITION: SOFTWARE ENGINEER | POSITION: SOFTWARE ENGINEER | POSITION: SOFTWARE ENGINEER |
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| END DATE: 12/31/2000 | END DATE: 12/31/2000 | END DATE: 12/31/2000 | END DATE: 12/31/2000 |
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| NOTES: ALL INFORMATION IS SUBJECT TO VERIFICATION. | NOTES: ALL INFORMATION IS SUBJECT TO VERIFICATION. | NOTES: ALL INFORMATION IS SUBJECT TO VERIFICATION. | NOTES: ALL INFORMATION IS SUBJECT TO VERIFICATION. |

KEY PLAN

- LEGEND**
- 1. JOURNAL OF THE GENERAL ASSEMBLY, 1790-1800, 1801-1802, 1803-1804, 1805-1806, 1807-1808, 1809-1810, 1811-1812, 1813-1814, 1815-1816, 1817-1818, 1819-1820, 1821-1822, 1823-1824, 1825-1826, 1827-1828, 1829-1830, 1831-1832, 1833-1834, 1835-1836, 1837-1838, 1839-1840, 1841-1842, 1843-1844, 1845-1846, 1847-1848, 1849-1850, 1851-1852, 1853-1854, 1855-1856, 1857-1858, 1859-1860, 1861-1862, 1863-1864, 1865-1866, 1867-1868, 1869-1870, 1871-1872, 1873-1874, 1875-1876, 1877-1878, 1879-1880, 1881-1882, 1883-1884, 1885-1886, 1887-1888, 1889-1890, 1891-1892, 1893-1894, 1895-1896, 1897-1898, 1899-1900, 1901-1902, 1903-1904, 1905-1906, 1907-1908, 1909-1910, 1911-1912, 1913-1914, 1915-1916, 1917-1918, 1919-1920, 1921-1922, 1923-1924, 1925-1926, 1927-1928, 1929-1930, 1931-1932, 1933-1934, 1935-1936, 1937-1938, 1939-1940, 1941-1942, 1943-1944, 1945-1946, 1947-1948, 1949-1950, 1951-1952, 1953-1954, 1955-1956, 1957-1958, 1959-1960, 1961-1962, 1963-1964, 1965-1966, 1967-1968, 1969-1970, 1971-1972, 1973-1974, 1975-1976, 1977-1978, 1979-1980, 1981-1982, 1983-1984, 1985-1986, 1987-1988, 1989-1990, 1991-1992, 1993-1994, 1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 2255-2256, 2257-2258, 2259-2260, 2261-2262, 2263-2264, 2265-2266, 2267-2268, 2269-2270, 2271-2272, 2273-2274, 2275-2276, 2277-2278, 2279-2280, 2281-2282, 2283-2284, 2285-2286, 2287-2288, 2289-2290, 2291-2292, 2293-2294, 2295-2296, 2297-2298, 2299-2300, 2301-2302, 2303-2304, 2305-2306, 2307-2308, 2309-2310, 2311-2312, 2313-2314, 2315-2316, 2317-2318, 2319-2320, 2321-2322, 2323-2324, 2325-2326, 2327-2328, 2329-2330, 2331-2332, 2333-2334, 2335-2336, 2337-2338, 2339-2340, 2341-2342, 2343-2344, 2345-2346, 2347-2348, 2349-2350, 2351-2352, 2353-2354, 2355-2356, 2357-2358, 2359-2360, 2361-2362, 2363-2364, 2365-2366, 2367-2368, 2369-2370, 2371-2372, 2373-2374, 2375-2376, 2377-2378, 2379-2380, 2381-2382, 2383-2384, 2385-2386, 2387-2388, 2389-2390, 2391-2392, 2393-2394, 2395-2396, 2397-2398, 2399-2400, 2401-2402, 2403-2404, 2405-2406, 2407-2408, 2409-2410, 2411-2412, 2413-2414, 2415-2416, 2417-2418, 2419-2420, 2421-2422, 2423-2424, 2425-2426, 2427-2428, 2429-2430, 2431-2432, 2433-2434, 2435-2436, 2437-2438, 2439-2440, 2441-2442, 2443-2444, 2445-2446, 2447-2448, 2449-2450, 2451-2452, 2453-2454, 2455-2456, 2457-2458, 2459-2460, 2461-2462, 2463-2464, 2465-2466, 2467-2468, 2469-2470, 2471-2472, 2473-2474, 2475-2476, 2477-2478, 2479-2480, 2481-2482, 2483-2484, 2485-2486, 2487-2488, 2489-2490, 2491-2492, 2493-2494, 2495-2496, 2497-2498, 2499-2500, 2501-2502, 2503-2504, 2505-2506, 2507-2508, 2509-2510, 2511-2512, 2513-2514, 2515-2516, 2517-2518, 2519-2520, 2521-2522, 2523-2524, 2525-2526, 2527-2528, 2529-2530, 2531-2532, 2533-2534, 2535-2536, 2537-2538,

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**MILLBROOK
APARTMENTS**
40-250 MIDDLE NECK ROAD

HEAT TREATING, INC. 11023

FOURTH FLOOR PLAN

	DATE	2-18-88
	DOI #	14-43
	COUNTRY	IND. NT
	SCALE	AS NOTED
	COMMENTS	
A-125		1-10-87 1-10-87



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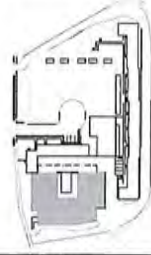
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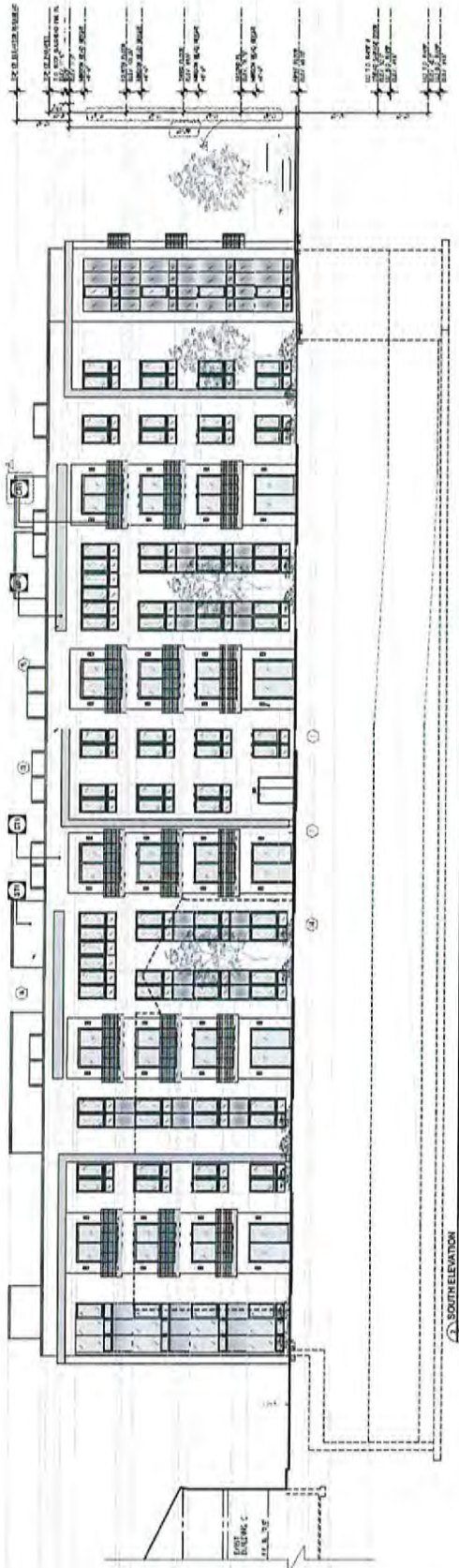
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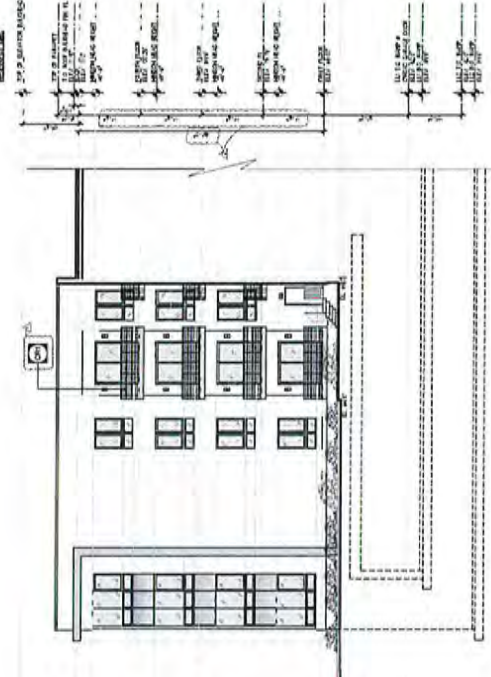
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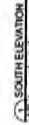
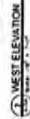
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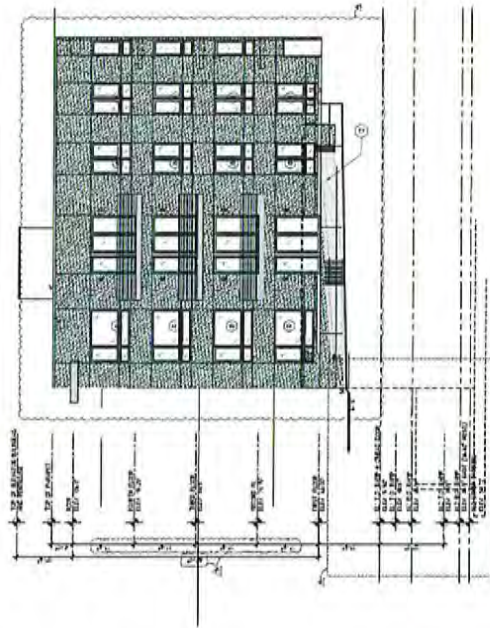
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↑ EAST ELEVATION - INTERIOR COURT

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CHRYSLER FINANCIAL GROUP

**MILLBROOK
APARTMENTS**
240-250 MIDDLE NECK ROAD

TRAIL
NORTH BUILDING
ELEVATIONS



A-208

11000

GENERAL SHEET NOTES

- © 1999 Blackwell Science Ltd, *Journal of Internal Medicine* 245: 103–110

EXTERIOR MATERIALS LEGEND

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SHEET KEYNOTES

- [illegible]



**Board of Trustees Meeting
VILLAGE OF GREAT NECK
June 4, 2024
Minutes**

I. PLEDGE OF ALLEGIANCE

Mayor Bral called the meeting to order at approximately 7:49 pm and led the Board and the public in reciting the Pledge of Allegiance.

Board Members Present:
Mayor Pedram Bral
Trustee Anne Mendelson
Deputy Mayor Barton Sobel

Trustee Steven Hope and Trustee Eli Kashi were not in attendance.

Others Present:
Village Clerk-Treasurer Abraham Cohan
Village Deputy Clerk Maria Guercia
Village Superintendent of Building Department Michael Sweeney
Village Superintendent of Department of Public Works James Neubert
Village Counsel Stephen Martir

II. DEPARTMENTAL REPORTS

A. NCPD Report - Apr 2024

The Nassau County Police Department Report for the month of April 2024 was accepted and ordered placed on file.

B. Buildings Department May 2024 Report

The Building Department Report for the month of May 2024 was accepted and ordered placed on file.

C. Department of Public Works May 2024 Report

The Department of Public Works Report for the month of May 2024 was accepted and ordered placed on file.

Village Superintendent of DPW Neubert advised the Board that the Department of Public Works have been planting and catching up on tree maintenance throughout the Village.

He further stated that two newly hired employees, both assigned to Highway, started after Memorial Day and two more potential employees had just cleared civil service and were expected to start on Monday, June 10, 2024.

III. OLD BUSINESS

A. Presentation of Plans - 240-250 MNR

Paul Bloom of Harras, Bloom & Archer LLP, represented the applicants, North Shore Millbrook LLC, LLC, owner of the property located at 240-250 Middle Neck Road. His presentation provided a brief history of the pending project, which was first approved by the Board in 2018. Modifications of the project were presented, and approved, by the Board in July 2019 and March 2022.

Mr. Bloom stated that the number of the units had not been changed and remain at 186 and he presented the newly modified site plans to the Board.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Mendelson, and unanimously carried, the following resolutions were unanimously approved:

RESOLUTION RE-ASSESSING SEQRA DETERMINATION IN LIGHT OF AMENDED APPLICATION

WHEREAS, the Board of Trustees ("Board") of the Village of Great Neck, New York ("Village") has received an amended application on behalf of Northshore Millbrook LLC, for development incentives per Article XXXI and XXXII, site plan per Article XXV, a parking waiver per Section 575-155(B)(1)(A), a landscape buffer per Section 575-115.2, architectural review per Article XVIII and façade review per Article XXX in connection with the construction of residential units at 240-250 Middle Neck Road (the "Site"), and

WHEREAS, the prior approved plans added a third story to 1948 Garden Apartment Buildings, and proposed three (3) new Buildings; two 4-Story (North and South) Buildings and a one 2-Story Amenity (West) Building; and

WHEREAS, the revised proposed plans eliminate the third story additions to the remaining Garden Apartments, maintaining them at the original 2-stories. The 4-Story North Building remains unchanged. The 4-Story South Building is now connected to the 3-Story South Amenity Building as a single structure. Furthermore, the prior approved plans incorporated an automated underground parking system. The revised proposed plans remove such parking system. Additionally, the applicant proposes nine (9) individual roof top amenity areas on the roof of the South Building and an increase of three of the proposed buildings by an additional three feet in height due to nature of construction and requests a parking waiver from the requirements of Section 575-155(B)(1)(A) and approval of the proposed landscape buffer per Section 575-115.2 (the "Amended Application"); and

WHEREAS, the State Environmental Quality Review Act and its implementing regulations (collectively "SEQRA") mandate that the environmental impacts of certain actions undertaken or funded by governmental agencies be assessed prior to implementing such actions; and

WHEREAS, the Project is an action subject to the SEQRA environmental review process and the Board is an Involved Agency within the meaning of SEQRA; and

WHEREAS, this Board is Lead Agency for SEQRA review related to this project; and

WHEREAS, this board previously determined the Project to be Unlisted and, as such, adopted a Negative Declaration; and

WHEREAS, in light of the Amended Application the Board reviewed the Amended Application pursuant to if 6 NYCRR § 617.7(e); and

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Incorporated Village of Great

Neck:

1. that in conjunction with the Building Department, Board of Trustees of the Village of Great Neck, as Lead Agency for review of the Project and Amended Application has reviewed the Amended Application, the amended EAF, and all other relevant documents pursuant to 6 NYCRR § 617.7; and
2. that notwithstanding the Amended Application, the Board of Trustees hereby confirms that the Project remains an Unlisted Action as defined in the State Environmental Quality Review Act; and
3. that the Board of Trustees of the Village of Great Neck hereby reaffirms its findings concludes that the proposed Unlisted Action continues to present no likely significant adverse impacts to the environment, such that no further environmental impact study pursuant to SEQRA is required, and reaffirms its earlier Negative Declaration; and
4. that no further environmental impact review pursuant to SEQRA is required with respect to the Project; and
5. that the Mayor is authorized to execute Part 3 of the Environmental Assessment Form.

RESOLUTION APPROVING AMENDED APPLICATION OF NORTHSHORE MILLBROOK LLC

WHEREAS, the Board of Trustees of the Village of Great Neck ("Board") has a held public hearing on June 4, 2024 with respect to development incentives per Article XXXI and XXXII, site plan per Article XXV, a parking waiver per Section 575-155(B)(1)(A), a landscape buffer per Section 575-115.2, architectural review per Article XVIII and façade review per Article XXX in connection with the construction of residential units at 240-250 Middle Neck Road (the "Amended Application"); and

WHEREAS, the revised proposed plans eliminate the third story additions to the remaining Garden Apartments, maintaining them at the original 2-stories. The 4-Story North Building remains unchanged. The 4-Story South Building is now connected to the 3-Story South Amenity Building as a single structure. Furthermore, the prior approved plans incorporated an automated underground parking system. The revised proposed plans remove such parking system. Additionally, the applicant proposes nine (9) individual roof top amenity areas on the roof of the South Building and an increase of three of the proposed buildings by an additional three feet in height due to nature of construction and requests a parking waiver from the requirements of Section 575-155(B)(1)(A) and approval of the proposed landscape buffer per Section 575-115.2; and

WHEREAS, specifically, the Amended Application proposes to add an additional three feet in height to the North and South Buildings, proposes to connect such buildings resulting in an increase in lot coverage by .9%, an increased front yard setback of 21.16ft, an increase in the side yard setback of 9.5 ft from the previous approved application, a parking waiver of 115 cars, and the addition of nine rooftop amenities; and

WHEREAS, the public hearing with respect to the Amended Application was duly noticed, held, and closed; and

WHEREAS, the Board has given full consideration to all comments submitted with respect to such Amended Application during the said public hearing; and

WHEREAS, the Board has consulted with its Building Department and Consultant concerning the said Amended Application; and

WHEREAS, the Board heretofore has conducted a SEQRA review of the original application which culminated in (a) the designation of the Board as SEQRA Lead Agency, (b) classified the project as an Unlisted Action, (c) the review and consideration of an extensive and extended contemplation of potential environmental impacts, (d) the giving of due consideration to the reports of Cameron Engineering, (e) the Board's consideration of the many comments made by the public, (f) the adoption of a Negative Declaration for purposes of SEQRA, and (g) approval of the original application; and

WHEREAS, upon review of the Amended Application and consideration of the requirements of SEQRA,

especially 6 NYCRR 617.7, the board has affirmed its determination that the project, as amended, constitutes an Unlisted action and affirmed the Negative Declaration with regards to the Amended Application; and

WHEREAS, pursuant to General Municipal Law §239-m, the Board had referred the application to the Nassau County Planning Commission for its review and recommendation, and, on February 29, 2024, the Nassau County Planning Commission has recommended that the Board take action as it deems appropriate, the Commission having no objections or recommended modifications, and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Incorporated Village of Great Neck:

1. this Board having taken Site Plan jurisdiction pursuant to its Resolution of January 16, 2018, this Board reaffirms its jurisdiction over the Amended Application in connection with the portion of the application which requests site plan approval, such portion of the Amended Application is hereby approved pursuant to the site plan now on file with the Building Department, subject to the approval of the Village Engineer and Superintendent of the Building Department; and
2. this Board having taken Architectural Design jurisdiction pursuant to its Resolution of January 16, 2018, this Board reaffirms its jurisdiction over the Amended Application in connection with the portion of the application which requests architectural design, such portion of the Amended Application is hereby approved pursuant to the specifications now on file in the Building Department; and
3. the proposed project use of the subject property for one hundred eighty-six (186) unit apartment complex will, coupled with a parking waiver, an increase in the building height to 47 feet for the North and South Buildings, an additional three feet in height over that previously approved by the Village, will comply with the Village Code requirements for development and use of property in the Middle Neck Road Multifamily Incentive Overlay District ("MNR-MIO") zoning district when approved by the Board of Trustees; and
4. the Board hereby approves the parking waiver of 115 stalls pursuant to Section 575-155(B)(1)(A) pursuant to the plans now on file with the Building Department related to this Amended Application; and
5. the Board hereby approves façade per Article XXX of the Village Code pursuant to the plans now on file with the Building Department related to this Amended Application; and
6. the Board hereby approves a landscape buffer per Section 575-115.2 pursuant to the plans now on file with the Building Department related to this Amended Application; and
7. this Board concludes, pursuant to Art XXXI and XXXII of its Code, that the project (as detailed in the plans and specifications now on file with the Building Department, together with the representations by the applicant during the public hearing) constitutes an opportunity to advance the specific physical, cultural and social housing policies of the Village, and finds that the project meets the criteria contained within said Code Articles, and therefore expressly approves the grant of those incentives, bonuses and/or adjustments to zoning restrictions otherwise necessary to the project as currently proposed, including a waiver of parking restrictions and height limitations as proposed by the applicant; and
8. this Board further finds that, related to additional requests of the Amended Application, in accordance with Code 575-287(C), and at the request of the applicant, certain amenities to the Village which might otherwise have been offered by the applicant are not immediately feasible and otherwise not practical for the applicant to provide, and that in lieu thereof, the applicant shall make an additional payment to the Village of the sum of \$150,000, which sum has been agreed between the Village and the applicant as meeting the obligations of Code 575-280(C)(1), and shall be deposited in a trust fund to be used by the Board exclusively for specific community amenities that could be applied throughout the Village as authorized by the Board of Trustees. This payment is in addition to any incentive payments previously owed to the Village for the granting of the original incentive or any previous amendments thereto; and
9. that the density proposed Amended Application, when completed, will be less than the maximum density under Section 575-110 of the Village Code and therefore is not subject to the Long Island Workforce House Act; and
10. that the Amended Application for approval as a one hundred eighty-six (186) unit apartment complex,

is hereby approved, subject to the condition that all requirements and conditions contained in the original approval resolution and subsequent extension resolution(s), and the Applicant's representation concerning the Application and Amended Application made at the public hearing, which are not expressly altered by this resolution, are incorporated herein as conditions to this approval and remain in full force and effect.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

IV. PUBLIC HEARING

V. NEW BUSINESS

A. Special Use Permit - 247 ESR

Brian Weber, of Weber Law Group, located at 290 Broadhollow Road in Melville, represented Davinci OpCo LLC, owner of Don Joe Auto Body, located at 247 East Shore Road.

Applicant is requesting a special use permit for an additional newly installed state of the art flammable finish spray booth in the existing auto body shop, which is certified by Tesla, for repairs primarily on Tesla vehicles. Approval from Nassau County has been obtained. National Grid connected the gas line and advised the applicant that a permit was required from the Village to ensure new machinery operates in a safe manner. Village Superintendent of Buildings Sweeney confirmed that the booth had been installed prior to obtaining a permit and the fees would triple per the Village Code. Mr. Weber stated that the repair shop has not expanded and there is no change in the operation and the new spray booth is environment friendly.

Mayor Bral stated to Mr. Weber that there have been many issues with double parked and illegally parked cars on East Shore Road, in front of Don Joe Auto Body. Mr. Weber stated that they have obtained use of a parking lot both behind the business, as well as across the street and this issue will be investigated.

Village Clerk Treasurer Cohan explained that there had been issues of hostility from the employees of Don Joe Auto Body towards the Village Parking Enforcement Officers and intimidation of Village employees is unacceptable and will not be tolerated. Mr. Weber stated that he was unaware that this was occurring and gave assurance that it would not happen again.

Upon the motion of Trustee Mendelson, seconded by Deputy Mayor Sobel, and unanimously carried, the following resolution was approved:

RESOLUTION APPROVING APPLICATION OF FCM REALTY CORPORATION

WHEREAS, the Board of Trustees of the Village of Great Neck ("Board") has received an application by FCM Realty Corporation (the "Applicant") for approval of a special use permit per 575-117(B) and 575-170.9 for the installation of a flammable finish spray booth in an existing auto body shop in the Mixed-Use District of the Village of Great Neck located at 247 East Shore Road (the "Application" or "Project"), and

WHEREAS, on June 4, 2024, a public hearing with respect to the Application was duly noticed, held, and closed, at which times all persons in favor of and against said application were given an opportunity to be heard, and

WHEREAS, the Board has given full consideration to all comments submitted with respect to such application during the said public hearing, and

WHEREAS, the Board has consulted with its Village Attorney concerning the said Application, the

Village's legal obligations, and applicable legal principles, and

WHEREAS, pursuant to General Municipal Law §239-m, the Board had referred the application to the Nassau County Planning Commission for its review and recommendation, and the Nassau County Planning Commission provided no comments within the applicable time period of such review, and

WHEREAS, the Application is a Type II Action pursuant to the New York Environmental Quality Review Act (SEQRA), and accordingly, no further environmental review is required; and

WHEREAS, the subject property contains an Auto Body Shop, which has been operating at such location for approximately 70 years; and

WHEREAS, on such subject property there currently exists a spray booth, which has existed since the 1990s; and

WHEREAS, applicant proposes the installation of a second flammable finish spray booth immediately adjacent to the pre-existing booth; and

WHEREAS, the Board has considered the requirements set forth in 575-117(B) and 575-170.9 of the Village Code and finds that (1) proposed use is of such character, size, location, design and site layout as to be appropriate to and in harmony with the surrounding properties, (2) proposed use will provide a desirable service, facility or convenience to the area or otherwise contribute to the proper growth and development of the community and to its general welfare, (3) proposed use will not be hazardous, conflicting or incongruous to the immediate neighborhood by reason of excessive traffic, assembly of persons or vehicles, proximity to travel routes or congregations of children or pedestrians, (4) use will not be of such nature as to be objectionable to nearby residential dwellings by reason of noise, lights, vibration or other factors of impact; and

WHEREAS, it is the opinion of the Village Board, after public hearing, that the use is of the same general character as those specifically permitted in the Mixed Use District; and

NOW, THEREFORE, BE IT RESOLVED, upon consideration of the Application and the requirements set forth in 575-117(B) and 575-170.9 of the Village Code, the Board hereby grants a special use permit for the installation of a flammable finish spray booth by the Applicant in accordance with the plans stamped approved to proceed to Board review on May 17, 2024.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

B. Hold Harmless Agreement - 778 MNR

Village Counsel Steven Martir presented a Hold Harmless Agreement, which was requested at a previous meeting, for Gan Israel Center, Inc, located at 778 Middle Neck Road.

He stated that the agreement was reviewed by applicant attorney, Paul Bloom, of Harras, Bloom & Archer LLC, 445 Broadhollow Road in Melville, and forwarded to the Gan Israel Center for review. Village Counsel Martir advised the Board, and those present, that Mr. Bloom informed him he no longer represents the Gan Israel Center, Inc.

Mayor Bral asked Village Counsel Martir what the Village's recourse would be if Gan Israel Center breached the contract. Village Counsel Martir stated that the Village could revoke their Certificate of Occupancy.

At the advice of Village Counsel, an Executive Session was called at 8:37 pm. Upon return of the Executive Session, at 8:51 pm, Trustee Mendelson made a motion, seconded by Deputy Mayor Sobel, and unanimously carried, to approve the agreement between the Village of Great Neck and Gan Israel Center Inc, pending

applicant's ratification of the same, and authorized the Mayor to execute the agreement.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

C. Noxious Growth - 48 Berkshire Road

Village Clerk-Treasurer Cohan requested to allow the Village Clerk to begin the process of removing noxious growth at the property located at 48 Berkshire Road, as per Article III of Section 448 of the Village Code.

Upon the motion of Trustee Mendelson, seconded by Deputy Mayor Sobel, and unanimously carried, the Board ordered Village Clerk-Treasurer Cohan to notify the owner of 48 Berkshire Road of the pending action regarding noxious growth.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

D. NYCOM 2024 Community Revitalization Conference

Village Clerk-Treasurer Cohan presented the NYCOM 2024 Community Revitalization Conference, to be held on July 10-11, 2024 at Lake Ontario Event and Conference Center in Oswego New York.

Upon the motion of Deputy Mayor Sobel, seconded by Mayor Bral, and unanimously carried, approval for one person to attend the conference, at a cost not to exceed \$650, was granted.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

E. Resolution To Purchase of Sanitation Trucks

Village Clerk-Treasurer Cohan, Village Superintendent of Public Works Neubert, and the Board discussed the specs of the MAC trucks, 21 cubic yards and 25 cubic yards, and how the vehicles would benefit the Village. They also reviewed the warranty plans, and the cost of each plan for a five-year warranty for each vehicle, covering bumper to bumper including the engine, hydraulics, transmission, and parts and labor.

Village Clerk-Treasurer Cohan stated that it would be approximately one year for the trucks to be delivered and payment would need to be made upon delivery and acceptance. The trucks standard color is white, however, the trucks could be painted a color of the Board's choice at no additional charge.

Upon the motion of Deputy Mayor Sobel, seconded by Trustee Mendelson, and unanimously carried, the following resolution was approved at a cost not to exceed \$370,00 per truck, to be financed with funds in ARPA account an Capital Fund:

WHEREAS, the Board of Trustees of the Village of Great Neck, upon the report of the Village Clerk-Treasurer and Superintendent of Public Works, has determined that the Department of Public Works requires new sanitation trucks; and

WHEREAS, there exists a contract between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Labrie Environmental Group USA Inc., 175-B Rte, Marie-Victorin, Levis, Qc,

Canada G7A 2T3 (Supplier), identified as Contract No. 110223-LEG PC69050, which provides for the purchase of new Leach 2RIII - 25 Cubic Yard hopper mounted on a new Mack Model LR64R chassis, at a price of \$368,401, including residential tipper, 5-year extended warranty on engine, after treatment, transmission, body and hydraulics, a copy of which is available at the clerk's office; and

WHEREAS, there exists a contract between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Labrie Environmental Group USA Inc., 175-B Rte, Marie-Victorin, Lévis, Qc, Canada G7A 2T3 (Supplier), identified as Contract No. 110223-LEG PC69050, which provides for the purchase of new Leach 2RIII - 21 Cubic Yard hopper mounted on a new Mack Model LR64R chassis, at a price of \$362,910, including residential tipper, 5-year extended warranty on engine, after treatment, transmission, body and hydraulics, a copy of which is available at the clerk's office; and

WHEREAS, the Board believes that this contract meets the needs of the Department of Public Works, and believes it to be in the best interest of the Village to purchase said equipment pursuant to such contracts; and

WHEREAS, the total cost for the two new Leach 2RIII - 25 Cubic Yard hopper mounted on a new Mack Model LR64R chassis, including residential tipper, 5-year extended warranty on engine, after treatment, transmission, body and hydraulics, shall be \$736,802; and

WHEREAS, the total cost for the two new Leach 2RIII - 21 Cubic Yard hopper mounted on a new Mack Model LR64R chassis, including residential tipper, 5-year extended warranty on engine, after treatment, transmission, body and hydraulics, shall be \$725,820; and

WHEREAS, the Village of Great Neck received the first tranche of monies from its allocation pursuant to the American Rescue Plan Act of 2021 ("ARPA") Coronavirus Local Fiscal Recovery Funds, totaling \$523,536.89; and

WHEREAS, the Village of Great Neck received the second tranche of ARPA funds, totaling \$523,536.88; and

WHEREAS, as of May 31, 2024, total funds in the ARPA account, including compounded interest is \$1,137,483 and continues to earn interest on a monthly basis; and

WHEREAS, as of May 31, 2024, total funds in the Capital Fund Account, including compounded interest is approximately \$311,286, and continues to earn interest on a monthly basis;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees to authorize the Village Superintendent of DPW to deliver a purchase order to Vasso System in the amount not exceeding \$740,000, as described above, for the purchase of two new Leach 2RIII - 25 Cubic Yard hopper mounted on a new Mack Model LR64R chassis; and

BE IT FURTHER RESOLVED by the Board of Trustees to authorize the Village Superintendent of DPW to deliver a purchase order to Vasso System in the amount not exceeding \$740,000, as described above, for the purchase of two new Leach 2RIII - 21 Cubic Yard hopper mounted on a new Mack Model LR64R chassis; and

BE IT FURTHER RESOLVED that the Board of Trustees recognizes the total purchases allocated herein, to the extent of exhausting any funds in the APRA Fund Account at the time of delivery, to finance the purchase of the items as listed above in this Resolution; and

BE IT FURTHER RESOLVED that the Board of Trustees recognizes any additional funds needed to finance the purchase of the said equipment in excess of the available funds in the ARPA Account at the time of delivery, shall be expenses from the available funds in the Capital Account.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

F. Appointment of Deputy Treasurer

Upon the motion of Trustee Mendelson, seconded by Deputy Mayor Sobel, and unanimously carried, the Board appointed Grace Lin as the Village Deputy Treasurer, effective June 17, 2024.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

G. Personnel Matters - Executive Session

Following the approval of the Minutes and Abstract, Mayor Bral called for an Executive Session at 9:26 pm. No decision was made in the session.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

VI. MINUTES

A. Minutes of 05/21/2024 Meeting

Upon the motion of Deputy Mayor Sobel, seconded by Mayor Bral, and unanimously carried, the minutes of the May 21, 2024 meeting were approved.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

VII. ABSTRACTS

A. Abstract 06-07-24

Upon the motion of Trustee Mendelson, seconded by Deputy Mayor Sobel, and unanimously carried, the abstracts for June 7, 2024 were approved.

Ayes: Bral, Mendelson, Sobel

Absent: Hope, Kashi

VIII. PUBLIC COMMENTS, INQUIRIES, ETC. (NOT TO EXCEED 3 MINUTES)

The following members of the public commented:

David Zielenziger of 15 Beach Road

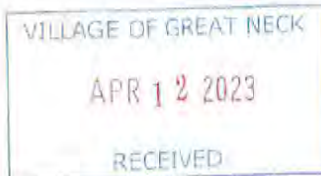
Reporter Sam Glasser of The Great Neck News

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

A. ADJOURNMENT

With no further items to discuss, Mayor Bral adjourned the meeting at approximately 9:45 pm.



SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

OC# 0221-0040

-----X
In the Matter of

NORTH SHORE MILLBROOK, LLC

PETITION

Index No.

Petitioner,

- against -

THE BOARD OF ASSESSORS AND/OR THE
ASSESSOR OF THE VILLAGE OF GREAT NECK
AND THE BOARD OF ASSESSMENT REVIEW,

Respondents.
-----X

The petitioner above-named by his attorney, CERTILMAN BALIN ADLER & HYMAN, LLP, respectfully alleges as follows:

1. At all times herein mentioned, petitioner was and still is an aggrieved party with respect to the assessment or assessments described below within the meaning of Section 706, Real Property Tax Law, State of New York, and the Board of Assessors and/or Assessor is the respondent herein (hereinafter referred to as "the assessing jurisdiction").
2. The respondents have heretofore prepared, completed and perfected, purportedly according to law, an assessment roll for the assessing jurisdiction, for the tax year 2024 (2023/2024), 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
Town: North Hempstead Village: Great Neck				
	Original Valuation	Claimed Valuation	Confirmed Valuation	Extent Unequal and/or Excessive
S.D. 07				
Sec. 2	Land \$ 3,988,050	\$ 997,013	*	\$ 2,991,037
Blk. 354	Total \$ 9,900,000	\$ 2,475,000	*	\$ 7,425,000
Lot 138 (TYPE: APARTMENTS)				

* 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 exemption, 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 were 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 the 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. Sec. 702.

6. The assessment of petitioner's property is erroneous upon the following grounds: (a) Excessive, as fully defined in R.P.T.L. Sec. 522, (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. Sec. 522; (c) Unequal, as fully defined in R.P.T.L. Sec. 522, (to the extent set forth in Column V Paragraph 2 above). The assessed value is at a higher percentage of value 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; and (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 reassessment 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. Sec. 522.

6a. Each claim as set forth in Paragraph 6 above is defined in R.P.T.L. Sec. 522 and is incorporated herein as if fully set forth.

7. In the event that the assessment at issue is or should be subject to a transition assessment and/or exempt or partially exempt and 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 (as defined in R.P.T.L. Sec. 522), 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 by 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. As used herein the singular shall include the plural and the plural shall include the singular 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. Petitioners are persons asserting grounds for review which present common questions of law or fact within the meaning of R.P.T.L. Sec. 706(2).

13. R.P.T.L. 581-A requires Assessors to determine the assessment of subsidized housing by the income approach using actual net operating income.

WHEREFORE, petitioner prays that the Supreme Court review and correct on the merits the final determination of respondents on the grounds set forth in this petition, and that the Court take evidence to enable petitioner to show the unequal, excessive, unlawful, illegal, misclassified and erroneous assessment of the real property to the end that the assessment may be reduced to the value thereof for land and improvements, and to a valuation proportionate to the assessments of other real property, and/or 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.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

OC# 0221-0040

-----X
In the Matter of

NOTICE AND PETITION

NORTH SHORE MILLBROOK, LLC

Index No.

Petitioner,

- against -

THE BOARD OF ASSESSORS AND/OR THE
ASSESSOR OF THE VILLAGE OF GREAT NECK
AND THE BOARD OF ASSESSMENT REVIEW,

Respondents.

-----X
CERTILMAN BALIN ADLER & HYMAN, LLP
90 MERRICK AVENUE
EAST MEADOW, NY 11554
516 296-7000

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.

/S/

Dale Allinson

Sworn to before me this day
April 3, 2023

Cindy A. Godsil
Notary Public State of New York
No. 01GO6026023, Qualified in Nassau County
Commission Expires June 07, 2023

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 2, 2023 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 3, 2023

CERTILMAN BALIN ADLER & HYMAN, LLP
90 MERRICK AVENUE
EAST MEADOW, NY 11554

AUTHORIZATION

I, the under signed, being an aggrieved person within the meaning of the Real Property Tax Law, or an officer or partner of such aggrieved person, as complainant, hereby designate and authorize the below named law firm or any other attorney designated by said firm, to act as my representative in any and all proceedings before the Board of Assessment Review of the municipalities mentioned below for purposes of reviewing the assessment of my real property as it appears on the assessment roll for proceedings applicable to the date set forth below and to act as agent to verify, serve and file a petition for review of said real property assessment pursuant to Section 706 or 730 of the Real Property Tax Law and this applies to property described below as follows:

COUNTY: Nassau

TOWN: North Hempstead

VILLAGE: Great Neck

Parcel ID: NASS-002.000-354-00-138 (TYPE: APARTMENTS)

Property Address: 240-250 MIDDLE NECK ROAD, GREAT NECK

School District:

Tax Year: 2023/24 Representative Name CERTILMAN BALIN ADLER & HYMAN LLP

Aggrieved Party: NORTH SHORE MILLBROOK, LLC

Relationship to property: Contract Vendee
(i.e. Owner, Tenant, Contract Vendee)

By (Signature): Robert Schwartz

Title: Manager
(i.e. President, Member, Trustee, Owner)

Name (printed): Robert Schwartz

Date: 12/21/2022 03:28 UTC



File Authorization No. 2003713
Our File No. S0221-0040



Our Authorization No. 1002441

COMPLAINT ON REAL PROPERTY ASSESSMENT FOR 2023/2024

004
0221-0040

BEFORE THE BOARD OF ASSESSMENT REVIEW FOR THE VILLAGE OF GREAT NECK
(city, town, village or county)

PART ONE: GENERAL INFORMATION

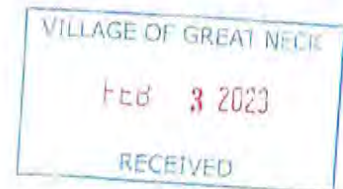
(General information and instructions for completing this form are contained in form RP-524-Ins)

1. Name and telephone no. of owner(s)
NORTH SHORE MILLBROOK, LLC
2. Mailing address of owner(s)
c/o CERTILMAN BALIN ADLER & HYMAN, LLP
90 MERRICK AVENUE
EAST MEADOW, NY 11554

3. Name, address and telephone no. of representative of owner, if representative is filing application. (if applicable, complete Part Four on page 4.)

CERTILMAN BALIN ADLER & HYMAN, LLP
90 MERRICK AVENUE, EAST MEADOW, NY 11554
516 296-7000

4. Property location*
- 240-250 MIDDLE NECK ROAD, GREAT NECK GREAT NECK
Street Address Village (if any)
- N. HEMPSTEAD NASSAU
City/Town County
- 7
School District



5. Property identification (see tax bill or assessment roll)

Tax map number or section /block/lot 2/354/138 (TYPE: APARTMENTS)

*Type of property: Residence ☐ Farm ☐
Commercial ☐ Industrial ☐ Vacant land ☐
Other ☐

Description:

Assessed value appearing on the assessment roll:

6. Land \$ 3,988,050 Total \$ 9,900,000

7. Property owner's estimate of market value of property as of valuation date (see instructions): \$ 2,475,000

* Information, if applicable, to be supplied at requested hearing.

PART TWO: INFORMATION NECESSARY TO DETERMINE VALUE OF PROPERTY

(If additional explanation or documentation is necessary, please attach)

Information to support the value of property claimed in Part One, item 7 (complete one or more):

1. * Purchase price of property: \$ _____
 a. Date of purchase: _____
 b. Terms _____ Cash _____ Contract _____ Other (explain) _____
 c. Relationship between seller and purchaser (parent-child, in-laws, siblings, etc.): _____
 d. Personal property, if any, included in purchase price (furniture, livestock, etc.; attach list and sales tax receipt): _____

2. * Property has been recently offered for sale (attach copy of listing agreement, if any):
 When and for how long: _____
 How offered: _____ Asking price: \$ _____

3. * Property has been recently appraised (attach copy): When: _____ By Whom: _____
 Purpose of appraisal: _____ Appraised value: \$ _____

4. * Description of any buildings or improvements located on the property, including year of construction and present condition:

5. * Buildings have been recently remodeled, constructed or additional improvements made:
 Cost \$ _____
 Date Started: _____ Date Completed: _____
 Complainant should submit construction cost details where available.

6. * Property is income producing (e.g., leased or rented), commercial or industrial property and the complainant is prepared to present detailed information about the property including rental income, operating expenses, sales volume and income statements.

7. * Additional supporting documentation (check if attached).

*Information, if applicable, to be supplied at requested hearing.

PART THREE: GROUNDS FOR COMPLAINT
A. UNEQUAL ASSESSMENT (Complete items 1-4)

1. The assessment is unequal for the following reason: (check a or b)
 - a. ☒ The assessed value is at a higher percentage of value than the assessed value of other real property on the assessment roll.
 - b. ☒ The assessed value of real property improved by a one, two or three family residence is at a higher percentage of full (market) value than the assessed value of other residential property on the assessment roll or at a higher percentage of full (market) value than the assessed value of all real property on the assessment roll.
2. The complainant believes this property should be assessed at 50.0 % of full value based on one or more of the following (check one or more)
 - a. ☒ The latest State equalization rate for the city, town or village in which the property is located is * %
 - b. ☒ The latest residential assessment ratio established for the city, town or village in which the residential property is located. Enter latest residential assessment ratio only if property is improved by a one, two or three family residence * %.
 - c. ☒ Statement of the assessor or other local official that property has been assessed at *.
 - d. ☒ Other (explain on attached sheet).
3. Value of property from Part one #7.....\$ See item 7, Page 1
4. Complainant believes the assessment should be reduced to.....\$ 2,475,000
or 1/4 of assessed value, whichever is lower

B. EXCESSIVE ASSESSMENT (check one or more)

The assessment is excessive for the following reason(s):

1. ☒ The assessed value exceeds the full value of the property.
 - a. Assessed value of property\$ *
 - b. Complainant believes the assessment should be reduced to full value of (part one #7).....\$ *
 - c. Attach list of parcels upon which complainant relies for objection, if applicable.
2. ☒ The taxable assessed value is excessive because of the denial of all or portion of a partial exemption.
 - a. Specify exemption (e.g., senior citizens, veterans, school tax relief [STAR]) RPTL 485-B
 - b. Amount of exemption claimed\$ *
 - c. Amount granted, if any:\$ *
 - d. If application for exemption was filed, attach copy of application to this complaint.
3. ☒ Improper calculation of transition assessment. (Applicable only in approved assessing unit which has adopted transition assessments.)
 - a. Transition assessment\$ *
 - b. Transition assessment claimed\$ *

C. UNLAWFUL ASSESSMENT (check one or more)

The assessment is unlawful for the following reason(s): *

1. ☒ Property is wholly exempt. (Specify exemption (e.g., nonprofit organization)) _____
2. ☐ Property is entirely outside the boundaries of the city, town, village, school district or special district in which it is designated as being located.
3. ☐ Property has been assessed and entered on the assessment roll by a person or body without the authority to make the entry.
4. ☐ Property cannot be identified from description or tax map number on the assessment roll.
5. ☐ Property is special franchise property, the assessment of which exceeds the final assessment thereof as determined by the Office of Real Property Services. (Attach copy of certificate.)

D. MISCLASSIFICATION (check one)

The property is misclassified for the following reason (relevant only in approved assessing unit which establish homestead and non-homestead tax rates):

- Class designation on the assessment roll:\$ *
1. ☒ Complainant believes class designation should be:\$ *
2. ☐ The assessed value is improperly allocated between homestead and non-homestead real property.

	Allocation of assessed value on assessment roll	Claimed allocation
Homestead	\$ _____	_____
Non-homestead.....	\$ _____	_____

* Information, if applicable, to be supplied at requested hearing.

6. The assessment is unlawful because it is based upon an assessment practice of selective or spot reassessment, as defined in RPTL, and is unlawful as more fully defined in its entirety in RPTL Section 522.
7. Complainant hereby demands payment for any taxes paid hereunder based upon this assessment.

PART FOUR: DESIGNATION OF REPRESENTATIVE TO MAKE COMPLAINT

I, _____, as complainant (or officer thereof) hereby designate _____ to act as my representative in any and all proceedings before the board of assessment review of the city/town/village/county of _____ for purposes of reviewing the assessment of my real property as it appears on the 2023/24 (year) tentative assessment roll of such assessing unit.

February 1, 2023

Date _____

Signature of owner (or officer thereof)

SEE AUTHORIZATION AND DESIGNATION ATTACHED

PART FIVE: CERTIFICATION

I certify that all statements made on this application are true and correct to be best of my knowledge and belief, and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the Penal Law relevant to the making and filing of false instruments.

February 1, 2023

Date _____

DALE ALLINSON
Signature of owner (or representative)
DALE ALLINSON

PART SIX: STIPULATION

The complainant (or complainant's representative) and assessor (or assessor designated by a majority of the board of assessors) whose signatures appear below stipulate that the following assessed value is to be applied to the above described property on the _____ (year) assessment roll: Land \$ _____ Total \$ _____

(Check box if stipulation approves exemption indicated in Part Three, section B.2. or C.1.)

Complainant or representative

Assessor

Date _____

SPACE BELOW FOR USE OF BOARD OF ASSESSMENT REVIEW

Disposition

- ☐ Unequal assessment ☐ Excessive assessment
☐ Unlawful assessment ☐ Misclassification
☐ Ratification of stipulated assessment ☐ No change in assessment

Reason: _____

Vote on Complaint

- ☐ All concur
☐ All concur except: _____

Name

☐ against ☐ abstain ☐ absent

Name

☐ against ☐ abstain ☐ absent

Decision by

Board of Assessment Review

	<u>Tentative assessment</u>	<u>Claimed assessment</u>	<u>Board of Assessment Review</u>
Total assessment	\$ _____	\$ _____	\$ _____
Transition assessment (if any)...	\$ _____	\$ _____	\$ _____
Exempt amount	\$ _____	\$ _____	\$ _____
Taxable assessment	\$ _____	\$ _____	\$ _____

Class designation and allocation of assessed value (if any):

Homestead	\$	\$	\$
Non-homestead	\$	\$	\$

Date notification mailed to complainant _____

AUTHORIZATION

I, the under signed, being an aggrieved person within the meaning of the Real Property Tax Law, or an officer or partner of such aggrieved person, as complainant, hereby designate and authorize the below named law firm or any other attorney designated by said firm, to act as my representative in any and all proceedings before the Board of Assessment Review of the municipalities mentioned below for purposes of reviewing the assessment of my real property as it appears on the assessment roll for proceedings applicable to the date set forth below and to act as agent to verify, serve and file a petition for review of said real property assessment pursuant to Section 706 or 730 of the Real Property Tax Law and this applies to property described below as follows:

COUNTY: Nassau
TOWN: North Hempstead
VILLAGE: Great Neck

Parcel ID: NASS-002.000-354-00-138 (TYPE: APARTMENTS)
Property Address: 240-250 MIDDLE NECK ROAD, GREAT NECK
School District:

Tax Year: 2023/24 Representative Name CERTILMAN BALIN ADLER & HYMAN LLP

Aggrieved Party: NORTH SHORE MILLBROOK, LLC

Relationship to property: Contract Vendee
(i.e. Owner, Tenant, Contract Vendee)

By (Signature: Robert Schwartz) Title: Manager
(i.e. President, Member, Trustee, Owner)

Name (printed): Robert Schwartz Date: 12/21/2022 03:28 UTC



File Authorization No. 2003713
Our File No. S0221-0040



Our Authorization No. 1002441

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

OC# 0221-0040

-----X
In the Matter of

NORTH SHORE MILLBROOK, LLC

PETITION

Index No.

Petitioner,

- against -

THE BOARD OF ASSESSORS AND/OR THE
ASSESSOR OF THE VILLAGE OF GREAT NECK
AND THE BOARD OF ASSESSMENT REVIEW,

Respondents.
-----X



The petitioner above-named by his attorney, CERTILMAN BALIN ADLER & HYMAN, LLP, respectfully alleges as follows:

1. At all times herein mentioned, petitioner was and still is an aggrieved party with respect to the assessment or assessments described below within the meaning of Section 706, Real Property Tax Law, State of New York, and the Board of Assessors and/or Assessor is the respondent herein (hereinafter referred to as "the assessing jurisdiction").
2. The respondents have heretofore prepared, completed and perfected, purportedly according to law, an assessment roll for the assessing jurisdiction, for the tax year 2025 (2024/2025), 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
Town: North Hempstead Village: Great Neck				
	Original Valuation	Claimed Valuation	Confirmed Valuation	Extent Unequal and/or Excessive
S.D. 07				
Sec. 2	Land \$ 3,988,050	\$ 997,013	*	\$ 2,991,037
Blk. 354	Total \$ 9,000,000	\$ 2,250,000	*	\$ 6,750,000
Lot 138 (TYPE: APARTMENTS)				

* 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 exemption, 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 were 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 the 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. Sec. 702.

6. The assessment of petitioner's property is erroneous upon the following grounds: (a) Excessive, as fully defined in R.P.T.L. Sec. 522, (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. Sec. 522; (c) Unequal, as fully defined in R.P.T.L. Sec. 522, (to the extent set forth in Column V Paragraph 2 above). The assessed value is at a higher percentage of value 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; and (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 reassessment 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. Sec. 522.

6a. Each claim as set forth in Paragraph 6 above is defined in R.P.T.L. Sec. 522 and is incorporated herein as if fully set forth.

7. In the event that the assessment at issue is or should be subject to a transition assessment and/or exempt or partially exempt and 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 (as defined in R.P.T.L. Sec. 522), 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 by 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. As used herein the singular shall include the plural and the plural shall include the singular 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. Petitioners are persons asserting grounds for review which present common questions of law or fact within the meaning of R.P.T.L. Sec. 706(2).

13. R.P.T.L. 581-A requires Assessors to determine the assessment of subsidized housing by the income approach using actual net operating income.

WHEREFORE, petitioner prays that the Supreme Court review and correct on the merits the final determination of respondents on the grounds set forth in this petition, and that the Court take evidence to enable petitioner to show the unequal, excessive, unlawful, illegal, misclassified and erroneous assessment of the real property to the end that the assessment may be reduced to the value thereof for land and improvements, and to a valuation proportionate to the assessments of other real property, and/or 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.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

OC# 0221-0040

-----X
In the Matter of

NOTICE AND PETITION

NORTH SHORE MILLBROOK, LLC

Index No.

Petitioner,

- against -

THE BOARD OF ASSESSORS AND/OR THE
ASSESSOR OF THE VILLAGE OF GREAT NECK
AND THE BOARD OF ASSESSMENT REVIEW,

Respondents.

-----X
CERTILMAN BALIN ADLER & HYMAN, LLP
90 MERRICK AVENUE
EAST MEADOW, NY 11554
516 296-7000

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.

/S/ _____
Dale Allinson

Sworn to before me this day
April 1, 2024

Cindy A. Godsil
Notary Public State of New York
No. 01GO6026023, Qualified in Nassau County
Commission Expires June 07, 2027

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 3, 2024 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, 2024

CERTILMAN BALIN ADLER & HYMAN, LLP
90 MERRICK AVENUE
EAST MEADOW, NY 11554

AUTHORIZATION

I, the undersigned, being an aggrieved person within the meaning of the Real Property Tax Law, or an officer or partner of such aggrieved person, as complainant, hereby designate and authorize the below named law firm or any other attorney designated by said firm, to act as my representative in any and all proceedings before the Board of Assessment Review of the municipalities mentioned below. for purposes of reviewing the assessment of my real property as it appears on the assessment roll for proceedings applicable to the date set forth below and to act as agent to verify, serve and file a petition for review of said real property assessment pursuant to Section 706 or 730 of the Real Property Tax Law and this applies to property described below as follows:

COUNTY: Nassau
TOWN: North Hempstead
CITY: (if applicable)
VILLAGE: (if applicable) Great Neck

Tax Year 2024/25 Representative Name CERTILMAN BALIN ADLER & HYMAN, LLP

Aggrieved party(Petitioner)NORTH SHORE MILLBROOK, LLC

Relationship to Property Contract Vendee
(i.e., Owner, Partner, Contract Vendee)

By: Signature [Signature] Title (if applicable) COO
(i.e. President, Member, Trustee)

Name (printed) Robert Schwartz Date 11/3/23

Parcel ID 2 / 354 / 138 (TYPE: APARTMENTS)

Property Address 240-250 MIDDLE NECK ROAD, GREAT NECK

Parcel ID _____
Property Address _____

Parcel ID _____
Property Address _____

Parcel ID _____
Property Address _____

Our File No. 0221-0040
02V
SCHWAROB

COMPLAINT ON REAL PROPERTY ASSESSMENT FOR 2024/2025

004
0221-0040

BEFORE THE BOARD OF ASSESSMENT REVIEW FOR THE VILLAGE OF GREAT NECK
(city, town, village or county)

PART ONE: GENERAL INFORMATION

(General information and instructions for completing this form are contained in form RP-524-Ins)

1. Name and telephone no. of owner(s)
NORTH SHORE MILLBROOK, LLC
2. Mailing address of owner(s)
c/o CERTILMAN BALIN ADLER & HYMAN, LLP
90 MERRICK AVENUE
EAST MEADOW, NY 11554

3. Name, address and telephone no. of representative of owner, if representative is filing application. (if applicable, complete Part Four on page 4.)

CERTILMAN BALIN ADLER & HYMAN, LLP
90 MERRICK AVENUE, EAST MEADOW, NY 11554
516 296-7000

4. Property location*
- | | |
|---|-------------------|
| <u>240-250 MIDDLE NECK ROAD, GREAT NECK</u> | <u>GREAT NECK</u> |
| Street Address | Village (if any) |
| <u>N. HEMPSTEAD</u> | <u>NASSAU</u> |
| City/Town | County |
| <u>7</u> | |
| School District | |

5. Property identification (see tax bill or assessment roll)

Tax map number or section /block/lot 2/354/138 (TYPE: APARTMENTS)

*Type of property: Residence ☐ Farm ☐ Vacant land ☐
Commercial ☐ Industrial ☐ Other ☐

Description:*

Assessed value appearing on the assessment roll:

6. Land \$ 3,988,050 Total \$ ~~9,900,000~~ 9,000,000 2,250,000
7. Property owner's estimate of market value of property as of valuation date (see instructions): \$2,475,000

* Information, if applicable, to be supplied at requested hearing.

PART TWO: INFORMATION NECESSARY TO DETERMINE VALUE OF PROPERTY

(If additional explanation or documentation is necessary, please attach)

Information to support the value of property claimed in Part One, item 7 (complete one or more):

1. * Purchase price of property: \$ _____
- a. Date of purchase: _____
- b. Terms _____ Cash _____ Contract _____ Other (explain) _____
- c. Relationship between seller and purchaser (parent-child, in-laws, siblings, etc.): _____
- d. Personal property, if any, included in purchase price (furniture, livestock, etc.; attach list and sales tax receipt): _____

2. * Property has been recently offered for sale (attach copy of listing agreement, if any):

When and for how long: _____

How offered: _____ Asking price: \$ _____

3. * Property has been recently appraised (attach copy): When: _____ By Whom: _____
- Purpose of appraisal: _____ Appraised value: \$ _____

4. * Description of any buildings or improvements located on the property, including year of construction and present condition:

5. * Buildings have been recently remodeled, constructed or additional improvements made:

Cost \$ _____

Date Started: _____ Date Completed: _____

Complainant should submit construction cost details where available.

6. * Property is income producing (e.g., leased or rented), commercial or industrial property and the complainant is prepared to present detailed information about the property including rental income, operating expenses, sales volume and income statements.

7. * Additional supporting documentation (check if attached).

*Information, if applicable, to be supplied at requested hearing.

PART THREE: GROUNDS FOR COMPLAINT
A. UNEQUAL ASSESSMENT (Complete items 1-4)

1. The assessment is unequal for the following reason: (check a or b)
- ☒ The assessed value is at a higher percentage of value than the assessed value of other real property on the assessment roll.
 - ☒ The assessed value of real property improved by a one, two or three family residence is at a higher percentage of full (market) value than the assessed value of other residential property on the assessment roll or at a higher percentage of full (market) value than the assessed value of all real property on the assessment roll.
2. The complainant believes this property should be assessed at 50 % of full value based on one or more of the following (check one or more)
- ☒ The latest State equalization rate for the city, town or village in which the property is located is * %
 - ☒ The latest residential assessment ratio established for the city, town or village in which the residential property is located. Enter latest residential assessment ratio only if property is improved by a one, two or three family residence * %.
 - ☒ Statement of the assessor or other local official that property has been assessed at * %.
 - ☒ Other (explain on attached sheet).
3. Value of property from Part one #7 \$ See item 7, Page 1
4. Complainant believes the assessment should be reduced to \$ 2,475,000 2,150,000
or 1/4 of assessed value, whichever is lower

B. EXCESSIVE ASSESSMENT (check one or more)

The assessment is excessive for the following reason(s):

- ☒ The assessed value exceeds the full value of the property.
 - Assessed value of property \$ *
 - Complainant believes the assessment should be reduced to full value of (part one #7) \$ *
 - Attach list of parcels upon which complainant relies for objection, if applicable.
- ☒ The taxable assessed value is excessive because of the denial of all or portion of a partial exemption.
 - Specify exemption (e.g., senior citizens, veterans, school tax relief [STAR]) RPTL 485-B
 - Amount of exemption claimed \$ *
 - Amount granted, if any: \$ *
 - If application for exemption was filed, attach copy of application to this complaint.
- ☒ Improper calculation of transition assessment. (Applicable only in approved assessing unit which has adopted transition assessments.)
 - Transition assessment \$ *
 - Transition assessment claimed \$ *

C. UNLAWFUL ASSESSMENT (check one or more)

The assessment is unlawful for the following reason(s): *

- ☒ Property is wholly exempt. (Specify exemption (e.g., nonprofit organization)) _____
- ☐ Property is entirely outside the boundaries of the city, town, village, school district or special district in which it is designated as being located.
- ☐ Property has been assessed and entered on the assessment roll by a person or body without the authority to make the entry.
- ☐ Property cannot be identified from description or tax map number on the assessment roll.
- ☐ Property is special franchise property, the assessment of which exceeds the final assessment thereof as determined by the Office of Real Property Services. (Attach copy of certificate.)

D. MISCLASSIFICATION (check one)

The property is misclassified for the following reason (relevant only in approved assessing unit which establish homestead and non-homestead tax rates):

- Class designation on the assessment roll: *
- ☒ Complainant believes class designation should be: *
 - ☐ The assessed value is improperly allocated between homestead and non-homestead real property.

	Allocation of assessed value on assessment roll	Claimed allocation
Homestead	\$ _____	_____
Non-homestead	\$ _____	_____

* Information, if applicable, to be supplied at requested hearing.

6. The assessment is unlawful because it is based upon an assessment practice of selective or spot reassessment, as defined in RPTL, and is unlawful as more fully defined in its entirety in RPTL Section 522.
7. Complainant hereby demands payment for any taxes paid hereunder based upon this assessment.

PART FOUR: DESIGNATION OF REPRESENTATIVE TO MAKE COMPLAINT

I, _____, as complainant (or officer thereof) hereby designate _____ to act as my representative in any and all proceedings before the board of assessment review of the city/town/village/county of _____ for purposes of reviewing the assessment of my real property as it appears on the 2024/25 (year) tentative assessment roll of such assessing unit.

February 1, 2024

Date

Signature of owner (or officer thereof)

SEE AUTHORIZATION AND DESIGNATION ATTACHED

PART FIVE: CERTIFICATION

I certify that all statements made on this application are true and correct to be best of my knowledge and belief, and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the Penal Law relevant to the making and filing of false instruments.

February 1, 2024

Date

DALE ALLINSON
Signature of owner (or representative)
DALE ALLINSON

PART SIX: STIPULATION

The complainant (or complainant's representative) and assessor (or assessor designated by a majority of the board of assessors) whose signatures appear below stipulate that the following assessed value is to be applied to the above described property on the _____ (year) assessment roll: Land \$ _____ Total \$ _____
(Check box if stipulation approves exemption indicated in Part Three, section B.2. or C.1.)

Complainant or representative

Assessor

Date

SPACE BELOW FOR USE OF BOARD OF ASSESSMENT REVIEW**Disposition**

Unequal assessment

Excessive assessment

Unlawful assessment

Misclassification

Ratification of stipulated assessment

No change in assessment

Reason: _____

Vote on Complaint

All concur

All concur except: _____ against abstain absent

Name

_____ against abstain absent

Name

Decision by**Board of Assessment Review**

	<u>Tentative assessment</u>	<u>Claimed assessment</u>	<u>Decision by Board of Assessment Review</u>
Total assessment	\$ _____	\$ _____	\$ _____
Transition assessment (if any)...	\$ _____	\$ _____	\$ _____
Exempt amount	\$ _____	\$ _____	\$ _____
Taxable assessment	\$ _____	\$ _____	\$ _____

Class designation and allocation of assessed value (if any):

Homestead\$ _____ \$ _____ \$ _____

Non-homestead\$ _____ \$ _____ \$ _____

Date notification mailed to complainant _____

AUTHORIZATION

I, the undersigned, being an aggrieved person within the meaning of the Real Property Tax Law, or an officer or partner of such aggrieved person, as complainant, hereby designate and authorize the below named law firm or any other attorney designated by said firm, to act as my representative in any and all proceedings before the Board of Assessment Review of the municipalities mentioned below. for purposes of reviewing the assessment of my real property as it appears on the assessment roll for proceedings applicable to the date set forth below and to act as agent to verify, serve and file a petition for review of said real property assessment pursuant to Section 706 or 730 of the Real Property Tax Law and this applies to property described below as follows:

COUNTY: Nassau
TOWN: North Hempstead
CITY: (if applicable)
VILLAGE: (if applicable) Great Neck

Tax Year 2024/25 Representative Name CERTILMAN BALIN ADLER & HYMAN, LLP

Aggrieved party(Petitioner)NORTH SHORE MILLBROOK, LLC

Relationship to Property

Contract Vendee
(i.e., Owner, Partner, Contract Vendee)

By: Signature

Title (if applicable)

(i.e. President, Member, Trustee)

Name (printed)

Date

Parcel ID 2 / 354 / 138 (TYPE: APARTMENTS)

Property Address 240-250 MIDDLE NECK ROAD, GREAT NECK

Parcel ID

Property Address

Parcel ID

Property Address

Parcel ID

Property Address

Our File No. 0221-0040

02V
SCHWAROB

NasPAD by GENESIS - PROTESTS FILED INFORMATION

Date Printed: December 4, 2024

Section 02 Block 354 Lot 0138 0 Condo Year 2025/26

Petitioner North Shore Millbrook, Llc

Attorney 004 Certilman, Balin, Property Code 41112 Basis (M = market value)

Appeal ID 22625690 AR Type 2

QUICK PROTESTS FILED HISTORY

S/B/L/C	Year	Atty Grp	Attorney	Petitioner	Prop Code	Basis	Claimed Market Value	RC	Appeal ID	AR Type
02/354- /0138-0/	2025/26	004	Certilman, Balin,	North Shore Millbrook, Llc	41112			C	22625690	2
02/354- /0138-0/	2024/25	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	1,322,947	C		
02/354- /0138-0/	2023/24	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	282,780	C		
02/354- /0138-0/	2022/23	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	282,780	C		
02/354- /0138-0/	2021/22	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	282,780	C		
02/354- /0138-0/	2020/21	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	272,070	C		
02/354- /0138-0/	2019/20	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	110,340	C		
02/354- /0138-0/	2018/19	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	142,520	C		
02/354- /0138-0/	2017/18	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	142,530	C		
02/354- /0138-0/	2016/17	004	CERTILMAN, BALIN,	NORTH SHORE MILLBROOK LLC	41112	M	142,530	C		

EXHIBIT A

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

EXHIBIT B

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

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

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

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

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



December 4, 2024

Nassau County
Industrial Development Agency
1550 Franklin Avenue, Suite 235
Mineola, New York, NY

Re: Millbrook Rental Apartments- Affirmative Marketing Plan

Dear Sir/Madam,

We have developed the following Affirmative Marketing Plan (the "AMP") for the affordable housing units to be located in the above referenced project.

The project is located at 240-250 Middleneck Road, Village of Great Neck, NY 11021. The census tract number is 3005.00.

Today the complex contains 119 units, we are adding 67 additional units (the "Project"), 7 of which will be designated as affordable housing rental units and spread throughout the existing and new buildings. The balance of the remaining units constituting the Project will be free market rental apartments.

The Project is not geared towards senior citizens, there are no age restrictions or requirements.

The affordable housing units will be marketed and managed by the owner, at the same on site leasing office the balance of the units are leased from. Additional marketing efforts will be through the Project web site, print, social media outlets and the site signage.

Project marketing materials will utilize the fair housing logo or phrase "Equal Housing Opportunity."

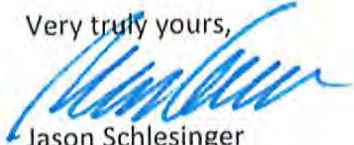
Marketing materials that describe the availability of the affordable housing will be available at the onsite leasing office and at other organizations and agencies that may be designated by the IDA. Records of such activities will be kept on site in the leasing center.

An initial application period with a specific start and end date will be utilized for accepting applications for consideration for the initial rental of the units and that the period will last for at least thirty (30) days after the marketing described in this plan is commenced. In addition, a statement that following the initial application period, all the applications submitted during the initial application period will be considered through the use of a lottery and not on a first come first serve basis, unless the number of applications received during the initial application period

is less than the total number of units for rent. Records will be maintained within our office as to the activities undertaken and materials utilized to implement the marketing plan.

If you have any questions regarding this plan, please feel free to reach out to me.

Very truly yours,



Jason Schlesinger

Agent

North Shore Millbrook LLC

EXHIBIT C

Sample Fair Housing Posters

U. S. Department of Housing and Urban Development



**EQUAL HOUSING
OPPORTUNITY**

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

(The Fair Housing Amendments Act of 1988)

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

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

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

1-800-669-9777 (Toll Free)

1-800-927-9275 (TTY)

www.hud.gov/fairhousing

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

Previous editions are obsolete

Form HUD-920.1 (6/2011)

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



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

This advertisement is not meant to replace legal advice from a lawyer. Consult a lawyer about your rights and the law. Contact the New York State Division of Human Rights for more information.



EXHIBIT D
Requirements for Affirmative Marketing Plans for Housing Projects

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

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