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December 4, 2025

**VIA HAND DELIVERY**

Mr. Sheldon L. Shrenkel,  
CEO/Executive Director  
c/o Colleen Pereira  
Nassau County Industrial Development Agency  
1 West St., 4<sup>th</sup> Floor  
Hempstead, NY 11550

**Re: 350 Broadway Hicksville, LLC d/b/a Vault Storage Solutions  
350 Broadway, Hicksville, Town of Oyster Bay, New York  
Application for Financial Assistance**

Dear Shelly,

Greenberg Traurig, LLP represents 350 Broadway Hicksville, LLC (the “Applicant”), contract-vendee of 350 Broadway, Hicksville, Town of Oyster Bay (the “Premises”), in connection with its application to the Nassau County Industrial Development Agency (the “Agency”) for financial assistance to construct a 108,000 square foot storage/warehouse facility targeted towards the Hicksville business community (hereinafter the “Project”). The Premises is a 1.6-acre (69,650 square feet) unimproved parcel of land located on the Nassau County Land & Tax Map as Section 46, Block 170, Lot 37. Over the last several years, the Premises has been used as storage for trucks, materials, and landscaping vehicles and equipment.

The Project was granted a special use permit and site plan approval from the Town of Oyster Bay’s Town Board on October 21, 2025. The Project represents a \$19,201,000 investment in the community, including approximately 85 FTE construction jobs during the 12-14 month construction period to complete the Project. Additionally, the Project will create a management position that carries with it a high paying salary of at least \$90,000 per year.

To complete the Project as proposed, the Applicant is requesting financial assistance from the Agency in the form of a 15-year PILOT agreement, as well as sales and mortgage recording tax exemptions. Due to the expensive and unpredictable costs of construction, real estate taxes, and financing, the Project, as proposed, is not feasible unless the Agency grants the requested financial assistance.

Enclosed, please find an executed application for financial assistance. The Applicant previously provided three (3) checks, each made payable to Nassau County Industrial Development Agency, in the amounts of \$2,500 (application fee), \$3,500 (expense deposit for the

December 4, 2025

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Agency's transaction/bond counsel fees and expenses), and \$4,500 (expense deposit for required cost/benefit analysis).

Kindly process the enclosed as soon as possible and advise the undersigned of the date of the preliminary inducement meeting.

Thank you.

Very truly yours,

**GREENBERG TRAURIG, LLP**

By:   
Daniel J. Baker

Enclosures

cc: Paul O'Brien, Esq.

**NASSAU COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

**APPLICATION FOR FINANCIAL ASSISTANCE**

**APPLICATION OF:**

350 Broadway Hicksville, LLC d/b/a

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Vault Storage Solutions

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**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 \$2,500 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.

09-25-2025

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**DATE**

**PART I. APPLICANT**

**A. APPLICANT FOR FINANCIAL ASSISTANCE:**

Name: 350 Broadway Hicksville, LLC d/b/a Vault Storage Solutions

Address: 790 NY Ave, Ste 103, Huntington NY 11743

Fax: NA

NY State Dept. of Labor Reg #: \_\_\_\_\_ Federal Employer ID #: [REDACTED]

NAICS Code #: 531130

Website: vaultequities.com

Name of CEO or Authorized Representative Certifying Application: Nicholas Girardi

Title of Officer: Managing Partner

Phone Number: [REDACTED] E-Mail: [REDACTED]

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

Sole Proprietorship ☐ General Partnership ☐ Limited Partnership ☐

Limited Liability Company ☒ Privately Held Corporation ☐

Publicly Held Corporation ☐ Exchange listed on \_\_\_\_\_

Not-for-Profit Corporation ☐

Income taxed as: Subchapter S ☐ Subchapter C ☐

501(c)(3) Corporation ☐ Partnership ☒

State and Year of Incorporation/Organization: New York 2024

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

**C. APPLICANT COUNSEL:**

Firm name: Greenberg Traurig, LLP

Address: 900 Stewart Ave, Garden City, NY 11530

Primary Contact: Daniel J. Baker, Esq.

Phone: 516-629-9610

Fax: \_\_\_\_\_

E-Mail: Dan.baker@gtlaw.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>Nicholas Girardi</u> | <u>50</u> %      |
| <u>Frank Califano</u>   | <u>50</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:

N/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 \_\_\_\_\_

NO X \_\_\_\_\_

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

YES \_\_\_\_\_

NO X \_\_\_\_\_

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

YES \_\_\_\_\_

NO X \_\_\_\_\_

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

YES \_\_\_\_\_

NO X \_\_\_\_\_

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

YES \_\_\_\_\_

NO X \_\_\_\_\_

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

YES \_\_\_\_\_

NO X \_\_\_\_\_

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

| <u>Name</u>             | <u>Title</u>            | <u>Other Business Affiliations</u> |
|-------------------------|-------------------------|------------------------------------|
| <u>Frank Califano</u>   | <u>Managing Partner</u> | <u>See Attached</u>                |
| <u>Nicholas Girardi</u> | <u>Managing Partner</u> | <u>See Attached</u>                |
| _____                   | _____                   | _____                              |
| _____                   | _____                   | _____                              |

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

YES \_\_\_\_\_

NO X \_\_\_\_\_

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

YES \_\_\_\_\_

NO X \_\_\_\_\_

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

1. (a) Location: NA \_\_\_\_\_

(b) Number of Employees: Full-Time: NA \_\_\_\_\_ Part-Time: NA \_\_\_\_\_

(c) Annual Payroll, excluding benefits: NA \_\_\_\_\_

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

(e) Size of existing facility real property (i.e., acreage of land): NA \_\_\_\_\_

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

(g) Applicant's interest in the facility

FEE Title:      Lease:      Other (describe below):

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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

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

YES     

NO X

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- 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):

Commercial storage/warehouse facility.

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

Name: NA

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: 108,000
- ☐ Addition to Existing Facility  
Square footage of existing facility: \_\_\_\_\_  
Square footage of addition: \_\_\_\_\_
- ☐ Renovation of Existing Facility  
Square footage of area renovated: \_\_\_\_\_  
Square footage of existing facility: \_\_\_\_\_
- ☒ Acquisition of Land/Building  
Acreage/square footage of land: 1.6 Acres  
Square footage of building: NA
- ☒ Acquisition of Furniture/Machinery/Equipment  
List principal items or categories:  
HVAC, office furniture, and FF&E associated  
with storage/warehouse facility
- ☐ 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.

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

YES X

NO       

See Schedule I.

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- 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.

No. We do not believe development of storage/warehouse in Nassau county will be possible with the current climate and high taxes.

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- F. Location of Project:

Street Address: 350 S Broadway

City/Village(s): Hicksville

Town(s): Oyster Bay

School District(s): Hicksville

Tax Map Section: 46 Block: 170 Lot: 37

Census Tract Number:                     

- G. Present use of the Project site: Heavy equipment parking.

- 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: \$69,394.85  
School: \$85,590.97  
Village: \$                    

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

YES<sup>X</sup>\_\_\_\_\_

NO \_\_\_\_\_

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

- 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.)

Climate controlled commercial storage/warehouse for lease.

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- 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:

To be leased to to-be-determined tenants.

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- 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.
- 

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

YES<sup>X</sup>\_\_\_\_\_

NO \_\_\_\_\_

1. Describe present zoning/land use: GB/R1-7
2. Describe required zoning/land use, if different: \_\_\_\_\_
3. If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:

N/A

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- 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 \_\_\_\_\_ NO X \_\_\_\_\_

If YES, indicate:

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

If NO, indicate name of present owner of Project site: Dr. Marc Mouallem

- 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 X \_\_\_\_\_ NO \_\_\_\_\_

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

- (a) Date signed: 03-22-2024
- (b) Purchase price: \$ 2,400,000
- (c) Closing date: 12-15-2025

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

If YES, describe:

YES \_\_\_\_\_ NO X \_\_\_\_\_

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

Sales of Goods: YES ☒ NO ☒ Sales of Services: YES ☒ NO ☐

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

See Schedule I.

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

Architect: JMN Architecture

Engineer: Devcon Solutions

Contractors: TBD

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

YES ☐ NO ☒

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

YES ☐ NO ☒

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

YES ☐ NO ☒

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

YES \_\_\_\_\_

NO X \_\_\_\_\_

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- X. Will the proposed Project contribute to the State of New York's renewable energy goals and emission reduction targets as set forth in the State's energy plan adopted pursuant to Section 6-104 of the New York State Energy Law? If yes, explain.

YES \_\_\_\_\_

NO X \_\_\_\_\_

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- Y. Will the proposed Project site include onsite child daycare facilities? If yes, explain.

YES \_\_\_\_\_

NO X \_\_\_\_\_

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### **PART III. CAPITAL COSTS OF THE PROJECT**

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

|    | <u>Item</u>                            | <u>Cost</u>         |
|----|--|---------------------|
| 1. | Land and/or Building Acquisition       | <u>\$2,400,000</u>  |
| 2. | Building Demolition                    | <u>\$</u>           |
| 3. | Construction/Reconstruction/Renovation | <u>\$11,906,000</u> |
| 4. | Site Work                              | <u>\$</u>           |
| 5. | Infrastructure Work                    | <u>\$</u>           |
| 6. | Architectural/Engineering Fees         | <u>\$350,000</u>    |
| 7. | Applicant's Legal Fees                 | <u>\$150,000</u>    |
| 8. | Financial Fees                         | <u>\$3,330,000</u>  |

|       |  |              |
|-------|--|--------------|
| 9.    | Other Professional Fees  | \$ _____     |
| 10.   | Furniture, Equipment & Machinery<br>Acquisition (not included in 3. above) | \$ _____     |
| 11.   | Other Soft Costs (describe)  | \$470,000    |
| 12.   | Other (describe)   | \$595,000    |
| Total |  | \$19,201,000 |

B. Estimated Sources of Funds for Project Costs:

- |    |   |              |
|----|---|--------------|
| a. | Tax-Exempt IDA Bonds:                             | \$ _____     |
| b. | Taxable IDA Bonds:                                | \$ _____     |
| c. | Conventional Mortgage Loans:                      | \$12,000,000 |
| d. | SBA or other Governmental Financing:              | \$ _____     |
|    | Identify: _____                                   |              |
| e. | Other Public Sources (e.g., grants, tax credits): | \$ _____     |
|    | Identify: _____                                   |              |

|       |   |    |            |
|-------|---|----|------------|
| f.    | Other Loans:  | \$ | _____      |
| g.    | Equity Investment:                                    | \$ | 7,201,000  |
|       | (excluding equity attributable to grants/tax credits) |    |            |
| TOTAL |   | \$ | 19,201,000 |

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

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

YES \_\_\_\_\_ NO ☒ \_\_\_\_\_

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

YES \_\_\_\_\_ NO ☒ \_\_\_\_\_ NOT APPLICABLE \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

YES \_\_\_\_\_ NO ☒ \_\_\_\_\_ NOT APPLICABLE \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

YES \_\_\_\_\_ NO ☒ \_\_\_\_\_ NOT APPLICABLE \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

G. Construction Cost Breakdown:

Total Cost of Construction: \$11,906,000 (sum of 2-5 and 10 in Question A above)

Cost for materials: \$6,310,180  
 % Sourced in County: 65 %

% Sourced in State: 75 % (incl. County)

Cost for labor: \$5,595,820  
 % Sourced in County: 65 %  
 % Sourced in State: 90 % (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>\$0</u>     | <u>\$90,000</u>   | <u>\$92,700</u>    | <u>\$94,630</u>   |
| Part-time: <sup>1</sup> | <u>\$</u>      | <u>\$</u>         | <u>\$</u>          |                   |

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                                 |   |  |

<sup>1</sup> 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 <sup>2</sup> |  |  |
| 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                             | 90,000                                    |  |
| Professional                           | 11,529                                    |  |
| Administrative                         | 11,092                                    |  |
| Production                             |   |  |
| Supervisor                             |   |  |
| Laborer                                |   |  |
| Independent Contractor <sup>3</sup>    |   |  |
| 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 ☒ \_\_\_\_\_

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- (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:

+/- 85  
\_\_\_\_\_

<sup>2</sup> As used in this chart, this category includes employees of independent contractors.

<sup>3</sup> 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?

\$ 300,000 year 1

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

1 %

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)?

2 %

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

N/A

- 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>\$29715</u> | <u>50</u>                  | <u>100</u>                |
| Year 2 | <u>\$32856</u> | <u>50</u>                  | <u>100</u>                |
| Year 3 | <u>\$35697</u> | <u>50</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: \$ 544,253  
(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: \$ 90,000  
(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: 15

Existing Property Taxes on Land and Building: \$ 144,405

Estimated Property Taxes on completed Project: \$ 594,000  
(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:

Building permit, sewer connection

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## **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 <u>X</u> _____ | _____ % complete |

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

SPRING 2026

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

12-14 months. First use 16 months from start of construction

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## **PART VI. ENVIRONMENTAL IMPACT**

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

See Schedule I.

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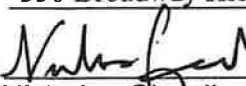
- B. Is an environmental impact statement required by Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act)?

YES \_\_\_\_\_ NO X \_\_\_\_\_

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

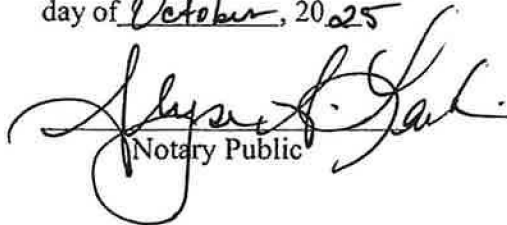
Signature: 

Name: Nicholas Grardi

Title: Member

Date: 10-15-2025

Sworn to before me this 15  
day of October, 2025

  
Notary Public

Alys A. Larkin  
Notary Public, State of New York  
No. 01LA6126846  
Qualified in Nassau County  
Commission Expires June 21, 2029

## **CERTIFICATIONS AND ACKNOWLEDGMENTS OF THE APPLICANT**

### **FIRST:**

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

### **SECOND:**

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

### **THIRD:**

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

### **FOURTH:**

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

### **FIFTH:**

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

### **SIXTH:**

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

**SEVENTH:**

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

**EIGHTH:**

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

YES \_\_\_\_\_ NO X \_\_\_\_\_

If YES, how many units? \_\_\_\_\_

If YES, the Applicant hereby certifies that:

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

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

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

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

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

YES \_\_\_\_\_ NO \_\_\_\_\_

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

If YES, answer the following questions:

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

\_\_\_\_\_  
\_\_\_\_\_

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

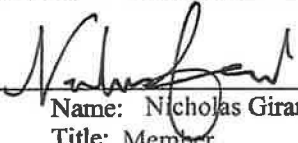
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Name of  
Applicant: 350 Broadway Hicksville LLC

By: \_\_\_\_\_

  
Name: Nicholas Girardi  
Title: 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 - Seven-tenths (7/10) 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 – Seven-tenths (7/10) of one percent (1%) of total project costs.
- (C) Straight-Lease Transactions - Seven-tenths (7/10) 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 \$5,000.
- (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.
- (G) Assignment/Assumptions – An assignment of an Applicant’s interest in a Project site, including the Agency’s “financial assistance”, normally will not be approved prior to completion of the renovation, construction, installation and equipping of the proposed Project, if applicable (the “Completion Date”). If the Agency approves an assignment/assumption, the Agency’s administrative fee shall be an amount equal to the administrative fee applicable to the original Project based on paragraphs (A), (B) or (C) above, as applicable, plus the general counsel fee based on paragraph (D) above, using the original total project costs applicable to the Project; provided, however, that the Agency may agree to an alternative fee on a case-by-case basis.
- (H) Changes of Ownership of Applicant – The Agency fee shall be determined on a case-by-case basis.
- (I) Other Modifications – The Agency fee shall be determined on a case-by-case basis, subject to the following:
  - A basic Consent - \$750
  - A complex Consent - \$6,000
  - Extensions - \$1,000
- (J) 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.

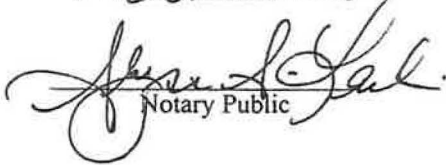
I further acknowledge and agree on behalf of the Applicant that, in the event the Agency shall have used all of its available tax-exempt bond financing allocation from the State of New York, if applicable, and shall accordingly be unable to obtain an additional allocation for the benefit of the Applicant, 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.

350 Broadway Hicksville, LLC

  
Name Nicholas Girardi

Title: Member

Subscribed and affirmed to me this 15  
day of October, 20 25

  
Notary Public

Alyse A. Larkin  
Notary Public, State of New York  
No. 01LA6126846  
Qualified in Nassau County  
Commission Expires June 21, 20 29

TABLE OF SCHEDULES:

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

NOT APPLICABLE

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.

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

| <u>FUNCTION</u> | <u>LOCATION</u> | <u>SQ. FOOTAGE</u> |
|-----------------|-----------------|--------------------|
| <hr/>           | <hr/>           | <hr/>              |
| <hr/>           | <hr/>           | <hr/>              |
| <hr/>           | <hr/>           | <hr/>              |

TOTAL

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

| <u>FUNCTION</u> | <u>LOCATION</u> | <u>SQ. FOOTAGE</u> |
|-----------------|-----------------|--------------------|
| <hr/>           | <hr/>           | <hr/>              |
| <hr/>           | <hr/>           | <hr/>              |
| <hr/>           | <hr/>           | <hr/>              |

TOTAL

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

**SQ. FOOTAGE****LOCATION**

Raw Materials used  
for production of  
manufactured goods

---

Finished product storage

---

Component parts of  
goods manufactured at  
the facility

---

Purchased component  
parts

---

Other (specify)

---

TOTAL

---

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

---

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

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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.

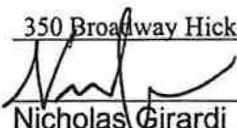
- B. The Applicant will be required to file annually a statement with the New York State Department of Taxation and Finance and the Agency of the value of all sales or use tax exemptions claimed in connection with the Project by reason of the involvement of the Agency.
- C. The following information 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: | <u>350 Broadway Hicksville, LLC</u>   |
| Signature:         |  |
| Name:              | <u>Nicholas Girardi</u>   |
| Title:             | <u>Member</u>   |
| Date:              | <u>10-15-2025</u>   |

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: 350 Broadway Hicksville, LLC  
Address: 790 New York Ave., Suite 103, Huntington, NY  
Type of Business: Storage/warehouse  
Contact Person: Nicholas Girardi Tel. No. [REDACTED]

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<br/>Planned Occupations</u> | <u>Present Jobs<br/>Per Occupation</u> | <u>Estimated Number of<br/>Full Time Equivalent<br/>Jobs After Completion<br/>of the Project:<sup>4</sup></u> |                             |                             | <u>Estimate of Number of<br/>Residents of the LMA<sup>5</sup><br/>that would fill such jobs<br/>by the third year</u> |
|--|--|---|-----------------------------|-----------------------------|---|
|  |  | <u>1 year</u>   | <u>2 years</u>              | <u>3 years</u>              |   |
| <u>Management</u>                          | <u>                    </u>            | <u>1</u>  | <u>1</u>                    | <u>1</u>                    | <u>                    </u>   |
| <u>Professional</u>                        | <u>                    </u>            | <u>                    </u>   | <u>                    </u> | <u>                    </u> | <u>                    </u>   |
| <u>Administrative</u>                      | <u>                    </u>            | <u>1*</u>   | <u>1*</u>                   | <u>1*</u>                   | <u>                    </u>   |
| <u>Production</u>                          | <u>                    </u>            | <u>                    </u>   | <u>                    </u> | <u>                    </u> | <u>                    </u>   |
| <u>Supervisor</u>                          | <u>                    </u>            | <u>                    </u>   | <u>                    </u> | <u>                    </u> | <u>                    </u>   |
| <u>Laborer</u>                             | <u>                    </u>            | <u>                    </u>   | <u>                    </u> | <u>                    </u> | <u>                    </u>   |
| <u>Independent Contractor</u>              | <u>                    </u>            | <u>                    </u>   | <u>                    </u> | <u>                    </u> | <u>                    </u>   |
| <u>Other (describe)</u>                    | <u>                    </u>            | <u>                    </u>   | <u>                    </u> | <u>                    </u> | <u>                    </u>   |

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

<sup>5</sup> 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: +/- 85

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

Hiring date will coincide with commencement of construction. Construction is  
anticipated to commence Q1 2026.

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

YES \_\_\_\_\_

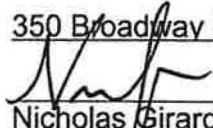
NO X \_\_\_\_\_

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: | <u>350 Broadway Hicksville</u>  |
| Signature:         |  |
| Name:              | <u>Nicholas Girardi</u>   |
| Title:             | <u>Managing Partner</u>   |
| Date:              | <u>10-15-2025</u>   |

NOT APPLICABLE

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 X

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?

1.34 %

- 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: \_\_\_\_\_%

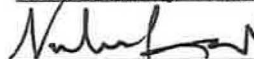
Services: \_\_\_\_\_%

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:

350 Broadway Hicksville, LLC

Signature:



Name:

Nicholas Girardi

Title:

Member

Date:

10-15-2025

Schedule F

**APPLICANT'S FINANCIAL ATTACHMENTS**

**SCHEDULE F**

No financial statements available for 350 Broadway Hicksville, LLC.

Schedule G

**ENVIRONMENTAL ASSESSMENT FORM**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

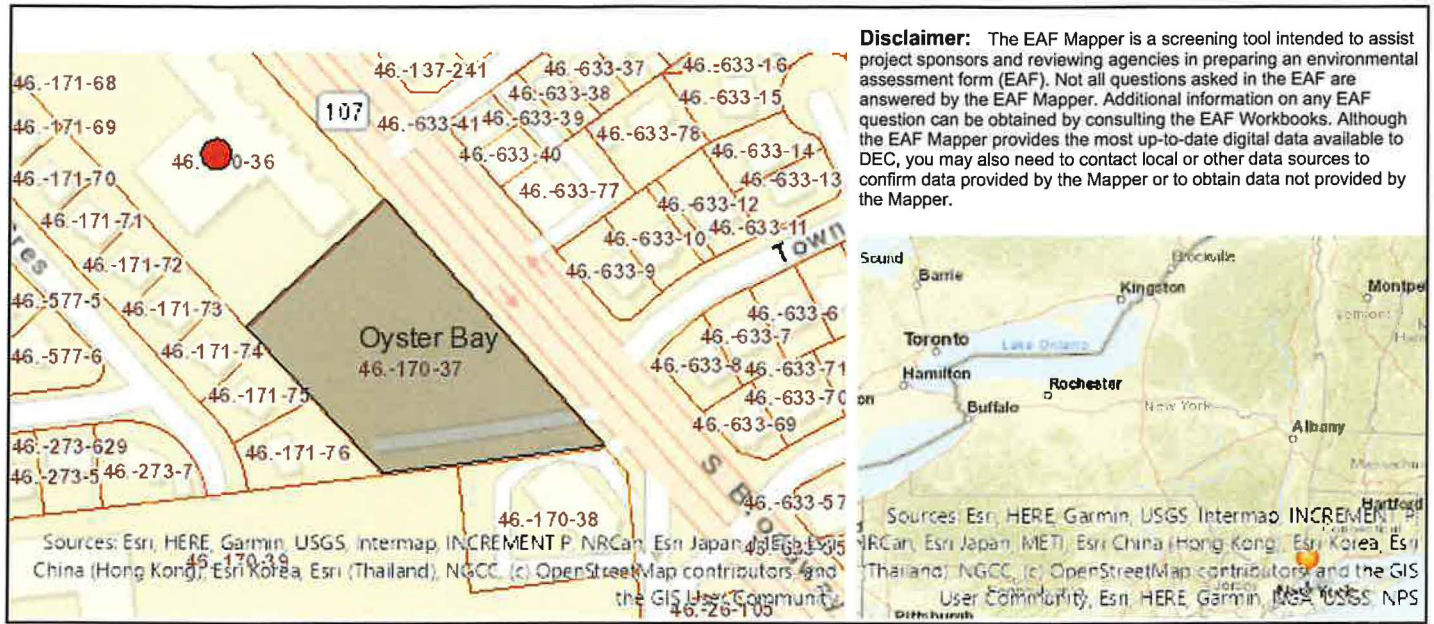
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|  |  |  |  |
|--|--|--|--|
| <b>Part 1 – Project and Sponsor Information</b>  |  |  |  |
| Name of Action or Project:<br>Proposed three (3) story storage/warehouse facility  |  |  |  |
| Project Location (describe, and attach a location map):<br>350 S Broadway, Hicksville, Town of Oyster Bay, New York (Section 46, Block 170, Lot 37)  |  |  |  |
| Brief Description of Proposed Action:<br>Application to the Nassau County Industrial Development Agency for financial assistance in connection with a proposed storage/warehouse facility. The project involves in the removal/demolition of an existing parking lot with associated pavement, light poles, drainage structures and landscaping to accommodate a three (3) story storage/warehouse facility (108,236 +/- sf) with a building footprint of approx. 27,109 sf. The Town of Oyster Bay Town Board granted a special use permit and site plan approval for the project under Town Board Resolution No. 759-2025. |  |  |  |
| Name of Applicant or Sponsor:<br>Greenberg Traurig, LLP by Erik W. Snipas, Esq.  |  | Telephone: (516) 629-9608<br>E-Mail: erik.snipas@gtlaw.com |  |
| Address:<br>900 Stewart Avenue, Suite 505  |  |  |  |
| City/PO:<br>Garden City  |  | State:<br>NY   | Zip Code:<br>11553                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.   |  | NO<br><input checked="" type="checkbox"/>                  | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: Town of Oyster Bay building department - building permits   |  | NO<br><input type="checkbox"/>                             | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?  |  | 1.599 acres  |  |
| b. Total acreage to be physically disturbed?   |  | 1.599 acres  |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | 1.599 acres  |  |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |  |  |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Institutional use (Lee Avenue Elementary)<br><input type="checkbox"/> Parkland   |  |  |  |

|   |  | NO                                  | YES                                 | N/A                                 |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action,  |  |                                     |                                     |                                     |
| a. A permitted use under the zoning regulations?  |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Consistent with the adopted comprehensive plan?  |  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?   |  |                                     | NO                                  | YES                                 |
|   |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  |  |                                     | NO                                  | YES                                 |
| If Yes, identify: _____   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?  |  |                                     | NO                                  | YES                                 |
|   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| b. Are public transportation services available at or near the site of the proposed action?   |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| 9. Does the proposed action meet or exceed the state energy code requirements?  |  |                                     | NO                                  | YES                                 |
| If the proposed action will exceed requirements, describe design features and technologies:   |  |                                     |                                     |                                     |
| As a new commercial building, this facility will comply with the Energy Conservation Code (Energy Code). All additions to commercial building, as well as mechanical subsystems, like furnace or boiler, as part of HVAC (heating, ventilation, and a/c), electrical system such as lighting, or water systems will be compliant with the Energy Code. The project is designed to reduce greenhouse gases and be more consistent with the municipality's environmental goals. |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |
| 10. Will the proposed action connect to an existing public/private water supply?  |  |                                     | NO                                  | YES                                 |
| If No, describe method for providing potable water: _____   |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |
| 11. Will the proposed action connect to existing wastewater utilities?  |  |                                     | NO                                  | YES                                 |
| If No, describe method for providing wastewater treatment: _____  |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  |  |                                     | NO                                  | YES                                 |
|   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  |  |                                     | NO                                  | YES                                 |
|   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____  |  |                                     |                                     |                                     |
| _____   |  |                                     |                                     |                                     |
| _____   |  |                                     |                                     |                                     |

|  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                                     |                                     |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?   | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 16. Is the project site located in the 100-year flood plan?  | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,  | NO                                  | YES                                 |
| a. Will storm water discharges flow to adjacent properties?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| If Yes, briefly describe:<br>_____<br>The proposed drainage system consists of 10 drywells, providing a total volume of 14,123 cubic feet storage. The proposed development will connect to the existing Nassau County sewer system that serves the site for sewage disposal.  |                                     |                                     |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment: _____  | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____  | NO                                  | YES                                 |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____<br>New Castle/Hicksville Ground Water Contamination Site, listed under the State Superfund Program.  | NO                                  | YES                                 |
|  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Greenberg Traurig, LLP by: Erik Snipas, Esq.</u> Date: <u>12-1-2025</u><br><br>Signature: <u><i>Erik W. Snipas</i></u> Title: <u>Shareholder</u>   |                                     |                                     |



|   |  |
|---|--|
| Part 1 / Question 7 [Critical Environmental Area]   | No   |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No   |
| Part 1 / Question 12b [Archeological Sites]   | No   |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]                               | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal]  | No   |
| Part 1 / Question 16 [100 Year Flood Plain]   | No   |
| Part 1 / Question 20 [Remediation Site]   | Yes  |



TOWN ATTORNEY  
FRANK M. SCALERA

SPECIAL COUNSEL  
THOMAS M. SABELLICO

Office of the Town Attorney  
Town of Oyster Bay

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DENNIS P. SHEEHAN  
DOMENICA R. WOLFE

Erik W. Snipas  
Greenberg Traurig, LLP  
900 Stewart Avenue  
Garden City, New York 11530

October 22, 2025

Re: 350 Broadway Hicksville, LLC & Marc R. Mouallem for a Special Permit Approval pursuant to Oyster Bay Code 246-5.2 and Ste Plan Approval pursuant to Oyster Bay Code 246-9.3.2 for property in the "GB" (General Business) District located at 350 Broadway, Hicksville, in the Town of Oyster Bay, County of Nassau, State of New York  
Section 46 Block 170 Lot 37

Dear Mr. Snipas:

Enclosed is a certified copy of Resolution No.759 -2025 adopted by the Town Board on October 21, 2025 approving the application for the above subject Petitioner. Please note that the Resolution states that the Special Use Permit has been granted subject to the execution and filing of a Declaration of Restrictive Covenants.

The Special Use Permit granted by this resolution will expire if the approved use and/or site development is not commenced within one year of the date of approval ( Town Code Section 246-9.3.5) However, in the event of extenuating circumstances within the sole discretion of the Town Board, said Special Use Permit may be extended beyond said one (1) year period, by resolution of the Town Board, without a public hearing, provided the application for such an extension is made by the holder of said Special Use Permit prior to the expiration of that one (1) year period.

Also enclosed is the original of the aforementioned Declaration of Restrictive Covenants. Said document is to be signed (with the name printed beneath the signature) and notarized, and filed with the Clerk of Nassau County. Please have the original copy of the recorded Declaration of Restrictive Covenants forwarded to this office together with proof of recording.

Your prompt attention to this matter will be greatly appreciated.

Yours truly,

Frank M. Scalera  
Town Attorney

  
Sheila Tarnowski - Director, Legislative Affairs

WHEREAS, 350 BROADWAY HICKSVILLE, LLC, contract vendee, and MARC R. MOUALLEM, fee owner, ("Petitioners"), petitioned the Town Board for granting of a Special Use Permit to allow for construction of a proposed three-story, 108,236 sq. ft. building and use of same as a storage facility, and associated site improvements, at premises located partially in a General Business ("GB") zone and partially in a One-Family Residence ("R1-7") zone, at 350 Broadway, Hicksville, Town of Oyster Bay, County of Nassau, State of New York and described as Section 46, Block 17, Lot 37, on the Land and Tax Map of Nassau County, and also requested Site Plan Approval for said premises; and

WHEREAS, a duly advertised public hearing on said Petition was held by the Town Board of the Town of Oyster Bay on August 12, 2025, at which hearing all parties interested in the subject matter and desiring to be heard were heard; and

WHEREAS, the Town of Oyster Bay Department of Environmental Resources, Town Environmental Quality Review Division, has reviewed the Petition and related documents and submitted its memorandum dated June 27, 2025, regarding the environmental impacts contemplated by said Petition and recommended that the Town Board adopt a Negative Declaration, based on the determination that the proposed action will not result in significant adverse environmental impacts; and

WHEREAS, the Nassau County Planning Commission, by its Resolution No. 10623-25, adopted on August 14, 2025, deferred to the Town Board of the Town of Oyster Bay to take action as it deemed appropriate on said application; and

WHEREAS, the Town Board of the Town of Oyster Bay, based upon the relevant facts and circumstances presented at the public hearing, and based upon the facts and information within the personal knowledge of the members of the Town Board, finds the following: that because of the area, location, nature and character of the subject property, the below described premises are adequate and suitable for the requested use; that the granting of this application, subject to the imposition of certain covenants, restrictions and provisions, will not adversely affect the present character of the area; and the granting of this application will be compatible with the purposes and objectives of the comprehensive zoning plan of the Town of Oyster Bay; and

WHEREAS, Hon. Angelo A. Delligatti, Commissioner, Department of Planning and Development, by memorandum dated July 10, 2025, advised that the Department of Planning and Development has reviewed the following fifteen (15) plans prepared by Robert F. Karpowicz, P.E., DEVCON Solutions, LLC and STC Skytesting Civil, Melville, New York, and seven (7) plans prepared by Joseph M. Neitzel, R.A., JMN Architecture, P.C., Saint James, New York:

| SHEET NO. | TITLE                                   | PREPARED BY               | LAST REVISED DATE |
|-----------|---|---------------------------|-------------------|
| C-101     | Cover Sheet                             | Robert F. Karpowicz, P.E. | 03/27/2025        |
| C-102     | Existing Conditions and Demolition Plan | Robert F. Karpowicz, P.E. | 03/27/2025        |
| C-103     | Proposed Site Plan                      | Robert F. Karpowicz, P.E. | 03/27/2025        |

Office of Town Attorney  
Reviewed By  
DPR

|       |                                       |                           |            |
|-------|---------------------------------------|---------------------------|------------|
| C-104 | Proposed Grading Plan                 | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-105 | Proposed Drainage and<br>Utility Plan | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-106 | Phase I Erosion Control Plan          | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-107 | Phase II Erosion Control Plan         | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-108 | Lighting Plan                         | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-109 | Site Details                          | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-110 | Drainage Details                      | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-111 | Erosion Control Details               | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-112 | ADA Details                           | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-113 | Truck Turning Plan                    | Robert F. Karpowicz, P.E. | 03/27/2025 |
| C-114 | NYSDOT Details                        | Robert F. Karpowicz, P.E. | 03/27/2025 |
| L-100 | Landscape Plan                        | Robert F. Karpowicz, P.E. | 02/06/2025 |
| A-100 | Cellar Construction Plan              | Joseph M. Neitzel, R.A.   | 06/02/2025 |
| A-101 | First Floor Construction Plan         | Joseph M. Neitzel, R.A.   | 06/02/2025 |
| A-102 | Second Floor Construction<br>Plan     | Joseph M. Neitzel, R.A.   | 06/02/2025 |
| A-103 | Third Floor Construction<br>Plan      | Joseph M. Neitzel, R.A.   | 06/02/2025 |
| A-104 | Roof Construction Plan                | Joseph M. Neitzel, R.A.   | 06/02/2025 |
| A-200 | Exterior Elevations                   | Joseph M. Neitzel, R.A.   | 06/02/2025 |
| A-201 | Exterior Rendering                    | Joseph M. Neitzel, R.A.   | 06/02/2025 |

WHEREAS, Commissioner Delligatti further reports that the plans submitted, as modified, comply with the standards set forth in the Code of the Town of Oyster Bay, Section 246.6, Site Plan Review, and recommends Town Board approval for the site plans enumerated herein,

NOW, THEREFORE, BE IT RESOLVED, That the Town Board of the Town of Oyster Bay does hereby accept the recommendation of the Town of Oyster Bay Department of Environmental Resources, Town Environmental Quality Review Division, and does hereby adopt a Negative Declaration with respect to the Petition of Petitioners for a Special Use Permit to allow for construction of a proposed three-story, 108,236 sq. ft. building and use of same as a storage facility, and associated site improvements, at premises located partially in a General Business ("GB") zone and partially in a One-Family Residence ("R1-7") zone, at 350 Broadway, Hicksville, Town of Oyster Bay, County of Nassau, State of New York and described as Section 46, Block 17, Lot 37, on the Land and Tax Map of Nassau County, and Site Plan Approval for said premises; and be it further

RESOLVED, That the Department of Environmental Resources is hereby directed to circulate and file the Negative Declarations in accordance with the requirements of the New York State Environmental Quality Review Act ("SEQR"); and be it further

RESOLVED, That the Petition of 350 BROADWAY HICKSVILLE, LLC, contract vendee, and MARC R. MOUALLEM, fee owner, for granting of a Special Use Permit to allow for construction of a proposed three-story, 108,236 sq. ft. building and use of same as a storage facility,

and associated site improvements, at premises located partially in a General Business ("GB") zone and partially in a One-Family Residence ("R1-7") zone, at 350 Broadway, Hicksville, Town of Oyster Bay, County of Nassau, State of New York and described as Section 46, Block 17, Lot 37, on the Land and Tax Map of Nassau County, and Site Plan Approval, is hereby GRANTED for the premises described as follows:

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being near Hicksville, Town of Oyster Bay, County of Nassau, State of New York, bounded and described as follows:

BEGINNING at the Northeasterly corner of Lot 34, Block 170, Section 46 as shown on said Map (said corner being the Southeasterly corner of Broadway and Park Avenue);

RUNNING THENCE Southeasterly along the Southwesterly side of Broadway, a distance of 730 feet, plus or minus, to the point of BEGINNING of the parcel to be described;

THENCE continuing Southeasterly along Broadway, a distance of 397 feet, plus or minus;

THENCE Westerly, a distance of 267 feet, plus or minus;

THENCE Northwesterly along a line parallel to Broadway, a distance of 237.16 feet, plus or minus;

THENCE Northeasterly at a right angle to the last described line, a distance of 221 feet, plus or minus, to the point or place of BEGINNING, and there terminating.

SAID premises are known by Street Address 350 Broadway, Hicksville, New York, and described as Section 46, Block 170, Lot 37 on the Land and Tax Map of the County of Nassau.

and be it further

RESOLVED, That the Petition herein granted is subject to voluntary covenants and restrictions imposed upon the subject premises by the Petitioners, as set forth in the written instrument attached herewith, to be duly recorded in the Office of the Clerk of Nassau County within one year of this Resolution, and the subject Petition may only become effective upon such recording; and be it further

RESOLVED, That the Petition herein granted is subject Petitioners applying to the Town of Oyster Bay Zoning Board of Appeals for variance to allow off-street parking in the portion of the subject premises that lies in the R1-7 Residential Zone, and said variance being granted; and be it further

RESOLVED, That in accordance with the memorandum of Hon. Angelo A. Delligatti, Commissioner, Department of Planning and Development, dated July 10, 2025, the twenty-two (22) plans described herein are hereby approved.

-#-

The foregoing resolution was declared adopted after a poll of the members of the Board; the vote being recorded as follows:

|                       |     |     |
|-----------------------|-----|-----|
| Supervisor Saladino   | 4 - | Aye |
| Councilman Imbroto    |     | Aye |
| Councilman Hand       |     | Aye |
| Councilman Labriola   |     | Aye |
| Councilwoman Maier    |     | Aye |
| Councilwoman Walsh    |     | Aye |
| Councilman Monteleone |     | Aye |

Schedule H

**FORM NYS-45**

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

Schedule I

**OTHER ATTACHMENTS**

## SCHEDULE I

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

*The Project proposes to develop the vacant Premises as a storage/warehouse facility. The Premises has been vacant for over 30 years and has been used throughout the years to store passenger and commercial vehicles. More recently, the Premises was used as off-street parking for the former Health Insurance Plan (HIP) of Greater New York building, abutting the Premises to the north. The HIP parcel has since been redeveloped to provide a fully zoning compliant retail building, without the support of the Premises to provide off-street parking.*

*The storage/warehouse facility will feature 108,000 sf of climate-controlled space. The Project will provide substantial economic benefits to the Town of Oyster Bay and Nassau County. Due to the unpredictable – and continually increasing - costs of construction, real estate taxes, and financing, the Applicant needs certainty in the form of mortgage recording tax and sales tax exemptions, as well as PILOT payments to make the Project feasible.*

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

*The construction costs of the project are very expensive and unpredictable. Adding the construction costs with the fact that storage/warehouse rents tend to be significantly lower than other uses, difficulties obtaining suitable financing, and the continually increasing real estate taxes, and the Applicant faces great uncertainty with the feasibility of the Project. The Applicant is seeking certainty in the form of financial assistance from the Agency to bring the project to fruition. Given the numerous commercial uses in the immediate area, there is a strong need for storage/warehouse in this area of Hicksville.*

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

*Please see the response to Item D, above.*

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

*The site will be improved by a 108,000 SF class A storage/warehouse facility. Due to the fact that there is no housing proposed with the Project, there will be no impact on school enrollment. Furthermore, the type of facility proposed with the Project is one of the lowest generators of*

*traffic for commercial and industrial uses. The impact on traffic, as well as water and sewers, will be extremely low.*

Part VI. Environmental Impact, A. What is the expected environmental impact of the Project?

*The Town of Oyster Bay's Department of Environmental Resources (DER) has reviewed the Project pursuant to the New York State Environmental Quality Review Act (Article 8 of the Environmental Conservation Law) and has recommended that the Town Board adopt a Negative Declaration, indicating that the Project will not result in a significant adverse environmental impact. A copy of the Town Environmental Quality Review (TEQR) Report is attached.*

**EXHIBIT A**

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

## **EXHIBIT B**

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

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

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

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

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

## **EXHIBIT C**

### **Sample Fair Housing Posters**

U. S. Department of Housing and Urban Development



**EQUAL HOUSING  
OPPORTUNITY**

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

**(The Fair Housing Amendments Act of 1988)**

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

- |   |   |
|---|---|
| <input type="checkbox"/> In the sale or rental of housing or residential lots | <input type="checkbox"/> In the provision of real estate brokerage services |
| <input type="checkbox"/> In advertising the sale or rental of housing         | <input type="checkbox"/> In the appraisal of housing                        |
| <input type="checkbox"/> In the financing of housing                          | <input type="checkbox"/> 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](http://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](http://WWW.DHR.NY.GOV).

This advertisement was developed in partnership with the NY State Division of Human Rights and U.S. Department of Housing and Urban Development.



**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.