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January 9, 2026

Nassau County Industrial Development Agency
1 West Street, 4th Floor
Mineola, New York 11501

Attn: Sheldon L. Shrenkel, Chief Executive Officer/Executive Director

***Re: Application of Mineola 199, LLC
199 Jericho Turnpike, Mineola, NY***

Dear Mr. Shrenkel:

This firm represents Mineola 199, LLC and its affiliates (together, "Applicant") in connection with the enclosed Application for Financial Assistance requested from the Nassau County Industrial Development Agency (the "Agency") regarding the construction of a mixed-use development to consist of approximately 28 residential rental apartment units and approximately 3,000 square feet of commercial space at the property known as 199 Jericho Turnpike, Mineola, NY (the "Project"). Please share the Application, and this letter which should be considered part of the Application, with the IDA Chairman and the members of the Agency board.

Project Description

The proposed Project consists of the construction of an approximately 42,958 square-foot, mixed-use building on an approximately 0.454-acre parcel with frontage along Jericho Turnpike, Mineola Boulevard and Washington Avenue. The Project will feature 28-units of residential rental apartments, and an approximately 3,000 square-foot retail space at street level with double-height ceilings at the corner of Jericho Turnpike and Mineola Boulevard. The Project will include an at-grade parking lot with approximately 36 spaces and will incorporate energy-efficiency elements.

The Project will set aside 6 affordable units (21.4%) to be rented to tenants with income limits at or below 80% of Area Median Income for Nassau-Suffolk County.

At the request of the Village and local community, the building design incorporates the preservation of the historic bank building façade along Jericho Turnpike and Mineola Boulevard, maintaining a connection to the area's architectural heritage. The façade preservation is expected to increase development costs by over \$1,000,000.

With the Agency's assistance, the Applicant can deliver much-needed high-quality housing to the County and its residents. The need for diverse housing options on Long Island is well-documented.

Mr. Sheldon L. Shrenkel

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The Project will advance the Village's physical, cultural and social policies in accordance with its Comprehensive Plan.

Due to the high and volatile costs of construction, including labor, materials and care required to preserve a nearly 100-year-old façade, prohibitively high interest rates and the impact on the cost of project financing, high costs of property taxes and the volatility of potential increases, it would not be feasible to construct and operate this project without the Agency's assistance.

Financial Assistance Requested/ Anticipated Benefits.

Applicant requests the following assistance from the Agency:

1. Applicant requests a PILOT for a term of twenty (20) years to stabilize the current levels of taxation on the Facility for a period of years and thereafter provide for a reasonable escalation of same going forward for the remainder of the term.
2. Applicant requests a sales tax exemption for the construction materials and FF&E required for the Project.
3. Mortgage recording tax exemption with respect to the Applicant's financing or refinancing of the Project costs.

We greatly appreciate your consideration of the foregoing and we look forward to meeting with the IDA Board to present our application and move this Project forward.

Very truly yours,

FORCHELLI DEEGAN TERRANA LLP

By:



JESSE HINEY

Enclosures

cc: Paul V. O'Brien Esq.

**NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICATION OF:

Mineola 199, LLC

APPLICANT NAME

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

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

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

The following amounts are payable to the Nassau County Industrial Development Agency (the "Agency") at the time this Application is submitted to the Agency: (i) a \$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.

December 30, 2025

DATE

PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: **Mineola 199, LLC**
Address: **2 Jericho Plaza, Suite 300, Jericho, NY 11753**

Fax: _____

NY State Dept. of Labor Reg #: N/A Federal Employer ID #: [REDACTED]

NAICS Code #: _____

Website: **531120**

Name of CEO or Authorized Representative Certifying Application: **Adam Mann**

Title of Officer: **Member**

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 **X** Privately Held Corporation ____

Publicly Held Corporation ____ Exchange listed on _____

Not-for-Profit Corporation ____

Income taxed as: Subchapter S ____ Subchapter C ____

501(c)(3) Corporation ____ Partnership **X**

State and Year of Incorporation/Organization: **New York 2023**

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

C. APPLICANT COUNSEL:

Firm name: Forchelli Deegan Terrana LLP
Address: 333 Earle Ovington Blvd., Suite 1010
Uniondale, NY 11553
Primary Contact: Daniel P. Deegan
Phone: [REDACTED]
Fax: [REDACTED]
E-Mail: ddeegan@forchellilaw.com

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

Name	Percentage owned
<u>SSP Holdings, LLC</u>	<u>[REDACTED]</u>
<u>AJM RE, LLC</u>	<u>[REDACTED]</u>
<u>BRE Mineola</u>	<u>[REDACTED]</u>

*See attached org chart

- 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:

None.

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

YES X

NO

Some of Applicant's principals have been involved in multiple
IDA transaction within the Village of Mineola and/or Nassau County.

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

YES

NO X

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

YES

NO X

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

YES

NO X

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

YES _____

NO x _____

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

YES _____

NO x _____

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

Name	Title	Other Business Affiliations
[REDACTED]		

****Members of the LLC's that comprise the Applicant entity own numerous other real estate holding entities.**

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: N/A

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

(c) Annual Payroll, excluding benefits: _____

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

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

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

(g) Applicant's interest in the facility

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

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

Real Estate Holding Company

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

Name: N/A

Relationship to Applicant: _____

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

PART II. PROPOSED PROJECT

A. Types of Financial Assistance Requested:

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

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

- ☐ New Construction of a Facility
Square footage: _____
- ☒ Addition to Existing Facility
Square footage of existing facility: 3,949
Square footage of addition: 39,009
- ☐ Renovation of Existing Facility
Square footage of area renovated: _____
Square footage of existing facility:) _____
- ☐ Acquisition of Land/Building
Acreage/square footage of land: _____
Square footage of building: _____
- ☒ Acquisition of Furniture/Machinery/Equipment
List principal items or categories:
Residential fixtures, as well as lobby and common area furniture.

- ☐ 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:

The project will supply 28-units of much-needed rental housing stock to Nassau County, including 6 affordable units.

The project will bring back to productive use a historic former bank building that has been vacant since approximately 2022. Financial assistance from the NCIDA is sought to offset high renovation costs and phase in the increase in property taxes that would otherwise render the project financially infeasible.

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

YES X

NO

The project would not be feasible without the financial assistance due to increased costs of construction, materials, construction financing and anticipated taxes.

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

Without the Agency's assistance, the project will not proceed.

Redevelopment and reuse of the property would be delayed, and the project would not provide relief to the rental and affordable housing shortage in Nassau County.

- F. Location of Project:

Street Address: 199 Jericho Turnpike, Mineola, NY 11501

City/Village(s): Mineola

Town(s): North Hempstead

School District(s): Mineola Union Free School District

Tax Map Section: 9 Block: 405 Lot: 79-82, 129-130

Census Tract Number: 303700

- G. Present use of the Project site: Vacant. Former bank building.

- 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:	<u>\$ 12,726.84</u>
School:	<u>\$ 49,188.59</u>
Village:	<u>\$ 9,486.69</u>

- (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 _____ NO X
*However, tax certiorari filings are being prepared.

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

- J. To what purpose will the building or buildings to be acquired, constructed or renovated be used by the Applicant? (Include description of goods to be sold, products to be manufactured, assembled or processed and services to be rendered.)
The building will be renovated to provide 28 rental units, including 6 affordable rental units.
The project will include on-site parking and ancillary first-floor retail space.

- 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:
Tenants to be determined.

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

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

YES X NO _____

1. Describe present zoning/land use: Village of Mineola Jericho Turnpike Overlay District
2. Describe required zoning/land use, if different: N/A
3. If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:

N/A

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

YES _____

NO X

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

YES X

NO _____

If YES, indicate:

(a) Date of purchase: January 18, 2024

(b) Purchase price: \$ 1,918,000.00

(c) Balance of existing mortgage, if any: [REDACTED]

(d) Name of mortgage holder: Provident Bank

(e) Special conditions: _____

If NO, indicate name of present owner of Project site: _____

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

YES _____

NO X

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

(a) Date signed: _____

(b) Purchase price: \$ _____

(c) Closing date: _____

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

If YES, describe:

YES _____

NO X

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

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

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

The community is in need of quality rental housing, which the Project will provide
without unduly burdening the existing infrastructure, transportation, fire, police or
other government services. 6 units (21.4%) will be affordable units at 80% of AMI.

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

Architect: WSN Architect P.C.
Engineer: _____
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 ☒

However, the building will be fitted with energy efficient systems and features.

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

YES ☐ 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 _____

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 _____

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

YES _____ NO x _____

PART III. CAPITAL COSTS OF THE PROJECT

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

	<u>Item</u>	<u>Cost</u>
1.	Land and/or Building Acquisition	\$ 2,000,000.00
2.	Building Demolition	\$ _____
3.	Construction/Reconstruction/Renovation	\$ 11,302,200.00
4.	Site Work	\$ 750,000.00
5.	Infrastructure Work	\$ 750,000.00
6.	Architectural/Engineering Fees	\$ 250,000.00
7.	Applicant's Legal Fees	\$ 100,000.00
8.	Financial Fees	\$ 250,000.00

9.	Other Professional Fees	\$ 40,000.00
10.	Furniture, Equipment & Machinery Acquisition (not included in 3. above)	\$
11.	Other Soft Costs (describe)	\$
12.	Other (describe)	\$
Total		\$ 15,442,200.00

B. Estimated Sources of Funds for Project Costs:

a.	Tax-Exempt IDA Bonds:	\$
b.	Taxable IDA Bonds:	\$
c.	Conventional Mortgage Loans:	\$ 13,897,980.00
d.	SBA or other Governmental Financing:	\$
	Identify: _____	
e.	Other Public Sources (e.g., grants, tax credits):	\$
	Identify: _____	

f.	Other Loans:	\$ _____
g.	Equity Investment:	\$ 1,544,220.00
	(excluding equity attributable to grants/tax credits)	
TOTAL		\$ 15,442,200.00

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 _____

**Applicant has expended the funds to acquire the property (\$2,000,000.00) and approximately \$50,000 in architectural/engineering fees.

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

YES _____

NO _____

NOT APPLICABLE ☒

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

YES _____

NO _____

NOT APPLICABLE ☒

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

YES _____

NO _____

NOT APPLICABLE ☒

G. Construction Cost Breakdown:

Total Cost of Construction: \$ 12,802,200.00 (sum of 2-5 and 10 in Question A above)

Cost for materials: \$ 7,681,320.00

% Sourced in County: 60 %

% Sourced in State: 80 % (incl. County)

Cost for labor: \$ 5,120,880.00

% Sourced in County: 70 %

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

Cost for "other": \$

% Sourced in County: %

% Sourced in County: % (incl. County)

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

PART IV. COST/BENEFIT ANALYSIS

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

	Present	First Year	Second Year	Third Year
Full-time:	\$ 0	\$ 50,000.00	\$ 52,500.00	\$ 55,000.00
Part-time: ¹				

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		

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

Independent Contractor ²		
Other		

<u>Category of Jobs to be Created:</u>	<u>Average Salary or Range of Salary:</u>	<u>Average Fringe Benefits or Range of Fringe Benefits</u>
Management		
Professional		
Administrative		
Production		
Supervisor		
Laborer		
Independent Contractor ³		
Other (Superintendent)	50,000.00	5,000.00

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

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

YES _____

NO X _____

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

20 temporary construction jobs

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

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

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

\$ 500,000.00

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

7 %

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)?

0 %

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

The Project will create needed residences. Tenants will shop and dine in the community resulting in economic growth in the area and additional sales tax revenue for the municipality.

- 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>\$ 10,000</u>	<u>65</u>	<u>90</u>
Year 2	<u>\$ 10,200</u>	<u>65</u>	<u>90</u>
Year 3	<u>\$ 10,400</u>	<u>65</u>	<u>90</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: \$ 662,513.85
(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: \$ 104,234.85
(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: 20 years

Existing Property Taxes on Land and Building: \$ 71,399.12

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

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

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

Building, electrical, plumbing, sewer and road permit fees.

PART V. PROJECT SCHEDULE

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

1.	(a) Site clearance	YES _____	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?

3rd or 4th quarter of 2026.

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

Approximately 18 months.

PART VI. ENVIRONMENTAL IMPACT

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

The project is not expected to generate any significant environmental impact.

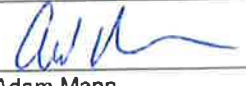
- B. Is an environmental impact statement required by Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act)?

YES _____ 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: Mineola 199, LLC

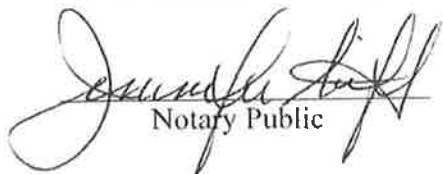
Signature: 

Name: Adam Mann

Title: Authorized Signatory

Date: 12/30/25

Sworn to before me this 30th
day of December, 2025


Notary Public

Jennifer Denise Ariff
Notary Public, State of New York
Reg. No. 01AR6398269
Qualified in Queens County
Commission Expires 09/27/2027

CERTIFICATIONS AND ACKNOWLEDGMENTS OF THE APPLICANT

FIRST:

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

SECOND:

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

THIRD:

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

FOURTH:

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

FIFTH:

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

SIXTH:

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

SEVENTH:

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

EIGHTH:

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

YES X NO

If YES, how many units? 28

If YES, the Applicant hereby certifies that:

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

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

YES X NO

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

If YES, answer the following questions:

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

6 units

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

80% AMI

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

IDA Regulatory Agreement

Name of

Applicant: Mineola 199, LLC

By: 

Name: Adam Mann

Title: Authorized Signatory

**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.

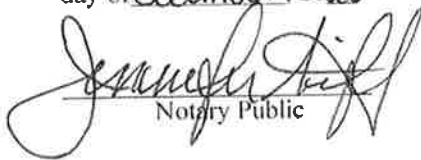
I further acknowledge and agree on behalf of the Applicant that, in the event the Agency shall have used all of its available tax-exempt bond financing allocation from the State of New York, if applicable, and shall accordingly be unable to obtain an additional allocation for the benefit of the Applicant,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



Name Adam Mann

Title: Authorized Signatory

Subscribed and affirmed to me this 30th
day of December, 2025


Notary Public

Jennifer Denise Ariff
Notary Public, State of New York
Reg. No. 01AR6398269
Qualified in Queens County
Commission Expires 09/27/2027

SQ. FOOTAGE**LOCATION**

Raw Materials used
for production of
manufactured goods

Finished product storage

Component parts of
goods manufactured at
the facility

Purchased component
parts

Other (specify)

TOTAL

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

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

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

Name of
Applicant:

Signature:

Name:

Title:

Date:

Schedule B

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

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

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

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


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

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

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

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

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

Name of Applicant:	Mineola 199, LLC
Signature:	
Name:	Adam Mann
Title:	Authorized Signatory
Date:	12-30-25

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: Mineola 199, LLC
Address: 2 Jericho Plaza, Suite 300, Jericho, NY 11753
Type of Business: Real Estate Holding Company
Contact Person: Adam Mann 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 Planned Occupations</u>	<u>Present Jobs Per Occupation</u>	<u>Estimated Number of Full Time Equivalent Jobs After Completion of the Project.⁴</u>			<u>Estimate of Number of Residents of the LMA⁵ that would fill such jobs by the third year</u>
		<u>1 year</u>	<u>2 years</u>	<u>3 years</u>	
<u>Management</u>	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Professional</u>	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Administrative</u>	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Production</u>	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Supervisor</u>	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Laborer</u>	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Independent Contractor</u>	<u>0</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Other (describe)</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u> </u>

Superintendent

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

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

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

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

NO x

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.

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

Mineola 199, LLC

out 

Adam Mann

Authorized Signatory

12-30-25

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:	Mineola 199, LLC
Signature:	
Name:	Adam Mann
Title:	Authorized Signatory
Date:	12-30-25

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?

7 %

- 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 X

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 X

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 X

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: 7 _____ %

Services: _____ %

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

Retail Sales: 7 _____ %

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:

Mineola 199, LLC

Signature:



Name:

Adam Mann

Title:

Authorized Signatory

Date:

12-30-25

Schedule F

APPLICANT'S FINANCIAL ATTACHMENTS

N/A

Schedule G

ENVIRONMENTAL ASSESSMENT FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 199 Jericho Turnpike		
Project Location (describe, and attach a general location map): 199 Jericho Turnpike, Mineola, NY 11501, Village of Mineola, Nassau County, State of New York (NCTM # Section: 9, Block 405, Lots 79-82, 129-130)		
Brief Description of Proposed Action (include purpose or need): The proposed redevelopment of 199 Jericho Turnpike provides for the construction of a mixed-use building of approximately 42,958 square feet on an approximately 0.454-acre parcel with frontage along Jericho Turnpike, Mineola Boulevard, and Washington Avenue. The property contains a former bank building that has been vacant since circa 2022. The building design incorporates the preservation of the historic bank building façade along Jericho Turnpike and Mineola Boulevard, maintaining a connection to the area's architectural heritage. The project will feature 28 residential rental apartments and an approximately 3,000-square-foot retail space at street level with double-height ceilings at the corner of Jericho Turnpike and Mineola Boulevard. The building will also include an at-grade parking lot with 36 spaces.		
Name of Applicant/Sponsor: Mineola 199, LLC	Telephone: [REDACTED]	
	E-Mail: [REDACTED]	
Address: 2 Jericho Plaza, Suite 300		
City/PO: Jericho	State: New York	Zip Code: 11753
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. <u>Government Approvals, Funding, or Sponsorship</u> . ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Village of Mineola Board of Trustees- Special Use Permit	June 2025
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Mineola DOB- Building Permit Village of Mineola Water & Sewer- Water and Sewer Connection	October 2025; September 2025
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nassau County Fire Marshal Site Plan Review; Nassau County Department of Health- RPZ Approval	September 2025; September 2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT- Highway Work Permit NYS ESD NY Forward Grant	September 2025; July 2024
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. <u>Planning and zoning actions.</u>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. <u>Adopted land use plans.</u>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Village of Mineola Jericho Turnpike Overlay District _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s): _____ _____ _____	

*The comprehensive master plan for the Village of Mineola (November 2005) identifies the subject property in the Village Center Cluster.

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
B1 and Jericho Turnpike Overlay District

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Mineola Union Free School District

b. What police or other public protection forces serve the project site?
Nassau County Police Department - Third Precinct

c. Which fire protection and emergency medical services serve the project site?
Mineola Fire Department; Mineola Volunteer Ambulance Corps & Nassau County Emergency Ambulance Bureau provide emergency medical services

d. What parks serve the project site?
Mineola Memorial Park, Mineola Athletic Association Little League Fields

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.454 acres
 b. Total acreage to be physically disturbed? 0.454 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.454 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No
 i. If No, anticipated period of construction: 16 months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

*Special permit under the Jericho Turnpike Overlay District of the Village of Mineola

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.			
One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase			
At completion of all phases			30 units at completion

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures <u>1</u> ii. Dimensions (in feet) of largest proposed structure: <u>N/A*</u> height; <u></u> width; and <u></u> length iii. Approximate extent of building space to be heated or cooled: <u>2,400**</u> square feet	

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. What is the purpose of the excavation or dredging? For installation of footings & foundation walls ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): <u>1,000± cubic yards</u> • Over what duration of time? <u>TBD</u> iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Asphalt and fill</u> iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe. <u></u> v. What is the total area to be dredged or excavated? <u>0.05</u> acres vi. What is the maximum area to be worked at any one time? <u>0.05</u> acres vii. What would be the maximum depth of excavation or dredging? <u>3</u> feet <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No viii. Will the excavation require blasting? ix. Summarize site reclamation goals and plan: <u></u> <u></u> <u></u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u></u> <u></u>	

*The retail would be integrated within the overall multifamily residential building
 **Reflects the proposed retail space only

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

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

☐ Yes ☐ No

If Yes, describe:

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

☐ Yes ☐ No

If Yes:

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

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

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

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 7,500± gallons/day

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

☒ Yes ☐ No

If Yes:

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

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

☐ Yes ☒ No

If Yes:

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

- Source(s) of supply for the district: _____

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

☐ Yes ☒ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 7,500± gallons/day

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

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

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Bay Park STP
- Name of district: Mineola Sewer Department and NCDPW-Sewer
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No *
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

*Formal confirmation on water and sewer availability will be obtained prior to implementation of the proposed action.

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): N/A _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ None _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

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

If Yes:

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

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

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

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

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

See traffic study submitted simultaneously herewith.

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ ☐ Yes ☐ No

iv. Does the proposed action include any shared use parking?

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

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: _____ *
- Saturday: _____ *
- Sunday: _____ *
- Holidays: _____ *

ii. During Operations:

- Monday - Friday: _____ Residential - 24 hours/ day**
- Saturday: _____ Residential - 24 hours/ day**
- Sunday: _____ Residential - 24 hours/ day**
- Holidays: _____ Residential - 24 hours/ day**

*Construction activities would be performed in accordance with Chapter 376 of the Village Code, Peace and Good Order.

**[Hours of retail space are TBD]

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: Ambient noise levels may be temporarily exceeded during construction activities, which would be undertaken in accordance with all applicable regulations.</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Outdoor lighting fixtures will be installed on the building and in the parking lot for safety & security purposes. Lights in the parking lot will be shielded.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: TBD • Operation: Recycling as required by the Village. <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: C & D debris will be collected and disposed of at a licensed C&D facility. • Operation: Solid waste will be collected within the buildings trash compactor and will carted by a private carter and disposed of at a licensed facility. 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

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

ii. If mix of uses, generally describe: _____

The subject property is located in a commercial corridor with residential property surrounding. _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.404	0.400	-0.004
• Forested	-	-	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	-
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: Landscaping	0.050	0.054	+0.004

<p>c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____	850± feet
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: 50± feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: 100 % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: 100 % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Name of aquifer: Sole Source Aquifer Names: Nassau-Suffolk SSA	

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

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	

F. Additional Information

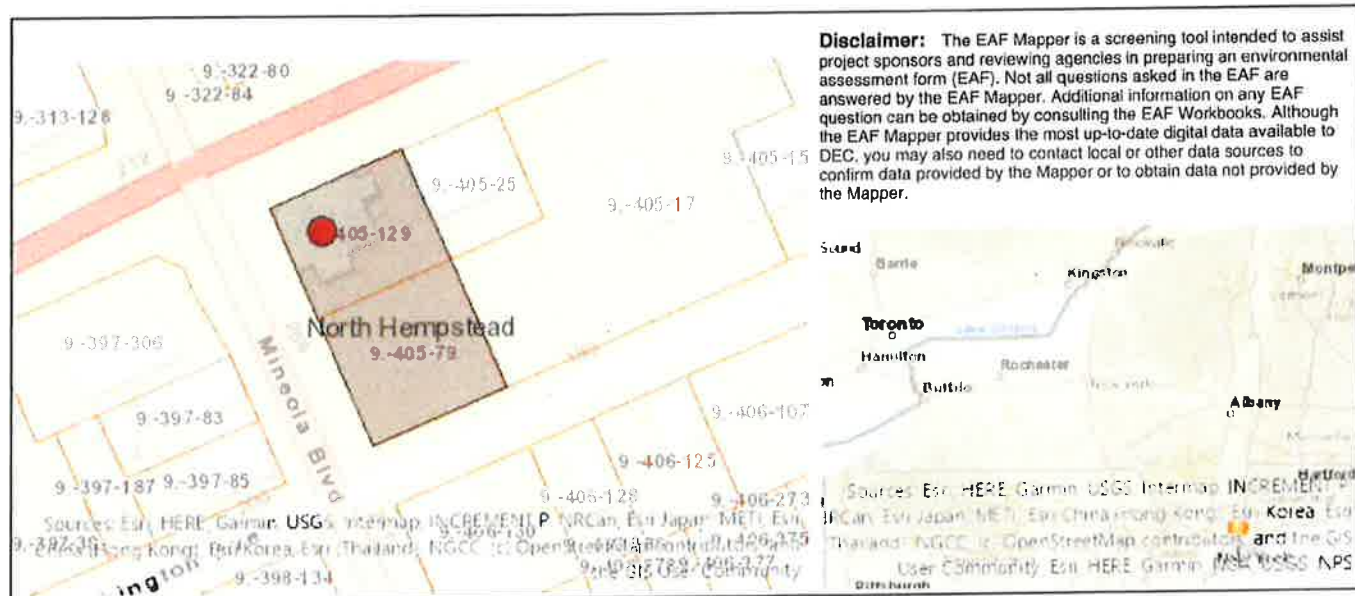
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name <u>Mineola 199, LLC</u>	Date <u>6/19/25</u>
Signature 	Title <u>Manager</u>



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names: Nassau-Suffolk SSA
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



R.W. Sullivan Engineering

HVAC , Electrical , Plumbing , Fire Protection , Code

MEMO

Date: September 25, 2025

RWS Project #: 240307.00

Project Name: 199 Jericho Turnpike, Mineola, NY

To: William S. Novak, Architect P.C.

Subject: Domestic & Sewer Calculations

CC: File

Prepared by: Shane Wise

The following is a summary of the proposed Domestic Water & Sewer calculations for (1) Four story residential building development each with one and two -bedroom residential units for a total of 30 Units located at 199 Jericho Turnpike, Mineola, NY. Domestic water calculations are based on the American Society of Plumbing Engineers Handbook #2 (2022). Fire flows are based on NFPA 13 (2016). The building will be equipped with approved meters and a reduced pressure zone backflow preventer for the domestic and dual check valve assembly for the fire service. Please note the following:

DOMESTIC WATER CALCULATIONS

Residential Building

One Bath Units (23 Units)

Bathroom Group	23 x 3.6 WFU	82.80 WFU
Kitchen & Dishwasher	23 x 2.8 WFU	64.40 WFU
Laundry Machine	23 x 1.4 WFU	32.20 WFU

Two Bath Units (7 Units)

Bathroom Group	7 x 7.2 WFU	50.40 WFU
Kitchen & Dishwasher	7 x 2.8 WFU	19.60 WFU
Laundry Machine	7 x 1.4 WFU	9.80 WFU

Irrigation Flows

Irrigation	1 x 50 GPM	50 GPM
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Total: 259.20 WFU + 50 GPM = 175 GPM

TOTAL ESTIMATED PEAK FLOW: 175 GPM Domestic Service Size = 4"

FIRE FLOW CALCULATIONS

Total estimated fire flow for the Residential building based on residential occupancy with the most demanding Ordinary hazard Group II for the garage area dry system would be $1,950 \text{ SF} \times 0.20 \text{ GPM/SF} = 390 \text{ GPM} \times 1.3 \text{ (Actual Piping)} = 507 \text{ GPM} + 250 \text{ GPM Hose Stream}$ for a total of 757 GPM Fire Demand.

757 GPM Fire Service Size = 6"

SEWER CALCULATIONS

Total estimated water and sewer usage is based on New York Title 10, Appendix 75A Wastewater Treatment Standards whereas:

$$37 \text{ Beds} \times 110 \text{ GPD} = 4,070 \text{ GPD for Sewer.}$$



June 20, 2025

Mineola 199, LLC
c/o AJM Real Estate
2 Jericho Plaza
Jericho, NY 11753
Attn: Adam Mann

**RE: Trip Generation Analysis & Parking Utilization Study
Proposed Mixed-Use Residential Redevelopment
199 Jericho Turnpike, Village of Mineola, Nassau County, NY
LaBella Project No.: 2252863**

Dear Adam:

LaBella Associates (LaBella) has completed a Trip Generation Analysis and Parking Utilization Study for the proposed mixed-used redevelopment at 199 Jericho Turnpike, Village of Mineola, Nassau County. This study is based on the traffic engineering industry standards and the Floor Plans prepared by H2M, dated November 22, 2024, which is included under Attachment A.

1. Project Description

The subject property is defined on the Nassau County Tax Map as Section 9, Block 405, Lot 79-82 & 129-131 and is currently improved by a vacant 5,829-square-foot two-story building that was most recently occupied by a Bank of America that provided walk-in and drive-up banking. There are three driveways providing access to the site: i) a full-movement driveway on Washington Avenue, ii) an ingress only driveway on Washington Avenue, and iii) an egress only driveway on Jericho Turnpike. There are 24 parking spaces provided on the site.

The proposed redevelopment consists of maintaining the facades and expanding the existing building to accommodate 30 residential units and 2,400 square feet of retail space. The ingress-only driveway on Washington Avenue and the egress-only driveway on Jericho Turnpike will be eliminated. The full-movement driveway on Washington Avenue will be relocated as far east from the Washington Avenue and Mineola Avenue intersection as possible. The reduction in driveways and relocation of the full-movement driveway are consistent with access management best practices. Furthermore, the closure of the driveway opening on Jericho Turnpike can allow for the curbline to be repurposed for an additional one to two on-street parallel public parking spaces. The residential component will be supported by 35 off-street parking spaces inclusive of two ADA-accessible spaces. There are no on-site spaces provided for the retail component. The project requires 70 parking spaces, thus the project requires a parking variance of 35 spaces. Exhibit 1 is an aerial image that depicts the subject site, adjacent roadway network, and the key landmarks.

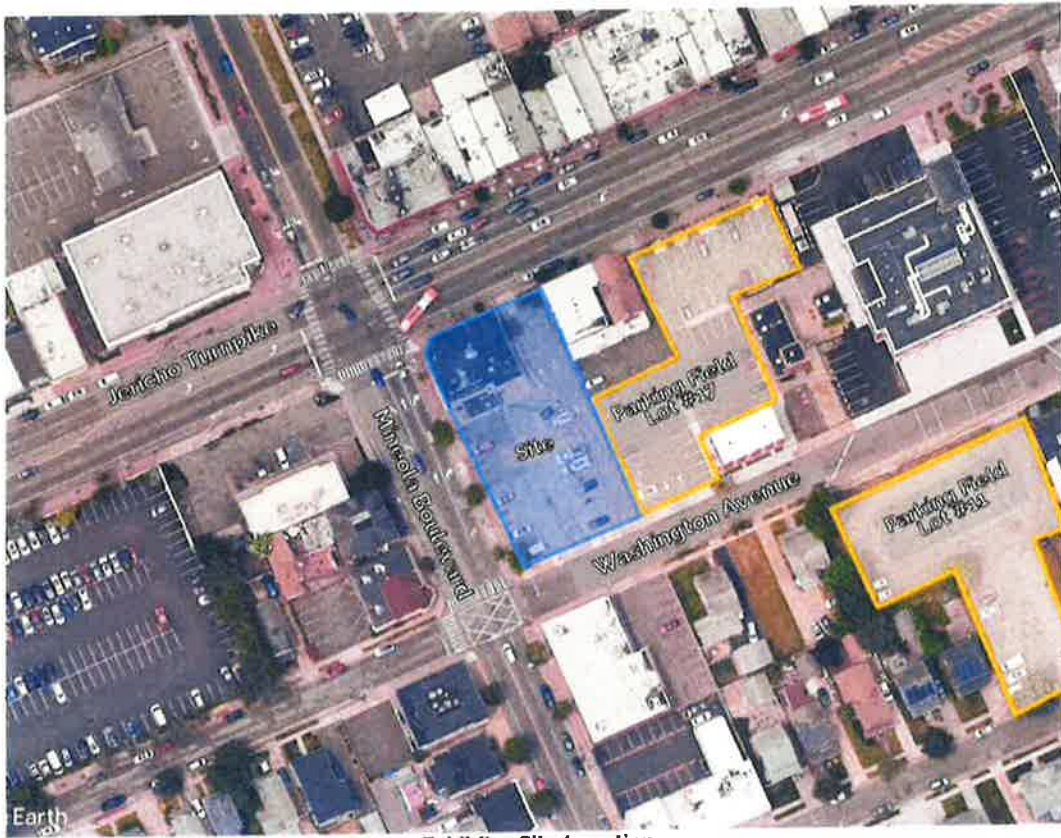


Exhibit 1: Site Location

2. Existing Conditions

Area Roadways

Jericho Turnpike (NYS Route 25) is classified as an Urban Principal Arterial roadway under the jurisdiction of the New York State Department of Transportation (NYSDOT). The roadway runs primarily east-west from the Town of Southold in Suffolk County to Manhattan in New York City. In the vicinity of the subject site, the roadway provides two 12-foot-wide travel lanes in each direction with parking on both sides of the roadway. Sidewalks are provided on both sides of the roadway. The posted speed limit is 40-mph.

Mineola Boulevard is classified as an Urban Minor Arterial roadway under the jurisdiction of the Nassau County Department of Transportation (NCDPW). The roadway runs primarily north-south from Hillside Avenue to Old Country Road. In the vicinity of the subject site, the roadway provides two 12-foot-wide travel lanes in the northbound direction and one 12-foot-wide travel lane in the southbound direction. Sidewalks are provided on both sides of the roadway. The posted speed limit is 30-mph.

Washington Avenue is classified as an Urban Local roadway under the jurisdiction of the Village of Mineola. The roadway runs primarily east-west within the Village. In the vicinity of the subject site, the roadway provides a 28-foot-wide cross-section for two-way travel. Sidewalks are provided on both sides of the roadway. The posted speed limit is 30-mph.



Transit

The subject site is served by the Nassau Inter-County Express (NICE). Bus stops are located at Jericho Turnpike/Mineola Boulevard intersection and Mineola Boulevard/Washington Avenue intersection. These bus stops serve the n22, n23, n24, and n40x lines, which connect to the Mineola and East Williston Long Island Railroad (LIRR) stations and various municipalities to the north and south. The buses operate at 30-minute and every 60-minute headway on weekdays and weekends, respectively.

Data Collection

LaBella obtained turning movement count (TMC) data for the intersection of Jericho Turnpike and Mineola Boulevard on Wednesday, May, 14, 2025, during the morning period from 7:00 a.m. to 9:00 a.m., evening period from 4:00 p.m. to 7:00 p.m., and Saturday, May 17, 2025, during the midday period from 11:00 a.m. to 2:00 p.m. Local schools were in regular session during the weekday counts. The raw TMC data is included under Attachment B. Table 1 summarizes the observed peak hours and the associated volume of traffic entering the intersection.

Table 1 – Summary of Peak Hour TMC Data

Peak Hour	Peak Hour Entering Volume
Weekday AM – 7:15 a.m. to 8:15 a.m.	3,047 vehicles
Weekday PM – 5:00 p.m. to 6:00 p.m.	3,365 vehicles
Saturday Midday – 11:45 a.m. to 12:45 p.m.	2,855 vehicles

3. Trip Generation Analysis

Trip Generation

Trip generation determines the quantity of traffic expected to travel to/from a given site. The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, is the industry-standard resource used for estimating trip generation for proposed land uses based on data collected at similar uses. Upon review of the *Trip Generation Manual*, LUC 912 "Drive-in Bank" was used to estimate the volume of trips generated by the Bank of America, which most recently occupied the subject site. Table 2 summarizes the peak hour trip generation of the Bank of America during the weekday morning, weekday evening, and Saturday midday.

Table 2 – Previous Use Drive-In Bank - Peak Hour Vehicular Trip Generation

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Midday Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Drive-in Bank LUC 912 IV: 5.83KSF	34	24	58	61	61	122	78	76	154

Land Use Code (LUC) 814 "Variety Store" most closely represents the proposed retail component, and LUC 220 "Multifamily Housing (Low-Rise) - Not Close to Rail Transit" most closely represents the proposed residential component. Table 3 summarizes the peak hour trip generation of the proposed project during the weekday morning, weekday evening, and Saturday midday.

Table 3 – Proposed Uses - Peak Hour Vehicular Trip Generation

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Midday Peak Hour ¹		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Variety Store LUC 814 IV: 2.4 KSF	4	3	7	8	8	16	9	9	18
Multifamily Housing (Low-Rise) LUC 220 IV: 30 DU	3	9	12	10	5	15	11	6	17
Total Trips	7	12	19	18	13	31	20	15	35

¹Variety Store - PM Peak Hour Generator | Multifamily Housing (Low-Rise) - PM Peak Hour Generator



Traffic Assessment

Table 4 compares the volume of site-generated trips of the previous and proposed uses.

Table 4 – Comparison of Site-Generated Trips: Previous Use vs. Proposed Uses

Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Saturday Midday Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Previous Use: Drive-In Bank (Table 2)	34	24	58	61	61	122	78	76	154
Proposed Uses: Retail & Residential (Table 3)	7	12	19	18	13	31	20	15	35
Δ	-27	-22	-39	-43	-48	-91	-58	-60	-118

Table 4 shows that the proposed project would generate 39 fewer trips in the weekday morning peak hour, 91 fewer trips in the weekday evening, and 118 fewer trips in the Saturday midday peak hours.

Based on the TMC data collected at the adjacent Jericho Turnpike and Mineola Boulevard intersection, the site-generated trips of the proposed project would increase the volume of entering traffic by 0.6-percent, 0.9-percent, and 1.2-percent during the morning peak hour, evening peak hour, and Saturday midday peak hour, respectively.

Based on these assessments, the proposed redevelopment is not expected to have significant impacts on the adjacent roadways network.

4. Parking Utilization Study

Existing Parking Demand

An inventory of the parking supply within walking distance of the site was conducted. The location, regulations in place, and number of parking spaces for the public surface parking lots and on-street parking areas that were included in the study are listed in Table 5

Table 5 – Parking Supply within Study Area

Location	Type/Regulations	Parking Spaces
Parking Field Lot #17	2-hour metered parking Monday-Saturday 8 a.m. – 6 p.m.	45
Parking Field Lot #11	Parking for Village Business Only 2-hour limit Mon-Friday 7 a.m. – 11 p.m.	41
Jericho Turnpike (eastbound) From Horton Hwy to Willis Ave	West of Mineola Blvd - 2-hour Metered Parking and Special Permit Parking 8 a.m. – 6 p.m. (No Parking 3 a.m. – 6 a.m.)	15
	East of Mineola Blvd - 2-hour Metered Parking 8 a.m. – 6 p.m.	23
Washington Avenue From Horton Hwy to Mineola Blvd	North – 90-min parking Tues., Thurs 9 a.m. – 3 p.m. No Parking Mon., Wed., Fri. 7 a.m. 7 p.m.	16
	South – 90-min parking Mon., Wed., Fri. 9 a.m. – 3 p.m. No Parking Tues., Thurs., Sat. 7 a.m. 7 p.m.	19
Total		159

A site visit was completed on Wednesday, May 21, 2025, to understand the parking utilization during the expected peak parking demand for the proposed development. Table 6 summarizes the available parking and utilization during weekday midday, weekday evening, and weekday overnight time periods.



Table 6 – Parking Demand

Location	Side	Type	Observed Demand		
			12 pm	5 pm	Overnight
Parking Field Lot #17	--	Metered	22	21	6
Parking Field Lot #11	--	Village Business Only	13	15	14
Jericho Turnpike	South	Metered and Special Permit ¹	7	5	0
		Metered ²	4	9	0
Washington Avenue	North	--	0	0	7
	South	--	10	18	17
Total			56	68	44

¹West of Mineola Boulevard

²East of Mineola Boulevard

Based on the data collected parking demand, there is at least a 50-percent parking surplus on a typical weekday within walking distance of the subject site. It should be noted that this accounts for the regulations during the midday and evening, the north side of Washington Avenue that restricts on-street parking resulting in the supply being reduced to 143 spaces during those times.

Future Parking Demand

Similar to trip generation, ITE's *Parking Generation Manual*, 6th Edition, provides data for estimating parking demand for various land uses. Table 7 summarizes the parking demand for the proposed project based on LUC 814 "Variety Store" and LUC 220 "Multifamily Housing (Low-Rise)".

Table 7 – ITE Parking Demand

Land Use	Weekday Parking Demand
Variety Store LUC 814 IV: 2.4 KSF	3
Multifamily Housing (Low-Rise) LUC 220 IV: 30 DU	38
Total	41

As shown in Table 7, the proposed project would generate a demand of 41 parking spaces. As noted earlier, the residential component will be supported by 35 parking spaces; thus, six off-site parking spaces would be utilized to accommodate the weekday peak parking demand. Per the observed demand shown in Table 6, there are between 75 and 115 available parking spaces, depending on the time of day, within walking distance of the subject site that can accommodate this overage. Furthermore, the demand associated with the residential component, which peaks during the overnight period when residents are home, can be accommodated by the spaces provided on-site as well as the adjacent parking areas within walking distance.

5. Conclusion

A summary of the results of the trip generation analysis and parking utilization study completed for the proposed project are presented below:

- The proposed redevelopment consists of maintaining the facade and expanding the existing building, which was most recently occupied by a Bank of America, to accommodate 30 residential units and 2,400 square feet of retail space.



- The ingress-only driveway on Washington Avenue and the egress-only driveway on Jericho Turnpike will be eliminated. The full-movement driveway on Washington Avenue will be relocated as far east from the Washington Avenue and Mineola Avenue intersection as possible. The reduction in driveways and relocation of the full-movement driveway are consistent with access management best practices. Furthermore, the closure of the driveway opening on Jericho Turnpike can allow for the curbline to be repurposed for an additional one to two on-street parallel public parking spaces.
- Traffic volume data for the Jericho Turnpike/Mineola Boulevard intersection was collected on Wednesday, May 14, 2025, during typical weekday morning and evening commuter periods and Saturday, May 17, 2025, during the midday.
- The proposed project is expected to generate 19 total trips during the weekday morning peak hour, 31 total trips during the weekday evening peak hour, and 35 total trips during the Saturday midday peak hour.
- When comparing to the previous use, the proposed development will generate 39, 91, and 118 fewer trips for the weekday morning, weekday evening, and Saturday midday peak hours, respectively. When comparing the proposed site-generated trips to the peak hour entering volumes of the adjacent intersection, the proposed project will increase entering volumes by 0.6-percent, 0.9-percent, and 1.2-percent during the morning peak hour, evening peak hour, and Saturday midday peak hour, respectively.
- The proposed project is expected to have a peak parking demand of 41 parking spaces. A parking utilization study of off-site parking within walking distance of the subject site indicates that there are between 75 and 115 available parking spaces, depending on the time of day, within walking distance of the subject site that can accommodate the overage of six parking spaces. Furthermore, the demand associated with the residential component, which peaks during the overnight period when residents are home, can be accommodated by the spaces provided on-site as well as the adjacent parking areas within walking distance.

Please contact me at shipp@labellapc.com or at (914) 269-5604 if you have questions on this traffic analysis.

Sincerely,
LaBella Associates

Starke W. Hipp, PE
Traffic Engineer, Project Manager

Fior M. Perez, EIT, RSP1
Traffic Engineer



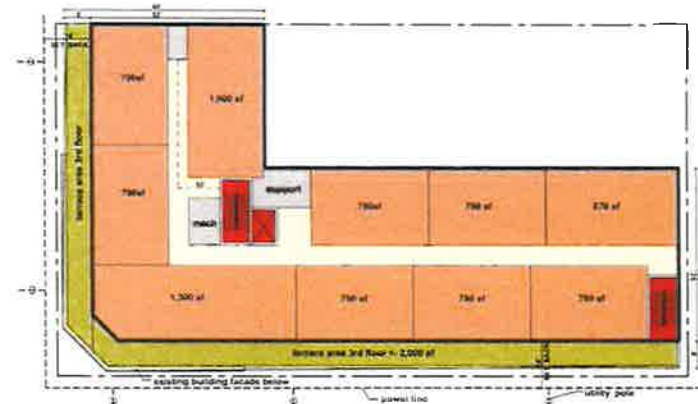
ATTACHMENT A

FLOOR PLANS

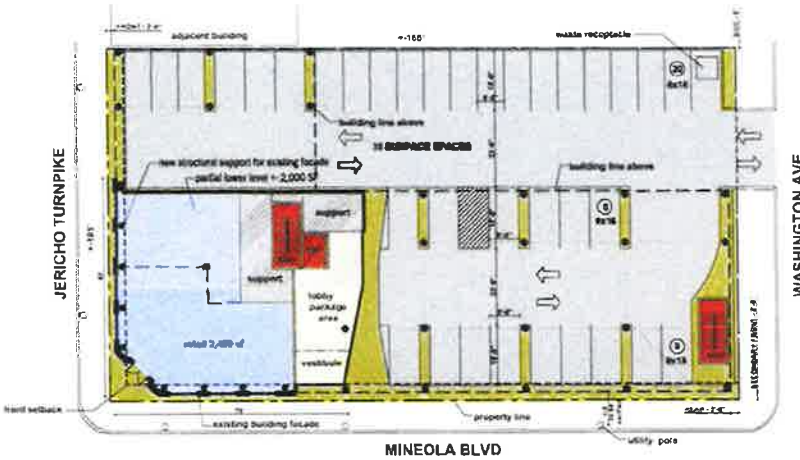
**199 JERICO TURNPIKE
VILLAGE OF MINEOLA
NASSAU COUNTY, NY**



LEVEL 2



LEVELS 3 & 4



LEVEL 1

FLOOR PLANS & DATA - B-1 DISTRICT



PROPOSED RESIDENTIAL BUILDING
199 JERICHO TURNPIKE MINEOLA, NY 11501



22 NOVEMBER 2024

FLOOR AREAS			UNIT MATRIX			
LEVEL	GROSS FLOOR AREA	ZONING FLOOR AREA	FLOOR	ONE BEDROOM	TWO BEDROOM	TOTAL PER FLOOR
LOWER LEVEL	2,000 SF	0 SF	LOWER LEVEL	-	-	-
LEVEL 1	8,100 SF	8,100 SF	LEVEL 1	-	-	-
LEVEL 2	12,590 SF	12,590 SF	LEVEL 2	7	3	10
LEVEL 3	11,300 SF	11,300 SF	LEVEL 3	6	2	15
LEVEL 4	11,300 SF	11,300 SF	LEVEL 4	3	2	10
TOTALS	42,220 SF	40,220 SF	TOTALS	22	7	30

CH 550 - ARTICLE III BUSINESS DISTRICT & 550-15.2 JERICHO TPKE OVERLAY DISTRICT

SECTION	REQUIRED	PROPOSED
550-12. B-1 DISTRICTS (BUSINESS)		
A. PERMITTED USES	USE NOT PERMITTED	MULTIPLE DWELLING BUILDING - 30 UNITS
550 ATTACHMENT 1 - SCHEDULE I - SCHEDULE OF REGULATIONS		
MINIMUM FRONT YARD	5 FEET	2.5 FEET
MINIMUM SIDE YARD (NON-RESIDENTIAL BORDER)	0 FEET	0 FEET
MINIMUM REAR YARD (NON-RESIDENTIAL BORDER)	0 FEET	0 FEET
MAXIMUM BUILDING HEIGHT	2 STORIES - 25 FEET	4 STORIES - 41' 0" TO TOP OF ROOF - 51' 0" TO TOP OF STAIR ENCLOSURE
MIN GROSS FLOOR AREA FOR DWELLINGS (per unit)	1,000 SQUARE FEET	RANGE OF UNITS 100-1,200 SF 21 SQUARE FEET PER UNIT
550 ATTACHMENT 2 - SCHEDULE II - SCHEDULE OF REGULATIONS		
MINIMUM PARKING SPACES	RESIDENTIAL 2 spaces per unit RETAIL 1 space per 250 SF - 3,000 SF (250 - 10 spaces)	RESIDENTIAL 35 SPACES + 117 spaces per unit RETAIL 9 SPACES
MINIMUM LOT AREA	2 x 30 = 60 spaces 4,000 SQUARE FEET	19,767 SQUARE FEET
MINIMUM LOT WIDTH	40 FEET	105 FEET
MINIMUM BUILDING WIDTH	24 FEET	66 FEET
MAXIMUM BUILDING COVERAGE OF LOT	DETERMINED BY SETBACK & AREA REG. 11,304 SQUARE FEET - 33%	13,180 SQUARE FEET - 66%
MINIMUM LOT DEPTH	104 FEET	180 FEET

SITE DATA

TAX MAP:	SECTION 9 BLOCK 405
LOTS:	129,130 & 78-42
ZONE:	B-1
SITE AREA:	4.54 ACRES (19,797 SF)

DATA



ATTACHMENT B
TURNING MOVEMENT COUNT DATA

**199 JERICHO TURNPIKE
VILLAGE OF MINEOLA
NASSAU COUNTY, NY**

[illegible]

National Data & Surveying Services

Intersection Turning Movement Count

Location: Mineola Blvd & Jericho Tpke/SR 25
City: Mineola
Control: Signalized

Project ID: 25-370019-001
Data: 5/17/2025

EW/NS Streets:		Jericho Tpke/SR 25				Jericho Tpke/SR 25				Mineola Blvd				Mineola Blvd				TOTAL	
		EASTBOUND				WESTBOUND				NORTHBOUND				SOUTHBOUND					
NOON		1	2	0	0	1	2	0	0	1	1	0	1	0.5	0.5	0	0		
		EL	ET	ER	EU	WL	WT	WR	WU	NL	NT	NR	NU	SL	ST	SR	SU		
11:00 AM	11	233	22	0	0	24	179	9	0	34	33	36	0	3	30	20	0	634	
11:15 AM	6	237	21	0	0	29	216	11	0	26	44	34	0	9	32	9	0	674	
11:30 AM	17	232	23	0	0	21	187	12	0	22	38	30	0	8	37	15	0	642	
11:45 AM	17	263	22	0	0	20	229	13	0	31	43	30	0	7	27	11	0	713	
12:00 PM	18	230	28	0	0	26	231	12	0	35	55	30	0	5	27	21	0	718	
12:15 PM	12	279	21	0	0	30	206	18	0	27	46	32	0	5	28	15	0	719	
12:30 PM	11	234	24	0	0	21	208	15	0	36	49	39	0	11	42	15	0	705	
12:45 PM	12	246	31	0	0	30	215	15	1	26	32	40	0	5	21	18	1	693	
1:00 PM	16	245	19	0	0	30	212	12	0	33	33	38	0	4	26	10	0	678	
1:15 PM	11	224	33	0	0	26	224	10	1	29	35	35	0	8	31	18	0	685	
1:30 PM	11	236	19	0	0	27	202	11	0	24	32	38	0	11	38	12	0	661	
1:45 PM	19	275	22	0	0	21	201	12	0	22	48	34	0	11	28	7	0	700	
TOTAL VOLUMES :		EL	ET	ER	EU	WL	WT	WR	WU	NL	NT	NR	NU	0	SL	ST	SR	SU	TOTAL
APPROACH %'s :		161	2934	285	0	305	2510	150	2	345	188	416	0	87	367	171	1	1	8222
		4.76%	86.90%	8.43%	0.00%	10.28%	84.60%	5.06%	0.07%	27.62%	39.07%	33.31%	0.00%	13.90%	58.63%	27.32%	0.16%	0.16%	
PEAK HR :		11:45 AM - 12:45 PM																	
PEAK HR VOL :	58	1006	95	0	97	874	58	0	129	193	131	0	28	124	62	0	0	0	2855
PEAK HR FACTOR :	0.806	0.901	0.848	0.000	0.808	0.946	0.806	0.000	0.896	0.877	0.840	0.000	0.636	0.738	0.738	0.000	0.000	0.993	
			0.929				0.956				0.913				0.787				

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

Mineola 199 LLC Organizational Chart



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

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

Provision of service not available

Form HUD-928.1 (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.DHRE.NY.GOV.

This poster is not intended to provide legal advice. For more information, please contact the New York State Division of Human Rights.



EXHIBIT D
Requirements for Affirmative Marketing Plans for Housing Projects

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

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