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COUNSEL
ANDREW S. FILIPAZZI
ASSOCIATE
MICHAEL DALLAL
* Also Admitted in CT

May 14, 2026

Via Email : info@nassauida.org ; [REDACTED]

Nassau County Industrial Development Agency
1 West Street
4th Floor
Mineola, NY 11501
Attn: Sheldon L. Shrenkel, Executive Director

Re:
Premises: 263-267 East Shore Road, Great Neck, New York
Section 2, Block 181, Lots 13

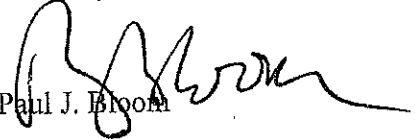
Dear Mr. Shrenkel,

Our firm represents the Applicants, Villadom 2020 Group LLC, Bay Investors LLC, BW East Shore LLC, GG East Shore LLC, Jano Building LLC, and Norwich LLC (collectively, the "Applicant"), in connection with the development of 263-267 East Shore Road, Great Neck, NY 11023 (the "Property") and the requested financial assistance from the Nassau County Industrial Development Agency ("IDA"). The Applicant previously obtained approvals the Village of Great Neck Board of Trustees and received certain approvals for the development 63-unit multi-family residential apartment building and a 13,532-sf retail building of the Property on December 21, 2021 ("Original Approval"). The Applicant is now in the process of seeking an amendment of the Original Approval permit certain minor modifications which will result in 64-units of multi-family residential apartments, and no retail component ("Proposed Development").


Applicants acquired title to the Property by a deed dated February 18, 2026 from the Village of Great Neck. Applicants have begun necessary environmental remediation of the Property following the acquisition of title and will continue to remediate the Property as required by applicable regulations and recommendations from Applicants' environmental consultants. Notwithstanding the ongoing environmental remediation, Applicants will be unable to construct the Proposed Development at the Property without the requested financial assistance from the IDA.

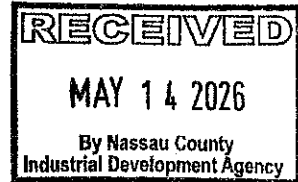
Accompanied with this letter is the IDA Application for Financial Assistance. Enclosed with the Application is the Resolution granting the Original Approval, including the SEQRA negative declaration determination, and the plans submitted to the Village of Great Neck Board of Trustees for the Proposed Development. Applicants respectfully request that this Application be accepted and placed on the IDA's May 28 agenda for a preliminary inducement resolution.

Sincerely,


Paul J. Bloom

CC Via Email

Paul V. O'Brien, IDA Counsel 



NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICATION OF:

Villadom 2020 Group, LLC, Bay Investors, LLC, BW East Shore, LLC

GG East Shore LLC, Jano Building LLC, Norwich 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.

May 14, 2026

DATE

PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: Villadom 2020 Group LLC

Address: 536 Middle Neck Road, Great Neck, NY 11023

Fax: N/A

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

NAICS Code #: 531110

Website: N/A

Name of CEO or Authorized Representative Certifying Application: Kouros Torkan

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 Privately Held Corporation

Publicly Held Corporation Exchange listed on _____

Not-for-Profit Corporation

Income taxed as: Subchapter S Subchapter C

501(c)(3) Corporation Partnership

State and Year of Incorporation/Organization: New York 2020

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

C. APPLICANT COUNSEL:

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X _____

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

YES _____

NO X _____

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

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
<u>Kouros Torkan</u>	<u>Manager</u>	<u>See attached chart</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

YES X _____

NO _____

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

YES X _____

NO _____

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: N/A Part-Time: N/A

(c) Annual Payroll, excluding benefits: N/A _____

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

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

(f) Buildings (number and square footage of each): N/A

(g) Applicant's interest in the facility

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

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

YES

NO X

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

YES

NO X

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 development and management

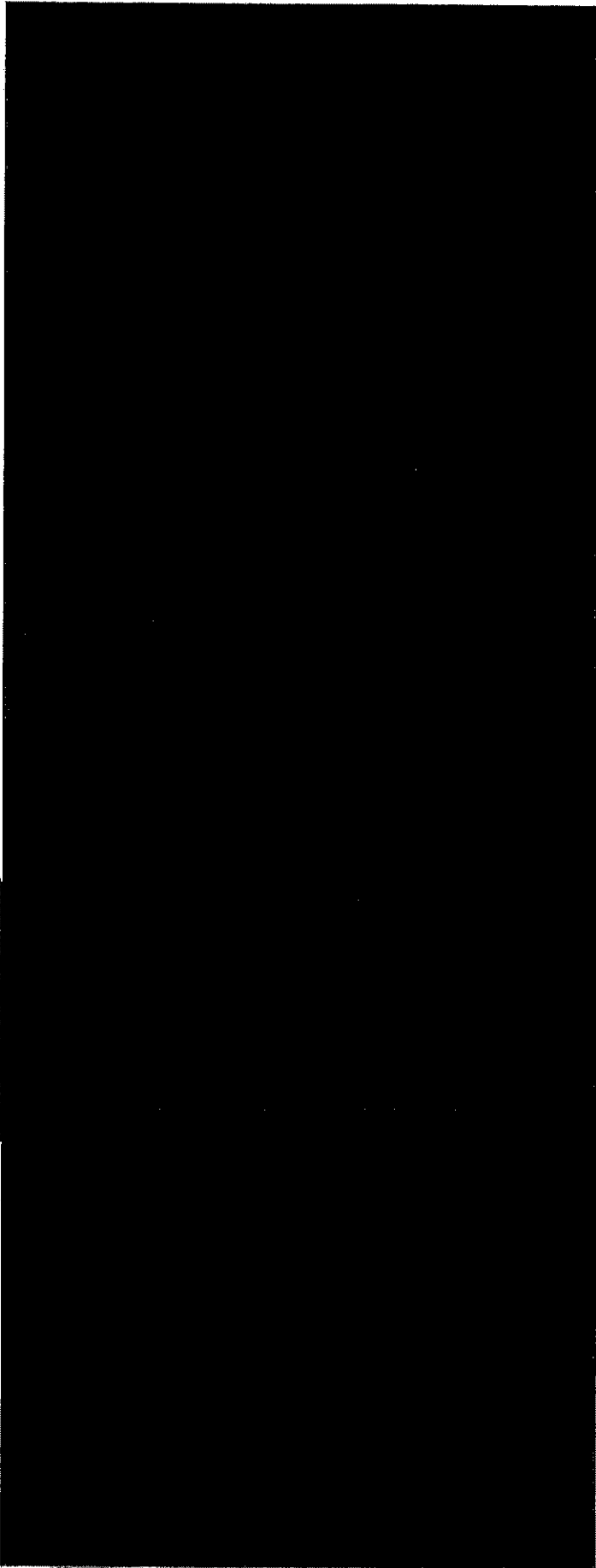
T. ANY RELATED PARTY PROPOSED TO BE A USER OF THE PROJECT:

Name: None

Relationship to Applicant: _____

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

Wilson 2020 Group LLC
(As Manager)
SOLE



PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: Bay Investors, LLC

Address: 536 Middle Neck Road, Great Neck, NY 11023

Fax: N/A

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

NAICS Code #: 531110

Website: N/A

Name of CEO or Authorized Representative Certifying Application: Kouros Torkan

Title of Officer: Manager

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

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

Sole Proprietorship General Partnership Limited Partnership

Limited Liability Company Privately Held Corporation

Publicly Held Corporation Exchange listed on _____

Not-for-Profit Corporation

Income taxed as: Subchapter S Subchapter C

501(c)(3) Corporation Partnership

State and Year of Incorporation/Organization: New York 2026

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

C. APPLICANT COUNSEL:

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO x _____

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

YES _____

NO x _____

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

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
<u>Kouros Torkan</u>	<u>Manager</u>	<u>See attached chart</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

YES x _____

NO _____

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

YES x _____

NO _____

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: N/A Part-Time: N/A

(c) Annual Payroll, excluding benefits: N/A _____

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

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

(f) Buildings (number and square footage of each): N/A

(g) Applicant's interest in the facility

FBE 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

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

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

YES

NO

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

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 development and management

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

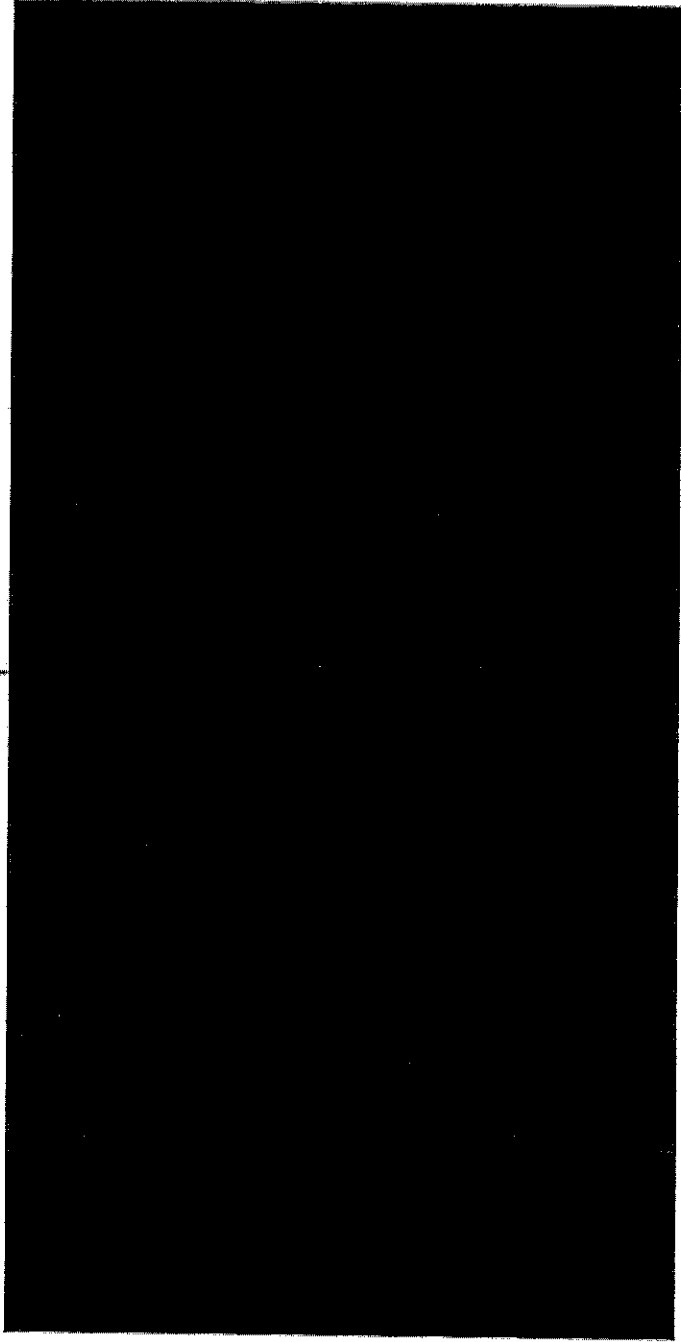
Name: None

Relationship to Applicant: _____

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

Bay Investors LLC— Ownership Structure

Bay Investors LLC
SPV



PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: BW East Shore LLC

Address: 536 Middle Neck Road, Great Neck, NY 11023

Fax: N/A

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

NAICS Code #: 531110

Website: N/A

Name of CEO or Authorized Representative Certifying Application: Kouros Torkan

Title of Officer: Manager

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

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

Sole Proprietorship General Partnership Limited Partnership

Limited Liability Company Privately Held Corporation

Publicly Held Corporation Exchange listed on _____

Not-for-Profit Corporation

Income taxed as: Subchapter S Subchapter C

501(c)(3) Corporation Partnership

State and Year of Incorporation/Organization: New York 2024

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

C. APPLICANT COUNSEL:

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO _____

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 _____

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

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
<u>Kouros Torkan</u>	<u>Manager</u>	<u>See attached chart</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

YES _____

NO _____

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

YES _____

NO _____

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

1. (a) Location: N/A

(b) Number of Employees: Full-Time: N/A Part-Time: N/A

(c) Annual Payroll, excluding benefits: N/A

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

(e) Size of existing facility real property (i.e., acreage of land): N/A

(f) Buildings (number and square footage of each): N/A

(g) Applicant's interest in the facility

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

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

YES NO X

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

YES NO X

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

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

Real estate development and management

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

Name: None

Relationship to Applicant: _____

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

BW East Shore LLC— Ownership Structure

BW East Shore LLC
7.33%



PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: GG East Shore LLC

Address: 536 Middle Neck Road, Great Neck, NY 11023

Fax: N/A

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

NAICS Code #: 531110

Website: N/A

Name of CEO or Authorized Representative Certifying Application: Kouros Torkan

Title of Officer: Manager

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

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

Sole Proprietorship General Partnership Limited Partnership

Limited Liability Company Privately Held Corporation

Publicly Held Corporation Exchange listed on _____

Not-for-Profit Corporation

Income taxed as: Subchapter S Subchapter C

501(c)(3) Corporation Partnership

State and Year of Incorporation/Organization: New York 2026

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

C. APPLICANT COUNSEL:

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

YES _____ NO X

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

YES _____ NO X

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

YES _____ NO X

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

YES _____ NO X

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

YES _____

NO x _____

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

YES _____

NO x _____

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

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
<u>Kouros Torkan</u>	<u>Managur</u>	<u>See attached chart</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

YES x _____

NO _____

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

YES x _____

NO _____

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: N/A Part-Time: N/A

(c) Annual Payroll, excluding benefits: N/A _____

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

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

(f) Buildings (number and square footage of each): N/A

(g) Applicant's interest in the facility

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

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

YES NO X

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

YES NO X

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 development and management

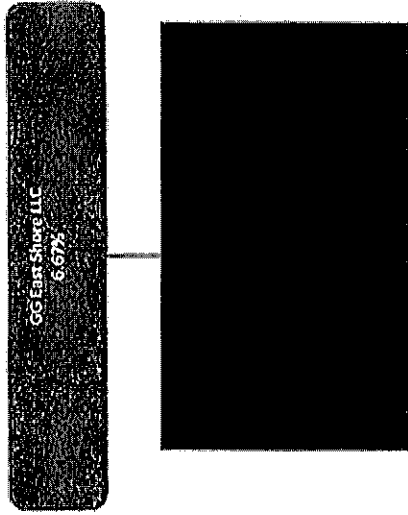
T. ANY RELATED PARTY PROPOSED TO BE A USER OF THE PROJECT:

Name: None

Relationship to Applicant: _____

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

GG East Shore LLC— Ownership Structure



PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: Jano Building, LLC

Address: 536 Middle Neck Road, Great Neck, NY 11023

Fax: N/A

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

NAICS Code #: 531110

Website: N/A

Name of CEO or Authorized Representative Certifying Application: Kouros Torkan

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 Privately Held Corporation

Publicly Held Corporation Exchange listed on _____

Net-for-Profit Corporation

Income taxed as: Subchapter S Subchapter C

501(c)(3) Corporation Partnership

State and Year of Incorporation/Organization: New York 1998

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

C. APPLICANT COUNSEL:

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO

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

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

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
Kouras Torjan	Member	See attached chart
_____	_____	_____
_____	_____	_____
_____	_____	_____

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 _____

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

YES

NO _____

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

1. (a) Location: N/A
- (b) Number of Employees: Full-Time: N/A Part-Time: N/A
- (c) Annual Payroll, excluding benefits: N/A
- (d) Type of operation (e.g. manufacturing, wholesale, distribution, retail, etc.) and products or services: N/A
- (e) Size of existing facility real property (i.e., acreage of land): N/A

(f) Buildings (number and square footage of each): N/A

(g) Applicant's interest in the facility

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

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

YES

NO X

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

YES

NO X

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 development and management

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

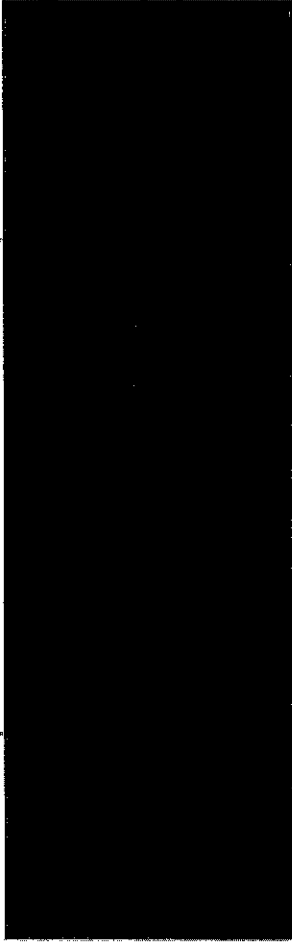
Name: None

Relationship to Applicant: _____

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

Jano Building LLC— Ownership Structure

Jano Building LLC
28%



PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: Norwich LLC

Address: 536 Middle Neck Road, Great Neck, NY 11023

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

NAICS Code #: 531110

Website: N/A

Name of CEO or Authorized Representative Certifying Application: Kouros Torkan

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 Privately Held Corporation _____

Publicly Held Corporation _____ Exchange listed on _____

Not-for-Profit Corporation _____

Income taxed as: Subchapter S _____ Subchapter C _____

501(c)(3) Corporation _____ Partnership _____

State and Year of Incorporation/Organization: New York 2023

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

C. APPLICANT COUNSEL:

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

YES _____ NO X

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

YES _____ NO X

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

YES _____ NO X

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

YES _____ NO X

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

YES _____

NO X

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

YES _____

NO X

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

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
<u>Kouras Turkan</u>	<u>Member</u>	<u>See attached chart</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

YES X

NO _____

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

YES X

NO _____

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

I. (a) Location: N/A

(b) Number of Employees: Full-Time: N/A Part-Time: N/A

(c) Annual Payroll, excluding benefits: N/A

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

(e) Size of existing facility real property (i.e., acreage of land): N/A

(f) Buildings (number and square footage of each): N/A

(g) Applicant's interest in the facility

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

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

YES NO X

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

YES NO X

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 development and management

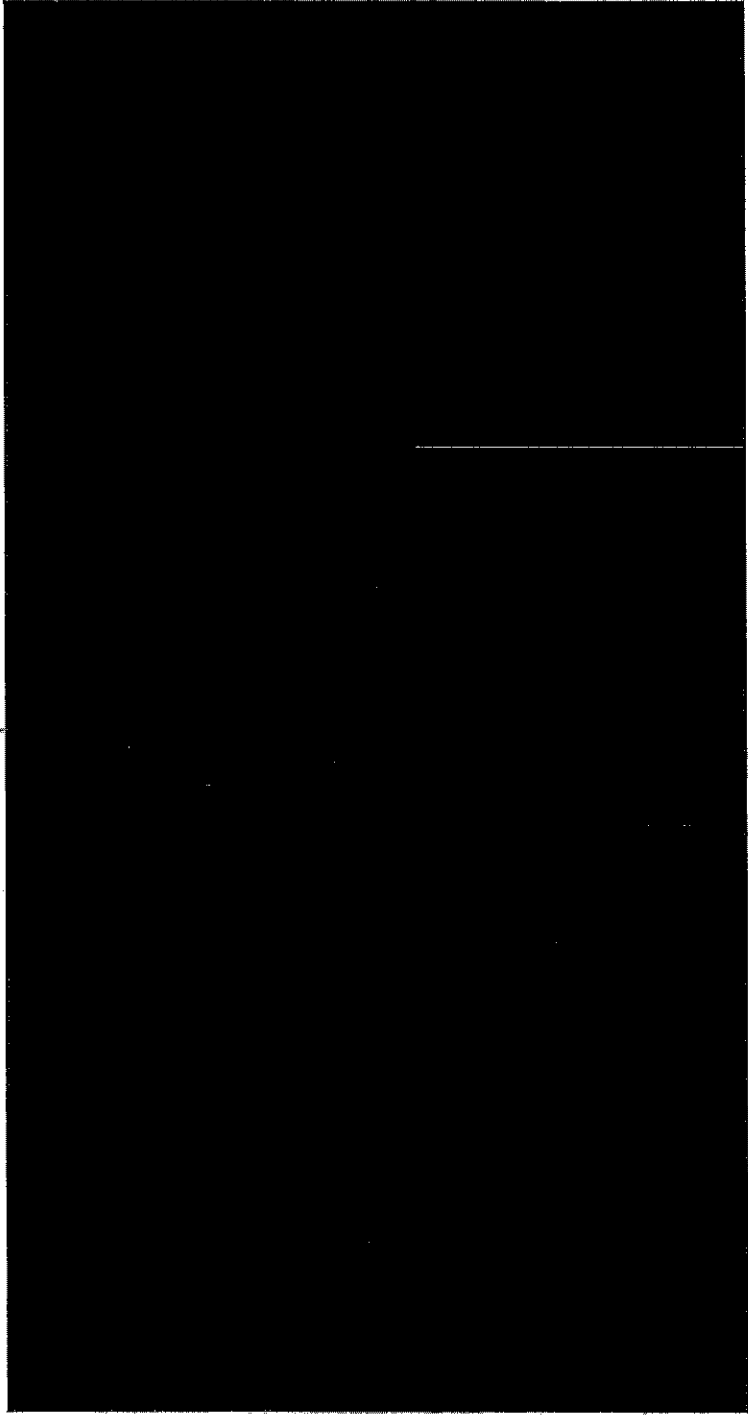
T. ANY RELATED PARTY PROPOSED TO BE A USER OF THE PROJECT:

Name: None

Relationship to Applicant: _____

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

Norwich LLC— Ownership Structure



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: 160,000 sf
- Addition to Existing Facility
Square footage of existing facility: _____
Square footage of addition: _____
- Renovation of Existing Facility
Square footage of area renovated: _____
Square footage of existing facility: _____
- Acquisition of Land/Building
Acreage/square footage of land: _____
Square footage of building: _____
- Acquisition of Furniture/Machinery/Equipment
List principal items or categories:

- 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:

Applicant proposes to construct a new multi-family apartment building that will provide much needed rental housing, including workforce housing units, in the Great Neck community that cannot be accomplish without IDA financial assistance.

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 _____ NO X

The anticipated costs to construct the proposed building is not feasible without IDA financial assistance.

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

No, the Applicant would not proceed with the proposed building without IDA financial assistance.

F. Location of Project:

Street Address: 263- 267 East Shore Road

City/Village(s): Village of Great Neck

Town(s): Town of North Hempstead

School District(s): Great Neck

Tax Map Section: 2 Block: 181 Lot: 13, 252

Census Tract Number: 3004

G. Present use of the Project site: Vacant land

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

General: \$ Assessed real property
School: \$ Assessed real property
Village: \$ Assessed real property

(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

- I. Describe proposed Project site ownership structure (i.e., Applicant or other entity):
Ownership by 5 tenant-in-common LLCs, all Applicants

- 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.)
Multi-family rental apartment building

- 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:
Only lease to resident tenants of building

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

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

YES X

NO _____

1. Describe present zoning/land use: Residence G and Mixed Use
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:

None

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: 2/18/2026
- (b) Purchase price: \$ 9,000,000
- (c) Balance of existing mortgage, if any: \$ N/A
- (d) Name of mortgage holder: N/A
- (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 X Sales of Services: YES _____ NO X

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

Overall, the Project is expected to positively impact the community by delivering high quality rental housing, supporting affordable housing objectives, and creating construction and permanent jobs in the area.

It will enhance the local tax base over time while providing modern housing for local residents, students, professionals, and age-friendly households seeking to remain in Great Neck.

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

Architect: Mojo Stumer Associates

Engineer: VelaRise Consulting Inc.

Contractors: Triton Construction

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

YES _____ NO X

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

YES X _____ NO _____

Historic fill and septic material remediation under DEC guidelines

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

YES _____ NO X

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

YES _____

NO X _____

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	\$ 0,000,000
2.	Building Demolition	\$ _____
3.	Construction/Reconstruction/Renovation	\$ 341,000,000
4.	Site Work	\$ 0,000,000
5.	Infrastructure Work	\$ 1,000,000
6.	Architectural/Engineering Fees	\$ 1,500,000
7.	Applicant's Legal Fees	\$ 400,000
8.	Financial Fees	\$ 500,000

9.	Other Professional Fees	\$ 500,000
10.	Furniture, Equipment & Machinery Acquisition (not included in 3. above)	\$ 400,000
11.	Other Soft Costs (describe)	\$ 6,500,000
12.	Other (describe)	\$ 200,000
	Total	\$ 70,000,000

B. Estimated Sources of Funds for Project Costs:

a.	Tax-Exempt IDA Bonds:	\$ _____
b.	Taxable IDA Bonds:	\$ _____
c.	Conventional Mortgage Loans:	\$ 48,000,000
d.	SBA or other Governmental Financing: Identify: _____	\$ _____
e.	Other Public Sources (e.g., grants, tax credits): Identify: _____	\$ _____

f.	Other Loans:	\$ _____
g.	Equity Investment: (excluding equity attributable to grants/tax credits)	\$ <u>22,000,000</u>
	TOTAL	\$ <u>70,000,000</u>

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

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

YES X NO _____

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

YES _____ NO X 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 X NOT APPLICABLE _____

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

YES _____ NO X NOT APPLICABLE _____

G. Construction Cost Breakdown:

Total Cost of Construction: \$ 551,400,000 (sum of 2-5 and 10 in Question A above)

Cost for materials: \$ 25,400,000
 % Sourced in County: 90 %

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

Cost for labor: \$ 25,000,000
 % Sourced in County: 90 %
 % Sourced in State: 95 % (incl. County)

Cost for "other": \$ _____
 % Sourced in County: _____ %
 % Sourced in State: _____ % (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:	\$ <u>0</u>	\$ <u>160,000</u>	\$ <u>155,000</u>	\$ <u>160,000</u>
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:

Category of Jobs to be Retained:	Average Salary or Range of Salary:	Average Fringe Benefits or Range of Fringe Benefits
Management		
Professional		
Administrative		
Production		
Supervisor		
Laborer		

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

Independent Contractor ²		
Other	\$60,000	

<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	\$60,000	\$20,000
Laborer	\$40,000	
Independent Contractor ¹		
Other	\$60,000	

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

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

YES _____ NO X

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

150

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

¹ As used in this chart, this category includes employees of independent contractors.

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

\$ N/A

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

N/A %

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

100 %

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

N/A

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

	<u>Amount</u>	<u>% Sourced in County</u>	<u>% Sourced in State</u>
Year 1	<u>\$ 25,000</u>	<u>80</u>	<u>95</u>
Year 2	<u>\$ 27,500</u>	<u>80</u>	<u>95</u>
Year 3	<u>\$ 30,000</u>	<u>80</u>	<u>95</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: \$ 2,156,250
(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: \$ 360,000
(i.e., principal amount of mortgage loans
loans multiplied by [0.75%])

Estimated Property Tax Benefit:

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

Term of PILOT Requested: 15 years

Existing Property Taxes on Land and Building: \$ _____

Estimated Property Taxes on completed Project: \$ 700,000
(without Agency financial assistance)

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

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

\$500,000 Incentive payment to Village of Great Neck

PART V. PROJECT SCHEDULE

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

- | | | | | |
|----|-------------------------------|-------------------|------------------|--------------------------|
| 1. | (a) Site clearance | YES <u>X</u> | NO <u> </u> | <u>100</u> % complete |
| | (b) Environmental Remediation | YES <u>X</u> | NO <u> </u> | <u>50</u> % complete |
| | (c) Foundation | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (d) Footings | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (e) Steel | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (f) Masonry | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (g) Masonry | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (h) Interior | YES <u> </u> | NO <u>X</u> | <u> </u> % complete |
| | (i) Other (describe below): | YES <u> </u> | NO <u>X</u> | <u> </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?

Site clearance and Environmental remediation necessary to be completed,
however development of property and construction cannot be completed without IDA benefits

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

Start July 2026 and complete July 2028

PART VI. ENVIRONMENTAL IMPACT

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

See attached

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: Villadom 2020 Group LLC, Bay Investors LLC, BW East Shore LLC, GG East Shore LLC, Jano Building LLC, Norwich LLC

Signature: 

Name: Kouros Torjan
Title:
Date: 5/14/26

Sworn to before me this 18
day of May, 2026


Notary Public

AMELIA R RATKEWITCH
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 01RA6123384
Qualified in Nassau County
My Commission Expires 8/27/27

**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? 64 (incl. super's unit)

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)?

8 units (12.5%)

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


No greater than 80% AMI

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

Long Island Workforce Housing Act

Villadom 2020 Group LLC, Bay Investors LLC, BW
East Shore LLC, GG East Shore LLC, Jano Building
LLC, Norwich LLC

Name of
Applicant: _____

By: 
Name: Kouros Tokas
Title: p.m.

**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

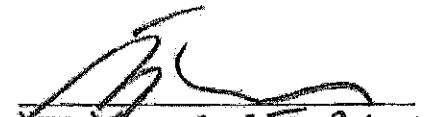
The Agency's transaction/bond counsel fees and expenses are payable at closing and are based on the work performed in connection with the Project.

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: Roush Tolkan
Title: P.A.

Subscribed and affirmed to me this 18
day of May, 2026

Villadom 2020 Group LLC, Bay Investors LLC, BW
East Shore LLC, GG East Shore LLC, Jano Building
LLC, Norwich LLC


Notary Public

AMELIA R RATKEWITCH
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 01RA6123384
Qualified in Nassau County
My Commission Expires 8/27/27

TABLE OF SCHEDULES:

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

Schedule A

TAX-EXEMPT BOND MANUFACTURING QUESTIONNAIRE

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

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

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

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

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

TOTAL

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

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

TOTAL

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

SQ. FOOTAGE

LOCATION

Raw Materials used
for production of
manufactured goods

Finished product storage

Component parts of
goods manufactured at
the facility

Purchased component
parts

Other (specify)

TOTAL

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

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

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

Name of
Applicant:

Signature:

Name:

Title:

Date:

Schedule B

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

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

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

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

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

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

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

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

Villadom 2020 Group LLC, Bay Investors LLC,
BW East Shore LLC, GG East Shore LLC, Jano
Building LLC, Norwich LLC

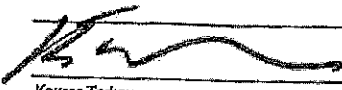
Name of
Applicant:

Signature:

Name:

Title:

Date:



Kouros Torkan

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: Yokan 2020 Group LLC, Day Builders LLC, BY East Shore LLC, CG East Shore LLC, JMS Seating LLC, Harwin LLC
 Address: 267 East Shore Road, Great Neck NY
 Type of Business: Real estate development and leasing
 Contact Person: Kouros Torkan Tel. No.: _____

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

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

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

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

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

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?

YES _____

NO _____

IF YES, Union Name and Local: _____

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

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

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

Villadom 2020 Group LLC, Bay Investors LLC,
BW East Shore LLC, GG East Shore LLC, Jano
Building LLC, Norwich LLC

Name of
Applicant:



Signature:

Name:

Kouros Toukan

Title:

T.M.

Date:

Schedule D

ANTI-RAIDING QUESTIONNAIRE

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

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

YES _____

NO _____

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

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

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

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

YES _____

NO _____

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

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

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

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

YES _____

NO _____

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

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

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

YES _____

NO _____

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

YES _____

NO _____

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

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

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

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

Name of Applicant:

Villadem on the Bay, LLC

Signature: _____

Name: _____

Title: _____

Date: _____

Schedule E

RETAIL QUESTIONNAIRE

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

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

YES _____

NO _____

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

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

_____ %

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

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

YES _____

NO _____

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

YES _____

NO _____

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

YES _____

NO _____

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

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

YES _____

NO _____

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

Retail Sales: _____%

Services: _____%

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

Retail Sales: _____%

Services: _____%

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

Name of
Applicant:

Signature:

Name:

Title:

Date:

Schedule F

APPLICANT'S FINANCIAL ATTACHMENTS

Enclosed are financial statements for Villadom 2020 Group LLC, Jano Building LLC, and Norwich LLC. There are no available financial statements for BW East Shore LLC, GO East Shore LLC, and Bay Investors LLC.

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Villadem 2020 Group LLC (cvi12020)

Balance Sheet

Period = May 2026

Book = Cash



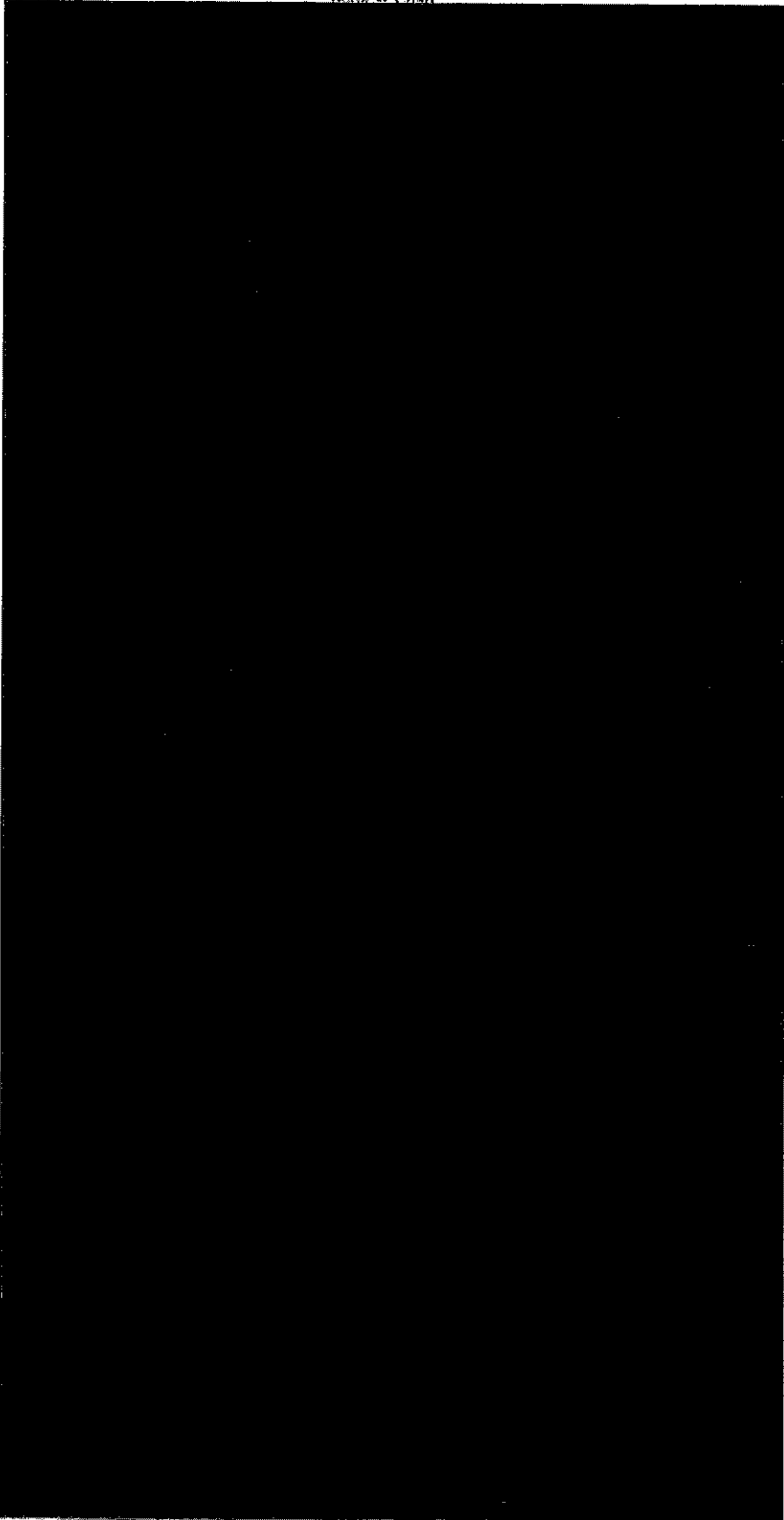
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Viladom 2020 Group LLC (civil2020)

Income Statement

Period = Jan 2024-May 2026

Book = Cash



6/14/2026 2:28 PM

Viladam 2020 Group LLC (cvi/2020)

Income Statement

Period = Jan 2024-May 2026

Book = Cash



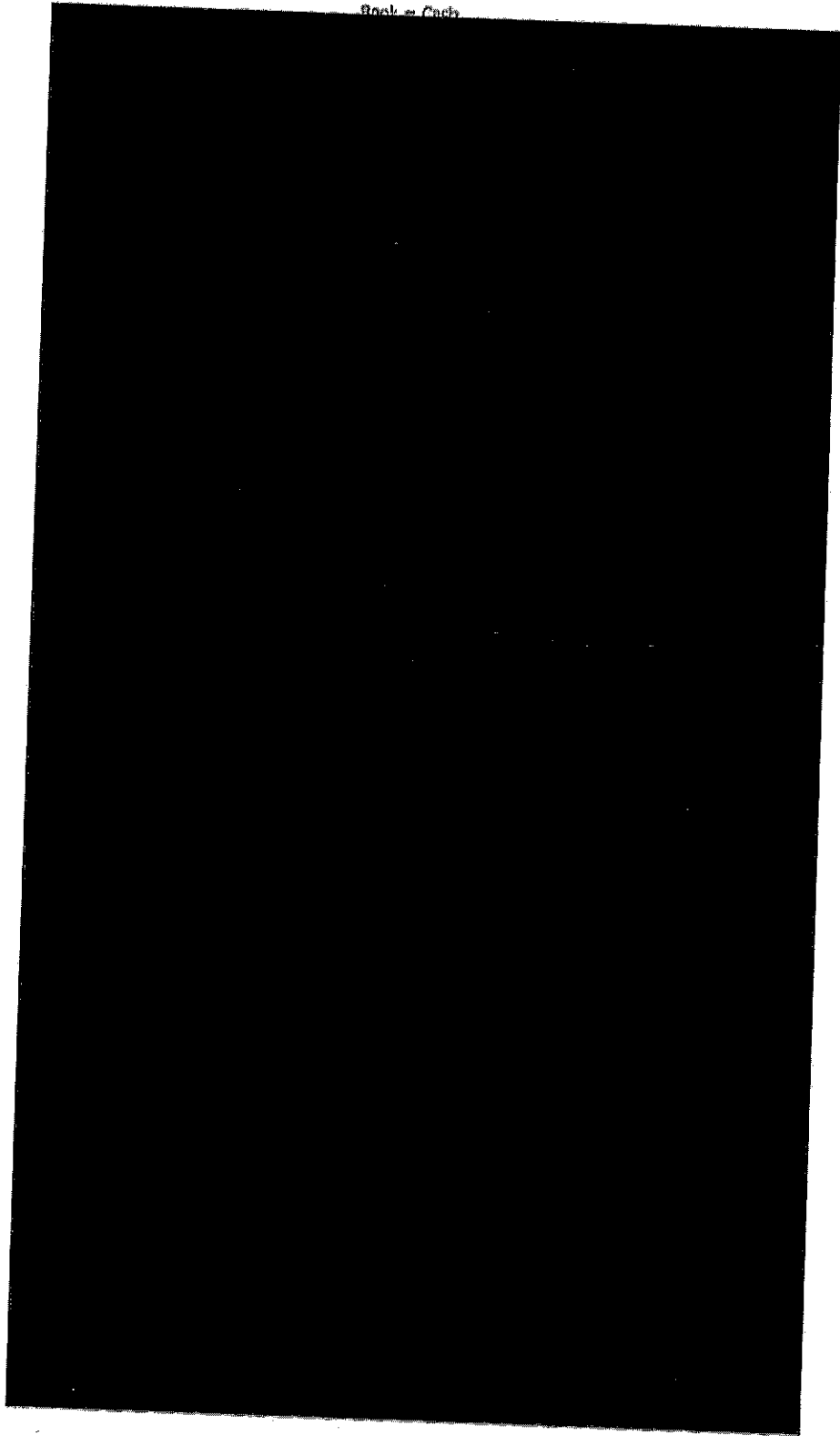
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Jano Building LLC (cJano)

Balance Sheet

Period = May 2026

Book = Cash



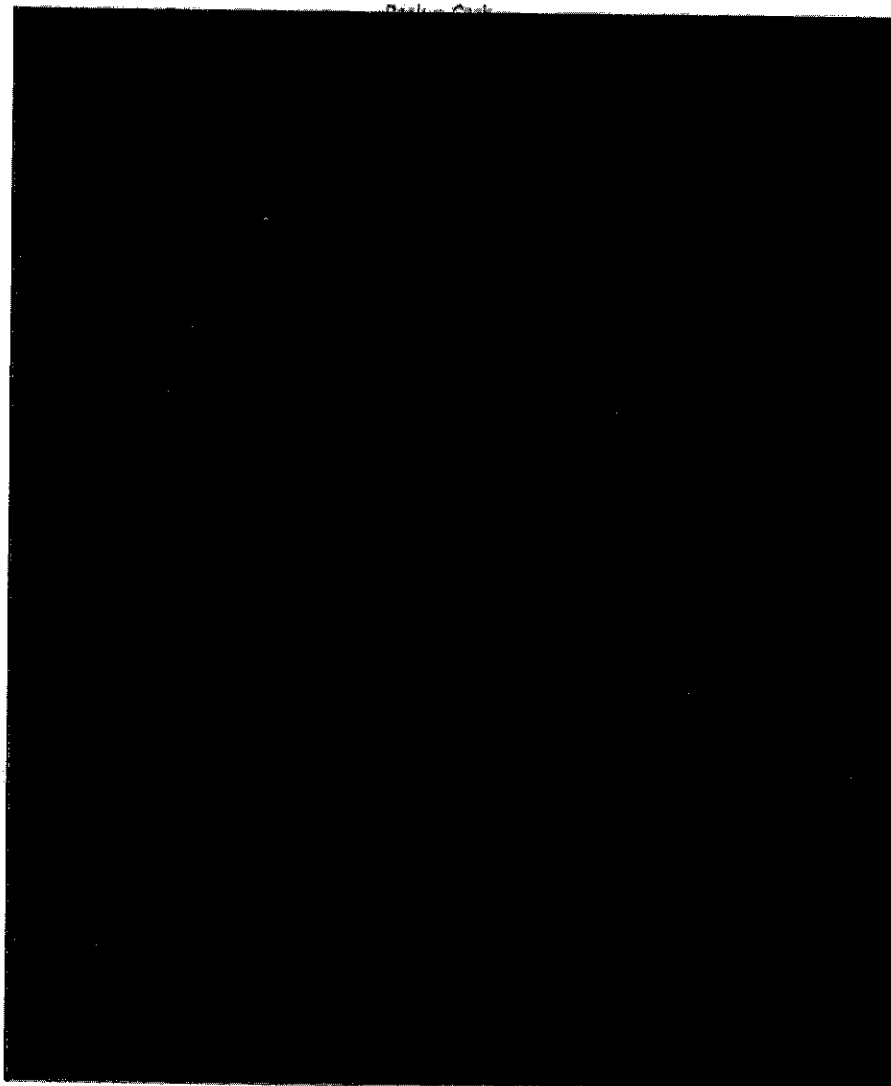
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Jano Building LLC (Jano)

Balance Sheet

Period = May 2026

Bank Cash

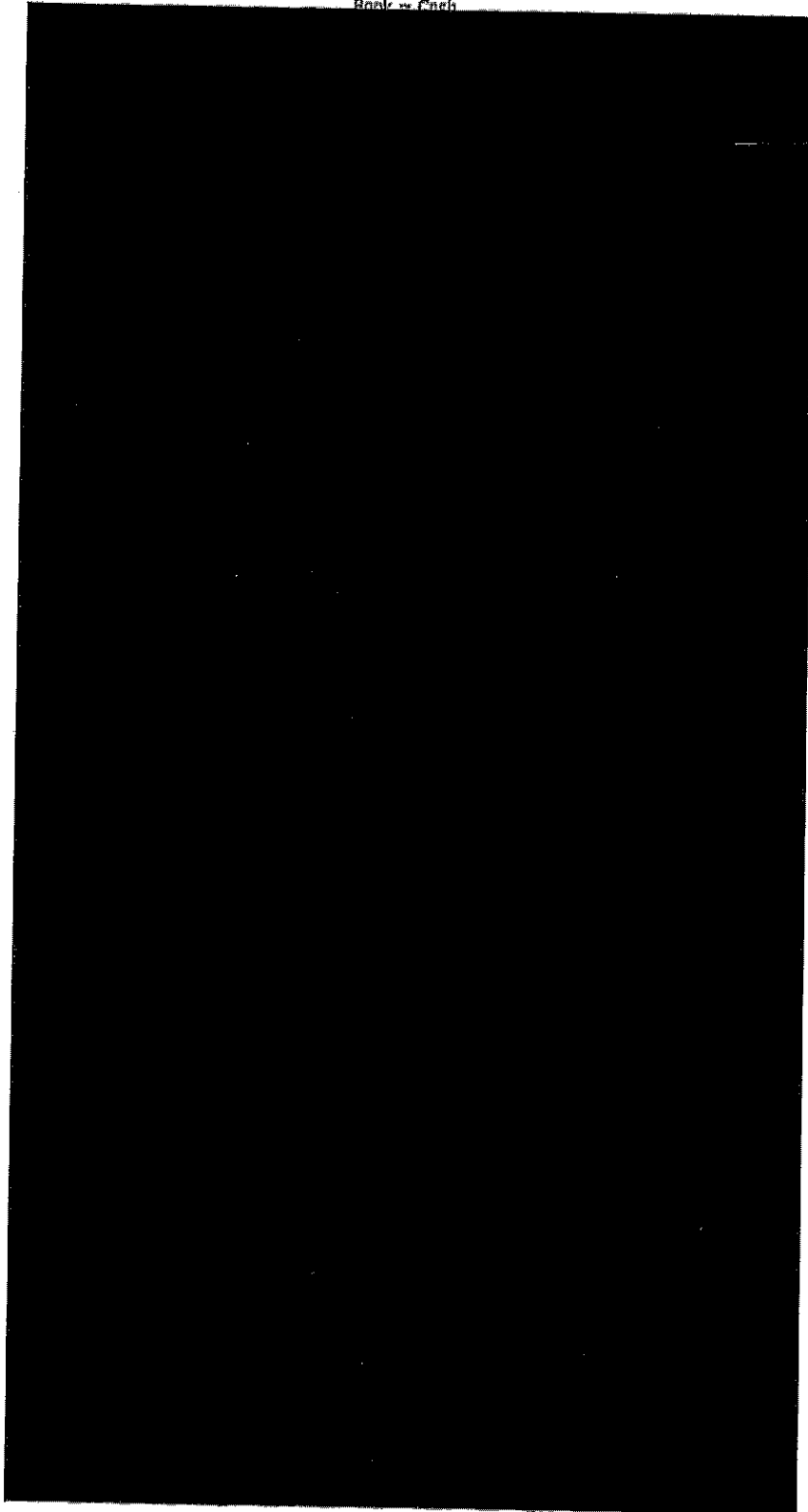


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Jeno Building LLC (cJano)
Income Statement

Period = Jan 2024-Dec 2025

Bank = Cash



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Jano Building LLC (cJano)
Income Statement

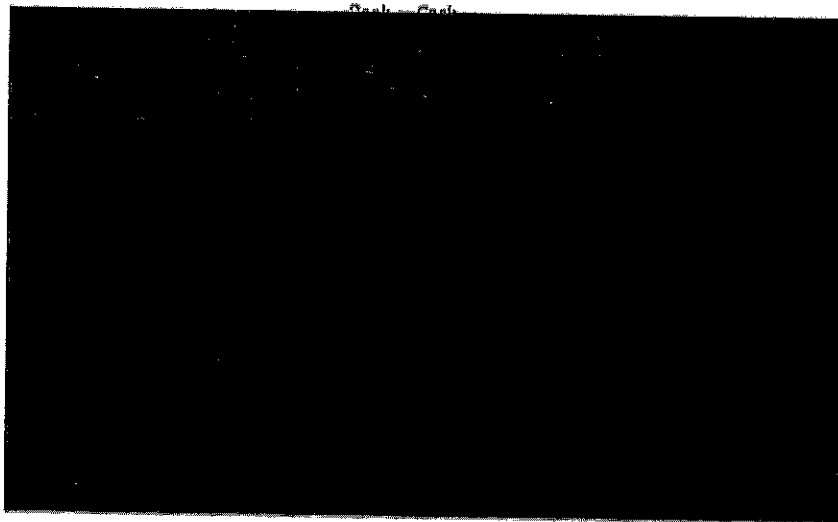
Period = Jan 2024-Dec 2025

Bank = Cash



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Jano Building LLC (jano)
Income Statement
Period = Jan 2024-Dec 2025



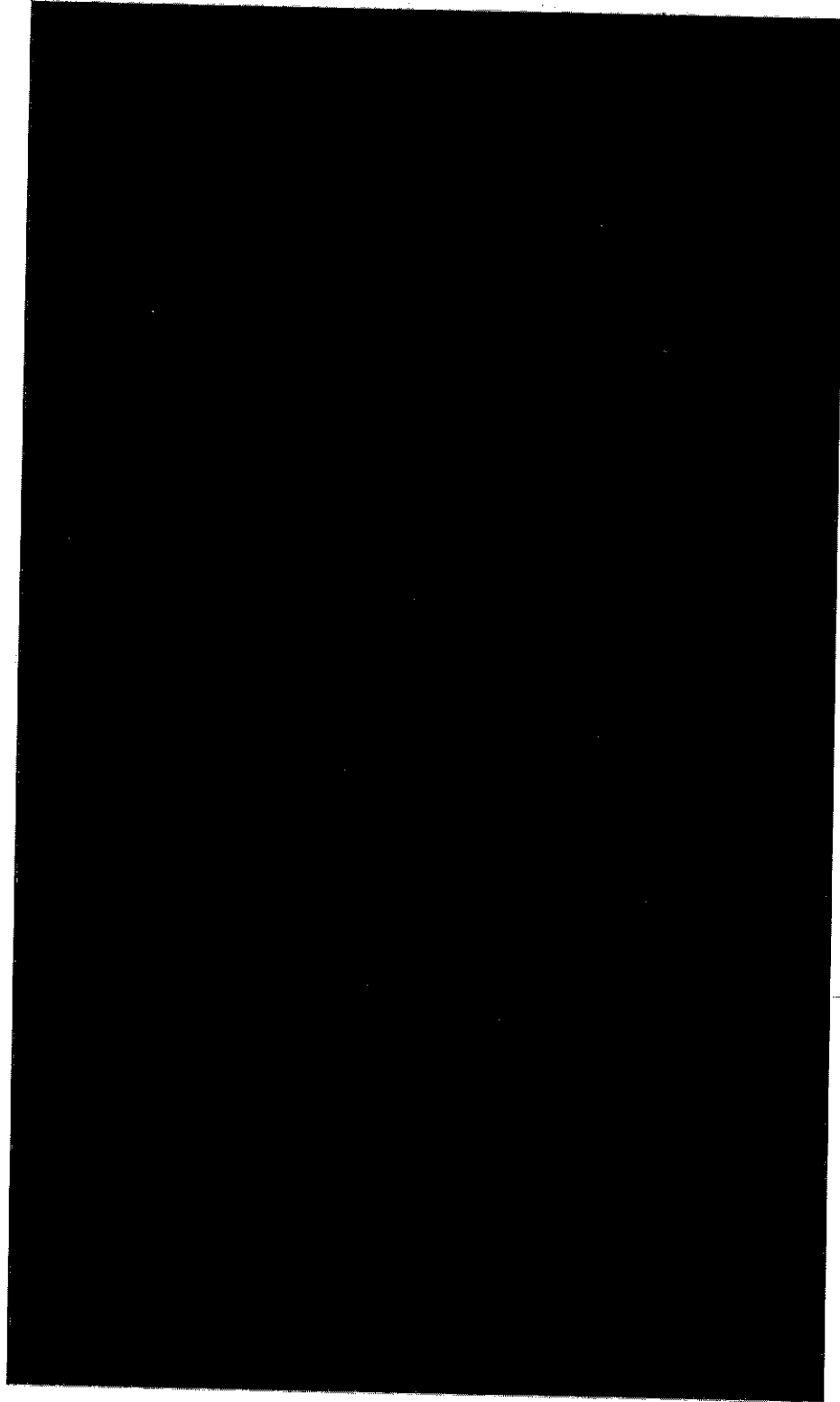
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Norwich LLC (cnorwich)

Balance Sheet

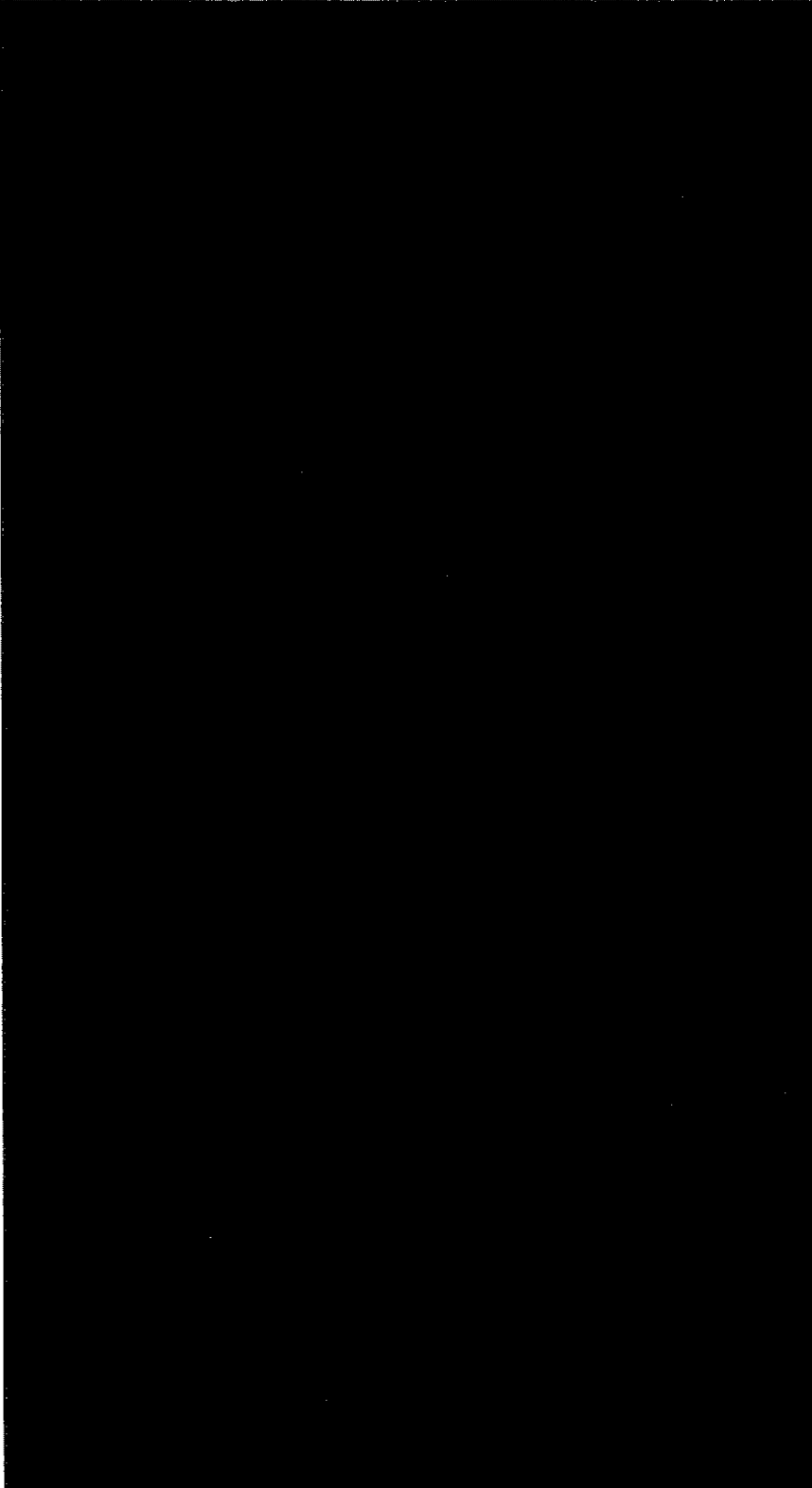
Period = May 2026

Book = Cash

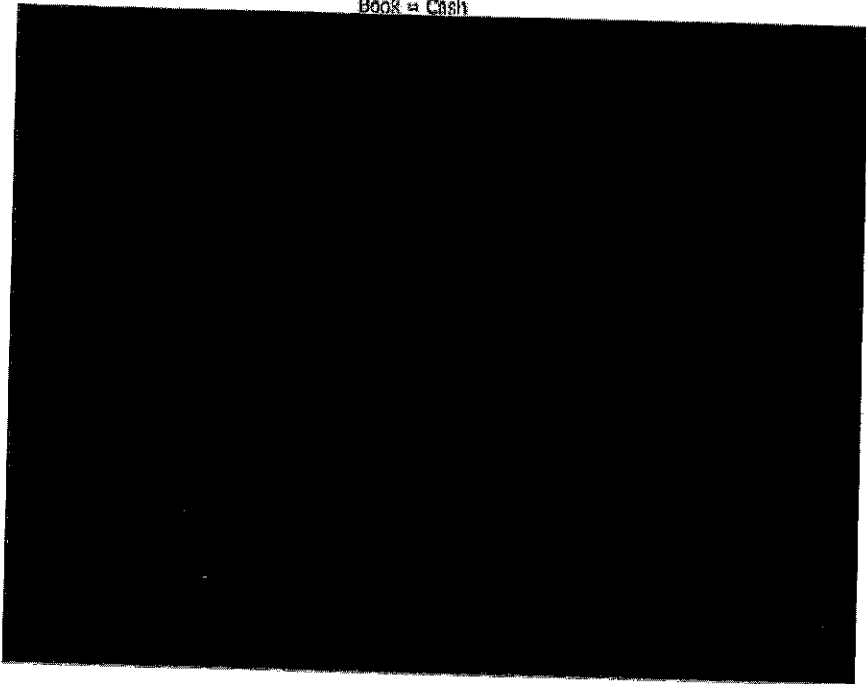


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Norwich LLC (cnorwich)
Income Statement
Period = Jan 2024-Dec 2025
Book = Cash



Norwich LLC (cnorwich)
Income Statement
Period = Jan 2024-Dec 2025
Book = Cash



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 I is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map): 263-267 East Shore Road, Incorporated Village of Great Neck, Nassau County, New York (see attached Site Location Map)		
Brief Description of Proposed Action (include purpose or need): Proposed 64-unit multi-family apartment building		
Name of Applicant/Sponsor: Villadom 2020 Group LLC, Bay Investors LLC, BW East Shore LLC, GG East Shore LLC, Jano Building LLC, Norwich LLC		Telephone: See Project Contact E-Mail: See Project Contact
Address: 536 Middle Neck Road		
City/PO: Great Neck	State: NY	Zip Code: 11023
Project Contact (if not same as sponsor; give name and title/role): Paul Bloom, Esq. - Harras Bloom & Archer LLP		Telephone: 631-393-6220 E-Mail: pbloom@hba-law.com
Address: 445 Broadhollow Road, Suite 127		
City/PO: Melville	State: NY	Zip Code: 11747
Property Owner (if not same as sponsor): Same as Applicant		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Village of Great Neck Board of Trustees	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	Nassau County Department of Public Works; Nassau County Industrial Development Agency	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Great Neck Water Pollution Control District, Water Authority of Great Neck North, National Grid, PSEG	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New York State Department of Environmental Conservation; SPDES GP-0-20-001	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special-planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
NYS Heritage Areas: Long Island North Shore Heritage Area	
Long Island Sound Study, Comprehensive Conservation and Management Plan; Manhasset Bay	
Long Island Sound Coastal Management Program	
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):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mixed Use District and Residence G
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No _____
C.4. Existing community services.	
a. In what school district is the project site located?	Great Neck Union Free School District
b. What police or other public protection forces serve the project site?	Nassau County Police Department - Sixth Precinct
c. Which fire protection and emergency medical services serve the project site?	Great Neck Alert Fire Company, Nassau County Police Department (ambulance)
d. What parks serve the project site?	Ravine Park (0.2 mile); Allenwood Park (0.5 mile); Whitney Pond (0.6 mile); Grace Avenue Park (1.0 mile)

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)? _____	
b. a. Total acreage of the site of the proposed action?	2.93 acres
b. Total acreage to be physically disturbed?	2.93 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	2.93 acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? i. If No, anticipated period of construction: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 24 months
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase I (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				64
At completion of all phases				64

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 47.6 height; 47.3 width; and 55.2 length
 iii. Approximate extent of building space to be heated or cooled: 121,962 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ 1.32 acres
 vi. What is the maximum area to be worked at any one time? _____ 1.32 acres
 vii. What would be the maximum depth of excavation or dredging? _____ 30 feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

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

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

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

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

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

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

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

i. Total anticipated water usage/demand per day: _____ 23,471 ± 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: Water Authority of Great Neck North
- Does the existing public water supply have capacity to serve the proposal? **TBD Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:

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

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

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

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

i. Total anticipated liquid waste generation per day: _____ 21,337 ± gallons/day *

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

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

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

*Based on Nassau County Minimum Design Sewage Flow Rates for apartments and wet stores (food processing) for the retail portion of the proposed action. The wet store (food processing) factor was chosen to calculate a conservative estimate of future water demand/sewage generation as the proposed retail use(s) are to be determined. An additional 10 percent (2,134± gallons/day) was added to account for irrigation.

**Water and sewer availability will be confirmed prior to construction. However, given the relatively small size of the project compared to district-wide water demand and sewage generation, no capacity issues are anticipated.

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 1.88 acres (impervious surface)
 _____ Square feet or 2.93 acres (parcel size)
 ii. Describe types of new point sources. curbs, gutters, drywells

 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)?
Storm water runoff would be collected on-site through an integrated storm water management system with subsurface leaching structures to recharge storm water to groundwater.

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No
 iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Standard construction equipment
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Natural gas boiler for building heat

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ 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 N/A Proposed 116 Net increase/decrease _____
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____
 vi. Are public/private transportation service(s) or facilities available within 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: _____
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: 8:AM - 7:00 PM
 • Saturday: 9:00 AM - 7:00 PM
 • Sunday: none
 • Holidays: none
 ii. During Operations:
 • Monday - Friday: _____ **
 • Saturday: _____ **
 • Sunday: _____ **
 • Holidays: _____ **

*Construction hours are in accordance with the Village of Great Neck noise regulations at Chapter 391 of the Village Code.
 ** Residential use would operate 24 hour/day. Retail use(s) hours of operation are to be determined, but would comply with applicable regulations.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
Noise levels would exceed existing ambient noise levels during construction. However, construction would not occur outside of the hours permitted by the the Village of Great Neck's noise regulations at Chapter 391 of the Village Code. Refer to the Expanded EA, which includes a detailed noise impact analysis.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Vegetated areas on the southern portion of the subject property would be cleared for building construction. However, the site would include vegetated buffers to surrounding residences. A landscape plan will be developed as the project progresses.

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
A lighting plan has not yet been developed. However, future lighting on the project site would include shielded, downward facing fixtures to prevent off-site light spill.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Vegetated areas on the southern portion of the subject property would be cleared for building construction. However, the site would include vegetated buffers to surrounding residences. A landscape plan will be developed as the project progresses.

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

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):
Routine landscape maintenance only.

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ TBD tons per _____ (unit of time)
 • Operation: _____ 27.4 tons per _____ month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Recyclable materials would be disposed of in accordance with local regulations.

 • Operation: Recyclable materials would be disposed of in accordance with local regulations.

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Disposal by private carter service at a licensed facility(ies) in accordance with local regulations.

 • Operation: Disposal by private carter service at a licensed facility(ies) in accordance with local regulations.

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): water pollution control plant
 ii. If mix of uses, generally describe:
 Along East Shore Road, surrounding uses include a mix of multi-family residential, office, automobile-related uses, retail and a water pollution control plant. Single family residences are located to the north, south and west of the project site. Marshes and Bay is located approximately 290 feet to the east of the project site. Refer to the Expanded EA for a detailed land use description.

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	0.003 ±	1.88 ±	+1.88±
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	1.83 ±	0	-1.83±
• Other			
Describe: Natural (wooded)	1.09±	0.14±	-0.95±
Landscaped	0	0.90±	+0.90±

Note: While the subject property is 2.93± acres, the site coverage calculations add up to 2.92 acres due to rounding.

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

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

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

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

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes - Spills Incidents database Provide DEC ID number(s): See Attachment
 Yes - Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 None _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): C130192
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 See Attachment _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 450± feet below grade surface (bgs)

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Urban Land (Ug)	94± %
Plymouth-Riverhead Complex (PrD) 15-30% slopes	6± %
_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ 12-46± feet bgs

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 43± % of site
 10-15%: _____ 23± % of site
 15% or greater: _____ 34± % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____
 Wildlife typically found in a suburban _____
 area such as squirrels, song birds, _____
 raccoons, etc. _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

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

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

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

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

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

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

<p>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</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>
<p>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</p>
<p>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</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify resource: <u>Northern State Parkway</u></p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u></p> <p>iii. Distance between project and resource: _____ <u>2.5</u> miles.</p>
<p>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</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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.

Villadom 2020 Group LLC, Bay Investors LLC, BW East Shore LLC, GG East Shore LLC, Jano Building LLC, Norwich LLC

Applicant/Sponsor Name _____ Date _____

Signature Kedros Torkan (May 15, 2026 13:16:57 EDT) _____ Title _____

PRINT FORM

Full Environmental Assessment Form – Part 1
Proposed Mixed-Use Multi-Family Residential and Retail Development
Villadom on the Bay LLC
265 East Shore Road
Incorporated Village of Great Neck, Nassau County, New York

Attachment

Page 10, Item E.1.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?

According to a Phase I Environmental Site Assessment (ESA) prepared for the subject property by Laurel Environmental Geosciences DPC in November 2020, the subject property was first occupied by a lumber yard and tile factory in 1926, before becoming a sewer system treatment plant, which was present at the subject property until sometime after 2013. As stated in the Phase I ESA, chemicals and processes used by lumber yards for wood treatment and glazing used for tile manufacturing in the 1920s present a potential recognized environmental condition (REC). Additionally, the Phase I ESA notes that the subject property is listed by the New York State Department of Environmental Conservation (NYSDEC) as a Chemical Bulk Storage (CBS) and Petroleum Bulk Storage (PBS) Facility as a result of the subject property maintaining sodium hypochlorite storage tanks. However, listing as a CBS and PBS facility is not considered a REC at the subject property.

Page 10, Item E.1.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?

According to a Phase I ESA prepared for the subject property by Laurel Environmental Geosciences DPC in November 2020, there are seven¹ closed NYSDEC spills and no active NYSDEC spills located at the subject property. The closed spills on the subject property are considered to be a Historical Recognized Environmental Condition (HREC).

The table below includes a summary of all documented closed spills on the subject property.

NYSDEC Spill #	Spill Material	Spill Name	Spill Date	Closure Date
#8907873	Unknown Petroleum	Unknown	11/8/1989	11/9/1989
#9001734	Raw Sewage	Unknown	5/14/1990	5/15/1990
#9104286	Sodium Hypochlorite	Village of Great Neck	7/22/1991	4/20/1992
#9713608	Raw Sewage	Great Neck Sewer Department	3/9/1998	3/9/1998
#9825179	#2 Fuel Oil	Great Neck Sewer Plant	12/29/1998	5/21/1999
#0208316	Raw Sewage	Village of Great Neck	11/12/2002	11/12/2002
#0710405	Raw Sewage	Unknown	1/1/2008	1/2/2008

¹ The Phase I ESA also notes that there were four spills on the database that appeared on the subject property but appeared to be mapped in error. These are spill Nos. 8801681, 9003374, 9405028 and 9501249. All of these spills were determined to be located in Manhasset, approximately 0.6 miles south of the subject property, and all have been closed by NYSDEC.

Full Environmental Assessment Form – Part 1
Proposed Mixed-Use Multi-Family Residential and Retail Development
Villadom on the Bay LLC
265 East Shore Road
Incorporated Village of Great Neck, Nassau County, New York

Page 10, Item E.1.h.iii – Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?

Remediation Site C130192 – The Moorings at Kings Point, is located immediately east of the subject property on the east side of East Shore Road. According to the NYSDEC, this 6.58-acre remediation site, located at 240, 266, and 280 East Shore Road, is part of the Brownfield Cleanup Program (BCP). Once an oil storage facility, this site has since been remediated and redeveloped with multi-family residences. This site has received a classification of N, meaning no further action is needed at this time.

Schedule H

FORM NYS-45

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

Schedule I

OTHER ATTACHMENTS

SCHEDULE I

Part I. N. – Kouros Torakn is the Mayor of the Incorporated Village of Kings Point

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made February 18, 2026
BETWEEN

Village of Great Neck

With an address at C/O Village Hall at 767 Middle Neck Road, Great Neck, NY 11024

party of the first part, and

Villadom 2020 Group LLC (as to 26.67% ownership interest); Bay Investors LLC (as to 8% ownership interest); BW East Shore LLC (as to 7.33% ownership interest); GG East Shore LLC (as to 6.67% ownership interest); Jano Building LLC (as to 28% ownership interest); Norwich LLC (as to 23.33% ownership interest),
AS TENANTS IN COMMON

With an address at 536 Middle Neck Road, Great Neck, NY 11023

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE A ANNEXED HERETO

District

THIS CONVEYANCE IS MADE IN THE ORDINARY COURSE OF BUSINESS OF THE PARTY OF THE FIRST PART AND WITH THE CONSENT OF ALL ITS SHAREHOLDERS.

BEING AND INTENDED TO BE THE same premises conveyed to the party of the first part herein by deed dated November 15, 1934 and recorded on November 16, 1934 in Liber 1813 at Page 174 in the Office of the Clerk of the County of Nassau in the State of New York

Section
2

PREMISES MORE COMMONLY known as 263-267 East Shore Road Great Neck, NY 11023

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described Premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said Premises; TO HAVE AND TO HOLD the Premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

Block
181

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said Premises have been encumbered in any way whatever, except as aforesaid.

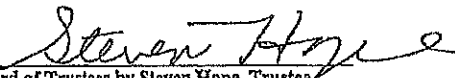
Lot
13

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Village of Great Neck


By Board of Trustees by Steven Hope, Trustee

Schedule A

METES AND BOUNDS DESCRIPTION

Section 2, Block 181, Lot 13 (including former p/o lot 251)

See Attached

First American Title Insurance Company

Title Number: BR41680

Page 1

SCHEDULE A DESCRIPTION*

ALL that certain plot, piece or parcel of land, situate, lying and being at Great Neck, in the Town of North Hempstead, Nassau County and State of New York, bounded and described as follows:

BEGINNING at the point of intersection of the Southerly side of Wooleys Lane with the Westerly side of East Shore Road, and

RUNNING THENCE Southerly along the Westerly side of East Shore Road, a distance of 203.38 feet;

THENCE Westerly, along a line having an interior angle of 84 degrees 53 minutes 10 seconds with the preceding course, a distance of 178.94 feet;

THENCE Southerly, at a right angle to the preceding course, a distance of 211.70 feet;

THENCE Westerly, at a right angle to the preceding course, a distance of 224.70 feet;

THENCE Northerly, at a right angle to the preceding course, a distance of 416.20 feet to the Southerly side of Wooleys Lane;

THENCE Easterly along the Southerly side of Wooleys Lane, a distance of 383.54 feet to the point of BEGINNING.

*The above legal description for the Premises shall be amended pursuant to revised, new and/or updated survey prepared by a licensed surveyor engaged by the Purchaser.

STATE OF NEW YORK, COUNTY OF NASSAU) ss:

State of New York, County of) ss:

On February 18, 2026,

On

before me, the undersigned, a Notary Public in and for said State, personally appeared

before me, the undersigned, a Notary Public in and for said State, personally appeared

Steven Hope

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.

Alyssa Cohen Glazer
Notary Public

Notary Public

ALYSSA COHEN GLAZER
Notary Public - State of New York
Registration No. 02GL3000244
Qualified in Nassau County
Commission Expires 8/10/20 26

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) in (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed

Barrister Land, LLC for
First American Title Insurance Company
Title No. BR41680

Villages of Great Neck

To

Villadom 2020 Group LLC; Bay Investors LLC; BW East Shore LLC; GG East Shore LLC; Jano Building LLC; Norwich LLC

COUNTY: Nassau
DISTRICT: Town of North Hempstead
SECTION: 2
BLOCK: 181
LOT: 13

RECORD AND RETURN BY MAIL TO:
Paul Bloom, Esq.
Harra Bloom & Archer LLP
445 Broadhollow Road, Suite 127
Melville, New York 11747



**Board of Trustees Meeting
VILLAGE OF GREAT NECK
December 21, 2021
Minutes**

I. PLEDGE OF ALLEGIANCE

Mayor Bral called the meeting to order at approximately 7:45 pm and led the Board and the public in reciting the Pledge of Allegiance.

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

Trustee Eli Kashi was absent from the meeting.

Others Present:
Village Counsel Peter Bee
Village Clerk-Treasurer Abraham Cohan
Deputy Village Clerk Bryan Rivera
Superintendent of Public Works Louis Massaro
Superintendent of Buildings Stephen Haramis

II. DEPARTMENTAL REPORTS

A. NCPD Report - Nov2021

Clerk Cohan reviewed the report with the Board. The Mayor noted that the report does not seem to be correct. Clerk was asked to follow up with the County Police.

B. Buildings Department November 2021

Department of Buildings report for the month of November 2021 was accepted and ordered placed on file.

III. OLD BUSINESS

IV. PUBLIC HEARING

A. Hearing to Amend Section 575-117 Of the Village Code

Public Hearing was opened on 11/02/21, continued on 11/16/21, and discussed and closed on 12/07/21.

As per the Village Attorney, the associated resolutions for approval of the 265 East Shore Road Project

were voted with Agenda Item 5. A.

Upon motion of Trustee Hope, seconded by Deputy Mayor Sobel and unanimously carried, the Board approved the following:

A LOCAL LAW TO AMEND SECTION 575-117 OF THE VILLAGE CODE IN RELATION TO THE PERMITTED USES IN THE "MIXED USE - MU" ZONE

WHEREAS, the Village Code provides for "Permitted Uses" in the Mixed Use MU District in section 575-117; and

WHEREAS, such section includes a subdivision A(3) which identifies the "retail businesses" permitted in the MU zone, but does so as being those retail businesses "set forth in Subsection A(5) of section 575-129" of the Code; and

WHEREAS, prior to 2014, Subsection A(5) of section 575-129 listed specific permitted retail businesses for the Business A zoning District; and

WHEREAS, in 2014, by Local Law No. 6-2014, the Village Code was amended so as to eliminate the specific list of permitted retail businesses that was contained in Subsection A(5) of section 575-129, but failed to correct the reference to same that was contained in Section 575-117(A)(3) of the Code; and

WHEREAS, this Board desires to make such technical correction by reproducing the list of permitted businesses that was previously contained in Subsection A(5) of section 575-129 prior to its elimination; and **WHEREAS**, this Board has determined that such technical correction has no impact on the environment and constitutes a "Type II" under SEQRA; now, therefore,

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GREATNECK as follows:

Section 1. Subdivision A(3) of Code section 575-117 is hereby amended to read as follows:

575-117 Uses.

A. Permitted uses. A building may be erected, altered or used and a lot or premises may be used for any of the purposes set forth in this section and for no other:

- (1) Multifamily dwellings and attached single-family dwellings (townhomes).
- (2) Administrative, professional, medical and business offices, not exceeding 1,000 square feet of floor area each.
- (3) All stores and shops for conducting any of the retail businesses set forth in ~~Subsection A(5) of § 575-129~~ below (including sales, repairs and/or services):
 - antiques; art supplies; awards, trophies and medals; bicycles; cameras, collectibles and memorabilia; computers; crafts, knitting supplies and hobbies; health club; grocery, fruits and vegetables; delicatessen; barbershop; beauty parlor; leather goods; luggage and shoes; liquor package store; hardware; meat; fish; drugs, cosmetics, toiletries and gifts; bakery; tobacco; newspaper and magazines; ice cream and confectionery; custom tailoring; dressmaking and millinery; clothing; dry goods; furniture; home appliances; decorator goods; picture frames; paints and wall paper; household bedding; hospital supplies and equipment; locksmith; nail salon; packaging and mailing services; party supplies; photographic studio, supplies and services (excluding on-premises developing); sporting goods (excluding firearms); stamps and coins; video sales and rentals; stationery; books; furs; toys; florist; floor coverings, carpets and rugs; jewelry, watches and clocks; optician and optical goods; musical, professional or scientific instruments; radios, televisions and audio equipment (excluding installations in motor vehicles); and show rooms for sign, awning canopy and construction services.
- (4) Village of Great Neck municipal facilities, including community spaces.
- (5) Banks, except no drive-up windows accessory thereto.

Section 2. Severability.

If any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 3. Effective Date

This Local Law shall take effect immediately upon filing with the Secretary of State of the State of New York.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

B. Hearing to Amend Section 575 Of the Village Code - Zoning Map

Public Hearing was opened on 11/02/21, continued on 11/16/21, and discussed and closed on 12/07/21.

As per the Village Attorney, the associated resolutions for approval of the 265 East Shore Road Project were voted with Agenda Item 5. A.

Upon motion of Trustee Hope, seconded by Deputy Mayor Sobel and unanimously carried the Board approved the following:

A Local Law to Amend Chapter 575 of the Village Code with respect to the Building Zone Map and, in doing so, reclassify the zoning of property identified as Section 2, Block 181, Lot 13 (inclusive of a portion thereof which previously comprised part of lot 251) to be wholly within the Mixed Use Zone.

WHEREAS, the Village of Great Neck (the "Village") owns property identified as Section 2, Block 181, Lot 13 (including a former portion of lot 251) on the Nassau County Land and Tax Map and more commonly known as 265 East Shore Road, Great Neck, New York 11023 (the "Property"); and

WHEREAS, the portion of the Property which formerly comprised part of the Section 2, Block 181, Lot 251 (also known as 53 Vista Hill Road, Great Neck, New York 11023) is currently zoned in Residence B; and

WHEREAS, the balance of the Property (Section 2, Block 181, Lot 13) is zoned in Mixed Use District; and

WHEREAS, the Board is desirous of rezoning that portion of the Property which is currently zoned Residence B, and the westerly portion of Lot 13 to Residence G or Waterfront Residential District so as to permit development in the best interest of the Village; and

WHEREAS, the Board has contemplated altering the Official Village Map, codified at §575-2 of the Village Code, to reflect the aforementioned desire; and

WHEREAS, the Village has also solicited input from the public during a meeting of the Board; and

WHEREAS, the environmental impacts of the having the Property be zoned in Residence G or Waterfront Residential District have been studied and compliance with SEQRA has occurred; and

WHEREAS, a copy of this proposed Local Law has been forwarded to the Nassau County Planning Commission and the Commission has issued a local determination letter; and

WHEREAS, the Village Board of Trustees was presented with and has introduced a draft Local Law No. 7 of 2021 to enact and codify the aforementioned change, titled "A Local Law to Amend Chapter 575 of the Village Code with Respect to the Building Zone Map and, in doing so, reclassify the zoning of property identified as Section 2, Block 181, Lot 13 (inclusive of a portion thereof which previously comprised part of lot 251) to be wholly within the Mixed Use Zone"; and

WHEREAS, at a regularly scheduled meeting of the Village Board of Trustees, held on September 14, 2021, said Board scheduled a public hearing on proposed Local Law 7; and

WHEREAS, a public hearing on proposed Local Law 7, was duly held on November 2 and 16th, 2021.

NOW, THEREFORE, BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck, as follows:

Section 1. Chapter 575-2 of the Village of Great Neck Code is hereby amended to read as follows:
§ 575-2. Boundaries; Map.

Section 1. The boundaries of said districts are hereby established as shown on the Village of Great Neck Building Zone Map, Nassau County, New York, prepared by H2M architects + engineers, approved by resolution of the Board of Trustees on December 21, 2021. Said map, sometimes referred to in this chapter or in other parts of this Code as the "Building Zone Map," is hereby declared to be a part of this chapter, and all descriptions, notations, references, and other things shown thereon shall be as much a part of this chapter as if the descriptions, notations, references, and things shown by said map were fully described herein.

Section 2. If any clause, sentence, paragraph, or section of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, or section thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 3. This local law shall take effect immediately upon filing with the Secretary of State.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

C. Hearing to Amend/Clarify Section 575 Of the Village Code

Public Hearing was opened on 11/02/21, continued on 11/16/21, and discussed and closed on 12/07/21.

As per the Village Attorney, the associated resolutions for approval of the 265 East Shore Road Project were voted with Agenda Item 5. A.

Upon motion of Trustee Hope, seconded by Deputy Mayor Sobel and unanimously carried the Board approved the following:

A LOCAL LAW TO AMEND/CLARIFY CHAPTER 575 OF THE VILLAGE CODE WITH RESPECT TO USES IN BUILDINGS WHICH CROSS ZONING LINES

WHEREAS, the Village Code of the Village of Great Neck does not expressly address the legality of a use in a single building which crosses two zoning lines such that a use in the building that is lawful in the zone in which the use is occurring but would not be a permitted use in another zone in which the same building is located; and

WHEREAS, notwithstanding the absence of such issue being directly addressed in the Code, the Building Superintendent has opined that where a building and/or lot in one ownership spans two or more districts, use and dimensional consistency with the Code exists when the building's and/or lot's use and dimensions complies with the permitted uses and dimensional requirements of the district in which the use and/or structure is situated; and

WHEREAS, this Board has determined to amend/clarify the Code so as to expressly enact the existing Code interpretation; and

WHEREAS, this Board has determined that this technical clarifying law has no impact on the environment and is classified as "Type II" under SEQRA; now, therefore,

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck, in the County of Nassau, New York as follows:

Section 1. Split Lots.

Article XVI. Chapter 575 of the Village Code, entitled "Zoning", is hereby amended to add a new section, to read as follows:

§ 575-170.10. Split Lots.

Where a building and/or lot in one ownership spans two or more districts, the following shall apply:

- a. Each building's and/or lot's use shall comply with the permitted uses (whether as of right, conditional, special permit, or by incentive grant) of the district in which the use is situated.
- b. Each building's and/or lot's dimensional requirements shall comply with the dimensional requirements of the district in which each portion of the building and/or lot is situated.
- c. Nothing in this Section shall relieve any party of any other responsibility under any other law.

Section 2. Severability.

If any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 3. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State of the State of New York.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

D. Hearing for Amending Section 575, Article XXXI Of the Village Code

Deputy Mayor Sobel moved to open the Public Hearing which was seconded by Trustee Hope and unanimously approved.

Village Attorney Bee reviewed the proposed Local Law and stated that it is similar to the one discussed at the last meeting but this one sets a deadline of 12 months from the date of Board approval for incentive to be paid or such other date as set by the Board at the time of approval.

The following members of the public commented:

David Zielenziger of 15 Beach Road - stated that he supports the rezoning and putting the properties on the tax roll.

As per the Village Attorney, the associated resolutions for approval of the 265 East Shore Road Project were voted with Agenda Item 5. A.

Mayor Bral moved to close the public hearing, which was seconded by Deputy Mayor Sobel and unanimously carried.

**A LOCAL LAW AMENDING CHAPTER 575, ARTICLE XXX OF THE VILLAGE CODE
ENTITLED "INCENTIVE ZONING"**

WHEREAS, pursuant to Section 20 of the Municipal Home Rule Law of the State of New York, a public hearing on proposed Local Law No. 9, entitled "A Local Law Amending Chapter 575, Article XXXI of the Village Code Entitled "Incentive Zoning", was held on the 2nd day of November, 2021, and continued to the 7th day of December, 2021 at 7:45 P.M. local Time, at the Village Hall, 61 Baker Hill Road in the Village of Great Neck, New York, and that notice of the time and place of such hearing describing in general terms the proposed local law, was timely published at least five (5) days prior to the public hearing, in a newspaper circulating in said Village of Great Neck; and

WHEREAS, a copy of such proposed Local Law was timely sent to the Nassau County Planning Commission as a part of the Villadom Project, and such Commission did thereafter issue a "local determination" letter by its Resolution No. 10455-21 at its meeting of November 18, 2021; and

WHEREAS, by separate Resolution this date, this Board did classify this proposed Local Law (as a part of the related Villadom Project) as "Unlisted" under the NYS Environmental Quality Review Act ("SEQRA"), with a determination of no significant adverse consequences; and

WHEREAS, this Board has duly deliberated with respect to such proposed Local Law, and

WHEREAS, the Village Code of the Village of Great neck (the "Village") contemplates the possibility of the Board of Trustees granting "incentive zoning approvals," and

WHEREAS, such approvals are currently valid for such period of time as is recited in each such approval; and

WHEREAS, the Board desires to continue to have the power, by Resolution, to set an expiration date or otherwise terminate a previously granted incentive zoning approval for failure on the part of the applicant to diligently pursue same; and

WHEREAS, this local law has been previously reviewed by the Nassau County Planning Commission, which has issued a local determination letter; and

WHEREAS, the enactment of this local law has been previously determined under SEQRA to have no impact on the environment; now, therefore

BE IT ENACTED, by the Board of Trustees of the Incorporated Village of Great Neck, in the County of Nassau, New York as follows:

Section 1. Article XXXI of Chapter 575 of the Village Code is hereby amended by adding thereto a new subdivision, to be subdivision 575-281, to read as follows:

§ 575-281. Approval of Incentive Application.

(A) Unless otherwise specified in a particular incentive zoning approval resolution, every incentive zoning approval granted by the Board of Trustees shall become null, void and of no further force and effect, upon the failure of Applicant to apply for all required building permits for the project that was the basis of the incentive zoning application within twelve (12) months from the date the Board of Trustees of the approval Resolution(s), or such other date as otherwise required by the approval Resolution(s) for said application.

(B) The Board of Trustees may, for good cause shown, extend the time, upon written application to it, for such extension of approvals. In determining whether good cause exists for such extension, the Board shall consider, among other things, the practical difficulties in obtaining all approvals from other necessary agencies and/or municipalities needed to obtain a building permit. The fee for such application shall be as prescribed from time to time by the Board of Trustees.

(C) The Board of Trustees may, upon the recommendation of the Superintendent of Buildings, rescind any incentive zoning approval previously given, upon a determination that the applicant has failed to diligently pursue such Building Permit application. Such rescission shall not occur, however, until (a) at least 180 days have passed since the application was made for the Building Permit, and (b) the applicant is first afforded an opportunity to be heard by the Board, and the making of specific findings of fact by the Board as to the applicant's failure to diligently pursue such application. In determining whether to rescind, the Board shall consider, among other things, the practical difficulties in obtaining all approvals from other necessary agencies and/or municipalities needed to obtain a building permit

Section 2. Severability.

If any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly

involved in the controversy in which such judgment or order shall be rendered.

Section 3. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State of the State of New York.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

V. NEW BUSINESS

A. Villadom Project

Paul Bloom of Harris, Bloom and Archer appeared on behalf of Villadom on the Bay LLC. He reviewed the scope of the proposed project on the 2.9 acres of land, single building in a split zone. Mr. Bloom explained that the project will be a 3 and 4 story residential building with a retail building in the front.

Mr. Bloom explained the applicant waiver requests in the MU Zone as follows: North part of the retail building is required to be 15' from property line but it is at 12.4'; building coverage maximum allowed is 35%, however applicant is requesting for 36% coverage; and for a parking waiver where 68 spots are required for the retail portion but applicant is asking for 47 parking spaces. Applicant proposed sharing spots with the residential part of the property. In addition, applicant is asking to allow for roof top amenity and terrace above 3rd story section of the residential building.

The traffic engineer from VHB reviewed the traffic and parking study. He discussed parking on site and on the street and stated that with the proposed exit on the north side of the property, one parking spot may be lost on East Shore Road.

The Board discussed with Superintendent Massaro the paper street of Wooleys Lane adjacent to the property.

The following people commented:

Amy Feng of 22 West Terrace Road
Alfred Nissan of 269 East Shore Road
Maria D'Amelio of 320 East Shore Road
Norman Rutta owner of 299 East Shore Road
Karen Bardash of 119 Maple Street
Amy Glass of 86 Hampshire Road
Sam Yellis of 2 Hollys Lane

Joe Jacobellis of Mojo Stumer Architect discussed the rooftop, building height, retaining walls which are stepped and terraced and planted, and the location of the trash compactor in the lower level.

The Village Attorney reviewed the approval documents with the Board.

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

WHEREAS, Villadom on the Bay LLC (the "Applicant") has applied to the Village Board to authorize a change of zoning classification and site plan approval, among other approvals, for the construction of a four-story mixed-use building containing ground-floor retail space within multi-family senior residential use above, as well as associated surface rooftop and underground garage parking, and other site improvements, at a +/- 2.92 property located at 265 East Shore Road in the Incorporated Village of Great Neck, Nassau County, New York (the "subject property", "Proposed Action Site" or "Site"); and

WHEREAS, more particularly, the Application entails:

- a. Adoption of a proposed local law changing the zone as requested by the applicant, and
- b. Adoption of a proposed local law clarifying the Building Department's interpretation of the Village Code allowing a single building that crosses two zones to have multiple uses so long as each use is located in a zone permitting the use
- c. Adoption of a proposed local law clarifying the Building Department's interpretation of the Village Code by re-adding a list of permitted uses to the MU zone which were previously and inadvertently dropped from the printed and on-line versions of the Code
- d. Adoption of a proposed local law setting expiration dates for incentives granted by the Village Board under incentive zoning
- e. Approving the proposed site plan and master plan
- f. Approving the proposed architectural plans
- g. Approving the Termination of certain existing easements
- h. Approving four "incentives" in exchange for proffered community benefits/cash in lieu:
 - a. Height in G per 575-323 and 575-336.a.i.e, for an elevation exceeding 68 feet, but not exceeding 80 feet.
 - b. Side Yard in G per 575-328 and 575-336.a.i.f, for an adjustment of "other dimensional standards" and allow a south side/side yard setback of 14.2' instead of the otherwise required 20'
 - c. Rear Yard in G per 575-329 requiring a rear yard depth of 75', but under 575-336.a.i.f, permitting an adjustment of "other dimensional standards," and thereby allow the requested 65.5' rear yard
 - d. Roof Deck - Per 575-336 .A.I.B, an otherwise prohibited "roof terrace" is an expressly permitted incentive
- i. Approving tandem parking at the site as depicted by the Applicant
- j. Providing for a restrictive covenant regarding height/sight line of the Project construction
- k. Providing for a restrictive covenant requiring the premises be constructed consistent with the Approval Resolution, inclusive of a requirement that the residential portion of the Project be utilized for "senior (i.e., 55+) housing" for a period of at least ten years
- l. Approving three adjustments/modifications to area requirements otherwise applicable to the Project:
 - a. Side Yard in MU per 575-119.G requiring a side yard setback of 15', but under 575-118.B allowing the requested 14.2' setback by adjusting the "dimensional requirements" in approving a "master plan" of an applicant's holdings.
 - b. Parking - Res MU & G - A modification of Code parking requirements pursuant to 575-118(b) and 575-11(D)(2)(c) which authorize the Board to adjust parking requirements in the Mixed Use District and thereby alleviate the parking for the Proposed Action and provide sufficient required parking in the Residence G zone
 - c. Building Coverage - MU per the Code, only 35% building coverage is permitted, and the applicant will need 36% which can be granted by the BOT under 575-118.B by adjusting the "dimensional requirements" (in approving a "master plan" of an applicant's holdings).

and

WHEREAS, the subject property consists of two Nassau County tax lots (Section 2, Block 181, Lots 13 and 252) and currently contains a vehicle storage area and unimproved vegetated areas; and

WHEREAS, Parcel 1, at the rear (western portion) of the subject property, is +/- 2.10 acres, and is currently within the Village's Residence B and Mixed-Use zoning district, and Parcel 2, along East Shore Road, is +/- 0.82 acres, and is currently within the Village's Mixed-Use District; and

WHEREAS, under the proposed change of zoning, the zoning classification of Parcel 1 will be changed to the Village's Residence G (Waterfront Residential) District and Parcel 2 will remain within the Mixed-Use District; and

WHEREAS, upon the enactment of the proposed change of zoning classification, the requested multi-family residential portion of the development will be constructed on Parcel 1 and the retail portion will be constructed on Parcel 2 and

WHEREAS, the residential portion of the development will contain 125,422 gross square feet (GFA) of building area, with 63 senior apartments, and the proposed retail space will occupy +/-13,582 GSF, and the proposed development will include a total of 161 parking spaces to be provided including 93 underground garage spaces and 68 surface/ rooftop spaces; and

WHEREAS, access to the subject property is proposed to be provided from two curb cuts on East Shore Road, and additional site improvements will include landscaping, sidewalks, lighting and an integrated stormwater management system; and

WHEREAS, as part of the Proposed Action, the applicant has agreed to accept a restrictive covenant limiting the permissible density on Parcel 1 to 63 units on 2.10± acres (30 units per acre), and additionally, the applicant has agreed to accept a restrictive covenant limiting the height of the building on Parcel 1 to the proposed four stories / 45± feet above grade level (agl) (elevation of 80 feet), which is the maximum elevation permitted under the Residence G District incentives, to maintain sightlines for the residential properties to the west; and

WHEREAS, before this Board can make a determination on the merits of the Proposed Action, the New York State Environmental Conservation Law establishing the State Environmental Quality Review ("SEQR" or "SEQRA") and its implementing regulations as set forth in 6NYCRR Part 617 require that this Board take a "hard look" at the potential environmental impacts of approving the Applicant's Application; and in furtherance of same, the Applicant has submitted the following environmental review documents consistent with the requirements of SEQR.

Expanded Environmental Assessment (EA) including Appendices A – E prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) dated March 2021;

July 2021 Revised Expanded Environmental Assessment (EA), associated appendices, including a Revised Traffic Impact and Parking Analysis Report and a cover letter dated July 21, 2021, all prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB).

Phase I Environmental Site Assessment and Limited Phase II Environmental Site Assessment prepared by Laurel Environmental Geosciences DPC (Laurel); and

WHEREAS, the Village Board engaged H2M to perform a technical review of these submissions, and H2M reviewed the March 2021 Expanded Environmental Assessment (EA) including Appendices A – E and issued comments on April 2021 which resulted in the revision of the documents and resubmission submission in July 2021, and based on the review of these materials, H2M has considered the Proposed Action and its potential impacts on the environment and recommended to the Village Board that it will not result in any significant adverse environmental impacts that will require the preparation of a Draft Environmental Impact Statement; and

WHEREAS, H2M has further provided a proposed "Negative Declaration and Notice of Determination of Non-Significance," a copy of which is annexed to this Resolution, and has recommended to this Board that a SEQR classification of "Unlisted," and a Declaration of Negative environmental impact, may now be made; and

WHEREAS, this Board has reviewed all of the foregoing material, now, therefore, it is

RESOLVED, that a classification of "Unlisted" is made with respect to proposed approval of the Application, and a determination of negative significance is hereby further made with respect to same.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GREATNECK THAT THE VILLAGE ATTORNEY AND/OR MAYOR BE AND THEY HEREBY ARE AUTHORIZED TO EXECUTE THE FOLLOWING INSTRUMENT

ACKNOWLEDGEMENT OF TERMINATION OF EASEMENT

THIS DECLARATION OF TERMINATION OF DECLARATIONS OF COVENANTS AND RESTRICTIONS made the 21st day of December, 2021, by the Village of Great Neck (the "VILLAGE"), having an address at 61 Baker Hill Road, Great Neck, NY 11023, does acknowledge the termination of the declaration of covenants and restrictions set forth in that certain document dated as of June 22, 1995 and recorded in the Office of the County Clerk of Nassau County, New York on October 16, 1995, in Liber 10538 at Page 103-109.

WHEREAS, said declaration encumbered certain property described therein (which property was and is adjacent to certain property owned by the Village) by requiring that same be used solely for residential purposes and under certain other conditions, all of which ran to the sole benefit of the VILLAGE; and

WHEREAS, said adjacent lands are more particularly described in said declaration (captioned "DECLARATION OF COVENANTS AND RESTRICTIONS made this 21 day of May, 1995") and a copy of which is annexed hereto; and

WHEREAS, the are affected by the declaration was contained within a parcel of land recently acquired by the VILLAGE pursuant to a certain deed dated May 2, 2019 between Chairat Thongpahasatcha & Yuk-Ling Leung, and recorded in the Office of the County Clerk of Nassau County, New York on or about February 20, 2020, at Liber 13915 at Page 40; and

WHEREAS, by reason of the acquisition of title by the VILLAGE to the real property on which the VILLAGE previously was the beneficiary of a declaration, the restrictions in said declaration are extinguished as a matter of law; now, therefore, it is

DECLARED AND ACKNOWLEDGED by the undersigned that said declaration has been extinguished.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GREAT NECK THAT THE VILLAGE ATTORNEY AND/OR MAYOR BE AND THEY HEREBY ARE AUTHORIZED TO EXECUTE THE FOLLOWING INSTRUMENT

ACKNOWLEDGEMENT OF TERMINATION OF EASEMENT

THIS DECLARATION OF TERMINATION OF EASEMENT made the 21st day of December, 2021, by the Village of Great Neck (the "VILLAGE"), having an address at 61 Baker Hill Road, Great Neck, NY 11023, does acknowledge the termination of the easement set forth in that certain document dated as of June 22, 1995 and recorded in the Office of the County Clerk of Nassau County, New York on October 16, 1995, in Liber 10588 at Page 292-297A.

WHEREAS, said easement established an easement running to the benefit of the VILLAGE assuring, inter alia, that certain lands (adjacent to property then and now owned by the VILLAGE) would be maintained in a natural state; and

WHEREAS, said adjacent lands are more particularly described in said easement (captioned "VISTA HILL ESTATES SLOPE EASEMENT ON PARCEL 1 AND PARCEL 2 AND RELATED DECLARATION OF COVENANTS") and a copy of which is annexed hereto; and

WHEREAS, the easement area was contained within a parcel of land recently acquired by the VILLAGE pursuant to a certain deed dated May 2, 2019 between Chairat Thongpahasatcha & Yuk-Ling Leung, and recorded in the Office of the County Clerk of Nassau County, New York on or about February 20, 2020, at Liber 13915 at Page 40; and

WHEREAS, by reason of the acquisition of title by the VILLAGE to the real property on which the VILLAGE previously was the beneficiary of an easement, said easement is extinguished as a matter of law; now, therefore, it is

DECLARED AND ACKNOWLEDGED by the undersigned that said easement has been

extinguished.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GREAT NECK THAT THE VILLAGE ATTORNEY AND/OR MAYOR BE AND THEY HEREBY ARE AUTHORIZED TO EXECUTE THE FOLLOWING INSTRUMENT

ACKNOWLEDGEMENT OF TERMINATION OF EASEMENT

THIS DECLARATION OF TERMINATION OF EASEMENT made the 21st day of December, 2021, by the Village of Great Neck (the "VILLAGE"), having an address at 61 Baker Hill Road, Great Neck, NY 11023, does acknowledge the termination of the easement set forth in that certain document dated as of June 22, 1995 and recorded in the Office of the County Clerk of Nassau County, New York on October 16, 1995, in Liber 10588 at Page 286-291B.

WHEREAS, said easement established a drainage easement running to the benefit of the VILLAGE assuring, inter alia, that certain lands (adjacent to property then and now owned by the VILLAGE) would be maintained free of structures and other impervious materials; and

WHEREAS, said adjacent lands are more particularly described in said easement (captioned "VISTA HILL ESTATES DRAINAGE RESERVE AND ACCESS EASEMENTS ON PARCEL 2 AND RELATED DECLARATION OF COVENANTS") and a copy of which is annexed hereto; and

WHEREAS, the easement area was contained within a parcel of land recently acquired by the VILLAGE pursuant to a certain deed dated May 2, 2019 between Chairat Thongpahasatcha & Yuk-Ling Leung, and recorded in the Office of the County Clerk of Nassau County, New York on or about February 20, 2020, at Liber 13915 at Page 40; and

WHEREAS, by reason of the acquisition of title by the VILLAGE to the real property on which the VILLAGE previously was the beneficiary of an easement, said easement is extinguished as a matter of law; now, therefore, it is

DECLARED AND ACKNOWLEDGED by the undersigned that said easement has been extinguished.

A RESOLUTION GRANTING CERTAIN APPROVALS, INCENTIVE ADJUSTMENTS, AND CODE MODIFICATIONS AT 265 EAST SHORE ROAD

WHEREAS, the Building Department of the Village of Great Neck received an application dated February 15, 2021 (the "Application") from "Villadom on the Bay, LLC" (the "Applicant") seeking certain approvals, incentive adjustments and Code modifications in connection with the proposed development of 265 East Shore Road, Great Neck, NY 11023, by a single structure spanning two zoning districts and consisting of a 63-unit senior multi-family residential apartment building and 12,859 sf retail area with off-street parking allocated for each proposed use (the "Proposed Action"); and

WHEREAS, such Application was pursuant to the terms of a prior Contract of Purchase & Sale dated September 11, 2020, between the Village and the Applicant; and

WHEREAS, the Applicant subsequently made presentations regarding the Proposed Action to the Board of

Trustees and the public at duly noticed meetings of the Board of Trustees on August 18, 2020, December 7, 2021, and December 21, 2021; and

WHEREAS, the Board of Trustees has solicited feedback from the public with regards to the Proposed Action at each of these duly noticed meetings; and

WHEREAS, the Board of Trustees hereby accepts jurisdiction for Architectural Approval and notes that the Applicant has complied with the provisions contained in the Village Code relating to Architectural approval; and

WHEREAS, the Board of Trustees has previously (at its meeting of September 14, 2021) accepted jurisdiction for Site Plan (including Master Site Plan) Approval and notes that the Applicant has complied with the provisions contained in the Village Code relating to Site Plan approval; and

WHEREAS, pursuant to Village Code 575-118, the applicant has prepared a master plan for its entire holdings in the MU District and has been reviewed in accordance with the same procedures as would be applicable to a site plan; and

WHEREAS, the Applicant has further supplied the Village with a proposed site plan prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, PC ("VHB"), last revised September 15, 2021, and proposed architectural plans prepared by Mojo Stumer Associates, P.C. last revised March 5, 2021; and

WHEREAS, the Applicant has further supplied the Village with the materials required by the Code for a determination of architectural approval; and proposed architectural plans prepared by Mojo Stumer Associates, P.C. last revised March 5, 2021; and

WHEREAS, the Board of Trustees has received comments, concerns, questions, and general input from the public regarding the Proposed Action and has continued to consider and respond to same, accordingly, in the process of its review of the Proposed Action; and

WHEREAS, the Board of Trustees considers itself the Sole Agency involved in the decision-making process with respect to this Project under the New York State Environmental Quality Review Act (hereinafter "SEQRA"); and

WHEREAS, as part of the Application, the Applicant also submitted a signed Incentive Letter dated March 10, 2021, and an Expanded Environmental Assessment (EA) including Appendices A-- E prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. ("VHB") dated March 2021, and an amendment to such EA dated July 2021 (collectively the "SEQRA Documentation Package"); and

WHEREAS, the Village thereafter caused the Applicant's SEQRA Documentation Package to be reviewed by its Village Engineer, H2M (the "Village Engineer"); and

WHEREAS, the Village Engineer did review the Applicant's SEQRA Documentation Package with the Village Building Superintendent and thereafter, by letter dated April 23, 2021, the Village Engineer did make certain comments about the SEQRA Documentation Package and did make certain requests for additional information and clarification concerning same which were thereafter transmitted to the applicant; and

WHEREAS, the Applicant subsequently responded to the comments and requests of the Village Engineer by letter dated July 21, 2021; and

WHEREAS, the Village Engineer did thereafter conclude that all of its comments and requests for information had been adequately addressed, and that an adequate review of the environmental implications of the Proposed Action had been studies pursuant to the requirements of law; and

WHEREAS, the Applicant, as part of the Proposed Action, sought certain legislative action, including specifically:

1. Redrawing of the zoning district lines as identified in the submitted plans; and
2. Clarifying the current interpretation of the Code as to the permitted usages of buildings which cross zoning lines; and
3. Clarifying the current interpretation of the Code as to the permitted usages in the Mixed Use District; and
4. While not requested by the Applicant, the Village thereafter determined in connection with its review of this Project to make provision for the expiration of incentives when granted but subsequently unused by the Applicant; and

WHEREAS, the applicant, as part of the Proposed Action, also sought certain approvals, modifications, adjustments and incentive approvals including specifically:

1. An incentive adjustment of the 68' elevation limitation contained in Code 575-323 pursuant to 575-336(a)(1)(e) which authorizes the Board of Trustees to grant a height adjustment exceeding 68 feet, but not exceeding 80' in exchange for an acceptable community benefit; and
2. An incentive adjustment of the 20' minimum side yard setback limitations in Code 575-328 pursuant to 575-336(a)(1)(e) which authorizes the Board of Trustees to grant side yard adjustments in exchange for an acceptable community benefit; and
3. An incentive adjustment of the 75' minimum rear yard depth limitation in Code 575-329 pursuant to 575-336(a)(1)(f) which authorizes the Board of Trustees to grant rear yard adjustments in exchange for an acceptable community benefit; and
4. An incentive adjustment granting a roof terrace as authorized by Code 575-336(a)1((b) in exchange for an acceptable community benefit; and
5. A modification of the parking requirement of 1.8 parking spaces for each family unit in Code 575-333 pursuant to 575-118(b) which authorizes the Board to adjust parking requirements in the Mixed-Use District and thereby alleviate the parking for the Proposed Action; and
6. Permission under Village Code 575-155 for tandem parking for the residential units proposed for this Project; and
7. A modification of the maximum building coverage of 35% limitation in Code 575-119(C) pursuant to Code 575-118(B) which authorizes the Board of Trustees to grant modifications of the dimensional requirements of the Code where such modification is determined to be in the interest of superior design or is otherwise found to be in the best interest of the Village; and
8. A modification of the 15' side yard setback limitation in Code 575-119(G) pursuant to 575-118(B) which authorizes the Board of Trustees to grant side yard modifications when approving a master plan and when such modifications are determined to be in the interest of superior design and in the best interests of the Village; and

WHEREAS, the Applicant has advanced the proposition that, pursuant to Village Code 575-336, the Proposed Action will inherently provide certain community benefits, including (1) an environmental cleanup of the property, as necessary, stemming from its prior use as the Village Sewer Treatment Plant, and (2) productive use of valuable land that is currently fallow, and (3) retail use consistent with the permitted zoning for the proposed senior multi-family building as well as the surrounding Avalon Development and single family residences, and (4) return of the Property to the Village, Town, County and School Tax Rolls, and (5) needed independent senior multi-family housing within the Village that would be supported by a retail use on a single parcel, and (6) the implementation of traffic calming and pedestrian safety measures, and (7)

beautification of the Property with extensive landscaping design (all of which the applicant posits would have a value well in excess of \$100,000), and (8)

WHEREAS, the specific amenities to be provided the Village have been discussed between the Village and the Applicant but no specific proposed amenity as been found acceptable and practical, and the Village has therefore agreed to take cash in lieu of amenities; and

WHEREAS, an economic valuation of the incentives sought by the Applicant ha been made by the Applicant reflecting an approximate value of \$500,000, and the cash in lieu of amenities being proposed is \$100,000, and same is therefore more than required by the Code, and same is to be made payable to the Village by payment of \$50,000 within 30 days of the date of this Resolution, and \$50,000 at closing of Title to the Property (both payments to be refundable if no closing of Title takes place); and

WHEREAS, the foregoing has been found acceptable by the Village; and

WHEREAS, the Board of Trustees, with the assistance of the Building Department, conducted an initial review of the Applicant's Application, plans, environmental submissions, and the analysis of the Village Engineer of same; and

WHEREAS, the Building Department and Village Engineer have made an initial recommendation that the Proposed Action may be classified as an Unlisted Action under SEQRA, with a determination of no adverse environmental impacts; and

WHEREAS, all of the foregoing documentation was forwarded to the Nassau County Planning Commission's ("NCPC") for its recommendations pursuant to New York State General Municipal Law section 239-m, and the NCPC by its Resolution No. 10455-21, dated November 18, 2021, did issue a letter of local determination; and

WHEREAS, the Board of Trustees has, on this same date has determined the Proposed Action presents no significant adverse impact(s) to the environment and accordingly has adopted a Negative Declaration as the determination of significance for the Proposed Action; and

WHEREAS, the Board shall now consider the Application and its related request for Incentive adjustments, approvals and modifications authorized by the Code; and

WHEREAS, any and all incentive adjustments, approvals and modifications granted within this resolution are expressly made subject to strict compliance with the Application, plans, Applicant representations made to the Board of Trustees in appearances before it, and to any and all conditions contain below.

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

1. **SEQRA.** This Board has considered the criteria required by the New York State Environmental Quality Review Act ("SEQRA"), and by separate Resolution made this same date has concluded the Proposed Action (inclusive of all incentive adjustments, approvals and code modifications recited hereinabove) to be an "Unclassified" action, and made a determination of no significant adverse environmental impact (a "Negative Declaration").

2. **ARCHITECTURAL & SITE PLAN JURISDICTION.** This Board has heretofore accepted jurisdiction over architectural and site plan (including master plan) approval pursuant to Village Code 575-182 (architectural) and 575-225 (site plan).

3. **ARCHITECTURAL APPROVAL.** This Board, having carefully considered the materials presented by the Applicant in connection with its request for architectural approval and the criteria for granting same under the village code, including without limitation the provisions of 575-178 and 575-179, does hereby grant such approval.

4. **SITE PLAN APPROVAL.** This Board, having carefully considered the plans presented by the Applicant which were prepared by VHB and last revised on September 15, 2021, all in connection with its request for site plan approval, and having further considered the proposed master plan for all of the holdings of the Applicant within the Mixed Use District, and having further considered the criteria of the Village Code for the granting of master and site plan approval, does hereby grant such approvals, subject to the further condition that the finalized Site Plans shall conform to the Village Code and be approved by the Village Building Department.

5. **LEGISLATIVE ACTION.** This Board notes its adoption of the related local laws concerning the redrawing of the zoning district lines as identified in the submitted plans; clarifying the current interpretation of the Code as to the permitted usages of buildings which cross zoning lines, and clarifying the current

interpretation of the Code as to the permitted usages in the Mixed Use District, and making provision for the expiration of incentives when granted but subsequently unused by the Applicant.

6. INCENTIVE APPROVALS. This Board has considered the Applicant's requested Proposed Action and, further, considered the associated Incentive Requests, pursuant to Village Code § 575-136.1 and Article XXXI of Chapter 575, and hereby grants the requested incentives as follows:

- a. An incentive adjustment to 80' of the 68' elevation limitation contained in Code 575-323 pursuant to 575-336(a)(1)(e) which authorizes the Board of Trustees to grant an elevation/ adjustment exceeding 68 feet, but not exceeding 80' in exchange for the proposed community benefit/cash-in-lieu; and
- b. An incentive adjustment to 14.2' on the north side with respect to the 20' minimum side yard setback limitations in Code 575-328 pursuant to 575-336(a)(1)(e) which authorizes the Board of Trustees to grant side yard adjustments in exchange for the proposed community benefit/cash-in-lieu; and
- c. An incentive adjustment to 65.5' of the 75' minimum rear yard depth limitation in Code 575-329 pursuant to 575-336(a)(1)(f) which authorizes the Board of Trustees to grant rear yard adjustments in exchanges for the proposed community benefit/cash-in-lieu; and
- d. An incentive adjustment granting a roof terrace as authorized by Code 575-336(a)1((b) in exchange for the proposed community benefit/cash-in-lieu. All such incentive adjustment approvals shall expire and be of no further force and effect if the Applicant has not applied for a Building Permit for the Proposed Action within one year from the date of the date of this Resolution (or such other date as same may be extended under law).

7. MODIFICATION APPROVALS. This Board has further reviewed the Applicant's requests for certain modifications of Code requirements authorized to be made by this Board, and has concluded that same are consistent with the Project and with the public interest. Accordingly, the following modifications of Code requirements are approved:

- a. A modification of Code parking requirements to allow for the proposed 161 parking spaces as reflected on the proposed site plan pursuant to 575-118(b) and 575-117(D)(2)(c) which authorize the Board to adjust parking requirements in the Mixed Use District and thereby alleviate the parking for the Proposed Action and provide sufficient required parking in the Residence G zone; and
- b. A modification of the maximum building coverage to 36% of the 35% limitation in Code 575-119(C) pursuant to Code 118(B) which authorizes the Board of Trustees to grant modifications of the dimensional requirements of the Code where such modification is

determined to be in the interest of superior design or is otherwise found to be in the best interest of the Village; and

c. A modification to 12.4' of the 15' side yard setback limitation in Code 575-119(G) pursuant to 575-118(B) which authorizes the Board of Trustees to grant side yard modifications when approving a master plan and when such modifications are determined to be in the interest of superior design and in the best interests of the Village; and

9. TANDEM PARKING. Pursuant to Village Code 575-155 (B)(1)(d), this Board has considered the plans for the Project and approves tandem parking for the residential units contemplated by the Project,

10. COVENANTS & RESTRICTIONS OF RECORD. All of the approvals contemplated and contained herein are subject to the applicant recording, with the Office of the Nassau County Clerk, covenants and restrictions (inclusive of covenants assuring to the extent permitted by law that the residential portion of the premises will be used exclusively for senior, i.e., 55+, apartment living, for at least ten years as required by the Contract of Sale), in substantially the form annexed to this Resolution and which have been found acceptable to the Office of the Village Attorney, and which further restrict the use of the Property to that of the Proposed Action. Said covenants and restrictions shall inure to the benefit of this Board and may not be altered absent the approval of same by resolution vote by this Board.

11. CONDITIONS. All of the approvals contained herein are subject to strict compliance with any and all conditions contained within this resolution and any additional requirements of law (including, without limit, requirements for water and sewer availability and the payment of any and all applicable Village fees associated with the Proposed Action). Such requirements shall further include, without limitation, that all of the approvals contained herein are subject to the Applicant continuing to coordinate with the GNAFC, the Nassau County Fire Marshall and the Village Building Department to ensure fire safety concerns are thoroughly addressed. At the time of actual construction/development, a Remedial Action Plan ("RAP") must also be prepared to address the proper handling, transportation and disposal of soils and any potential drums encountered during construction. The RAP must be submitted for to the Village in advance for review and approval prior to construction at the site. Availability letters/permitting with the utilities including, without limitation, local energy utility providers, e.g., National Grid and PSEG LI.

A motion to adopt the foregoing Resolution was made by Trustee Hope and seconded by Deputy Mayor Sobel, and was duly adopted by unanimous vote of the Board.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

B. 130 Baker Hill Rd - Per § 205-11 of the Village Code

Village Attorney Bee explained to the Board that the property at 130 Baker Hill Road was found to be in a dangerous/hazardous condition by the Building Department, which had the house boarded up for safety and that per the Village Code the costs to do this are charged back to the property owner.

The owner, Ms. Olimpiada Munteanu, stated that she started work without a permit and that the bank gave her 90 days to fix the property. Building Superintendent Haramis reviewed the steps the Building Department took to assist the owner in obtaining permits and the history of violations and stop work orders issued.

The Village Attorney stated that if the expenses were not paid that it could become a lien against the property. The Board discussed the situation with the home owner and the Superintendent and informed the homeowner that she needed to pay for the expense.

C. Stop Sign Request - Strathmore Rd & Old Pond Rd

This time was tabled to the next meeting.

D. Resident Concern About Speeding on North Rd

This time was tabled to the next meeting.

E. 2022 Village Holiday Schedule

Upon motion of Trustee Hope, seconded by Trustee Mendelson and unanimously carried, the Board approved the Holiday schedule as presented.

Ayes: Bral, Hope, Mendelson, Sobel

Absent: Kashi

VI. MINUTES

VII. ABSTRACTS

A. Abstract 12-24-21

Trustee Mendelson made a motion to approve the abstract dated December 24, 2021, which was seconded by Trustee Hope and unanimously carried with Mayor Bral not voting as he stepped away.

Ayes: Hope, Mendelson, Sobel

Absent: Kashi

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

IX. FOR YOUR INFORMATION

X. ADJOURNMENT

A. Adjournment

There being no further business, Mayor Bral moved to adjourn the meeting at approximately 12:05 AM.

MOJO-STILNER ASSOCIATES, P.C.
 ARCHITECTS
 11111 15th Street, Suite 100
 Denver, CO 80202
 Tel: 303.733.1111
 Fax: 303.733.1112
 www.mojo-stilner.com

PROPOSED AMBUSH MULTI-FAMILY BUILDING
 11111 15th Street, Suite 100
 Denver, CO 80202
 Tel: 303.733.1111
 Fax: 303.733.1112
 www.mojo-stilner.com

PERMIT SET
RIS APPROVAL DRAWINGS

DATE: AUG 08, 2024

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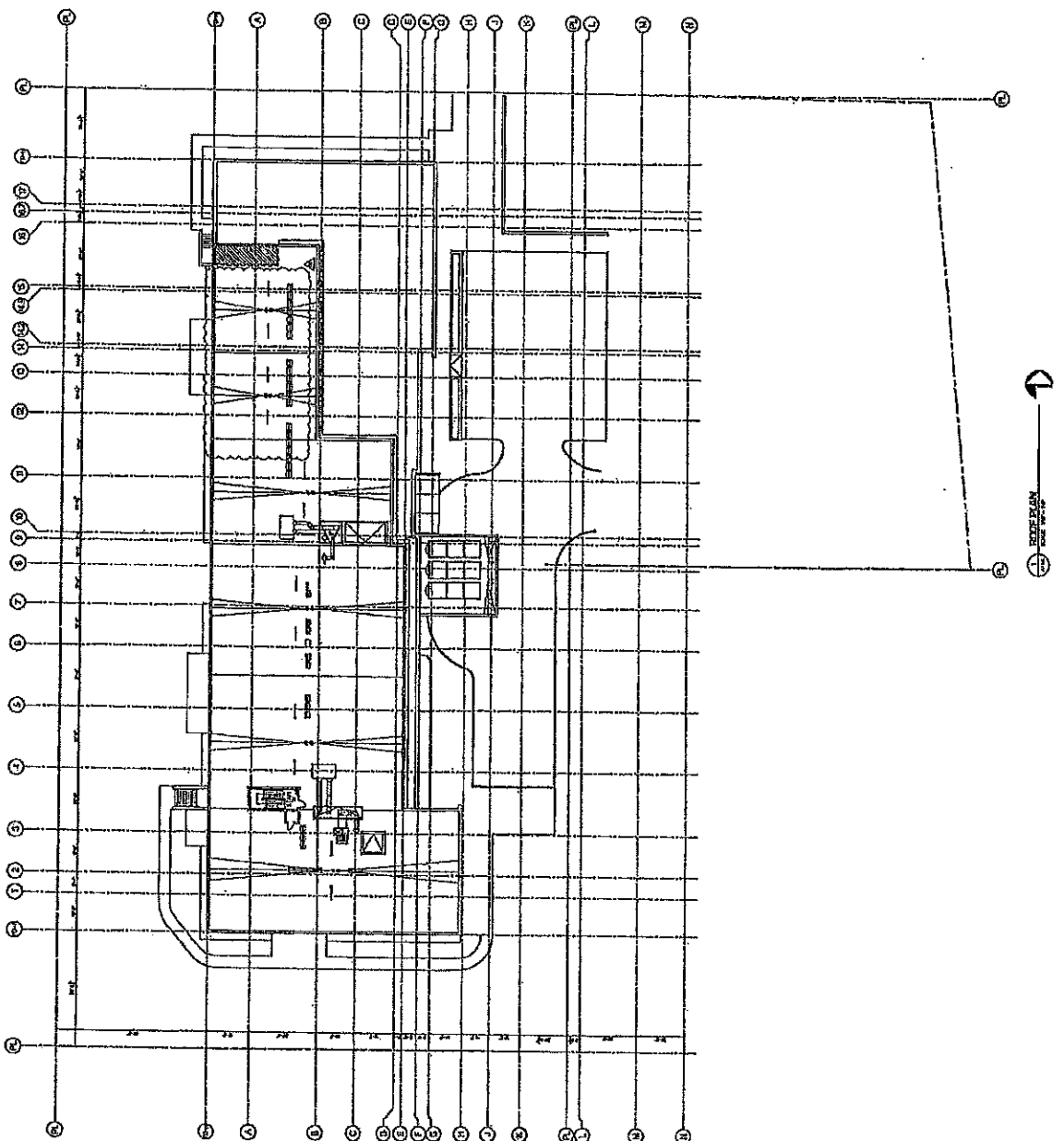
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ROOF PLAN

A-105.00

NO.	DESCRIPTION	DATE
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NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
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MOJO-STUMER ASSOCIATES, P.C.
 ARCHITECTS
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MULTI-FAMILY BUILDING
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 DATE: AUG 23, 2023

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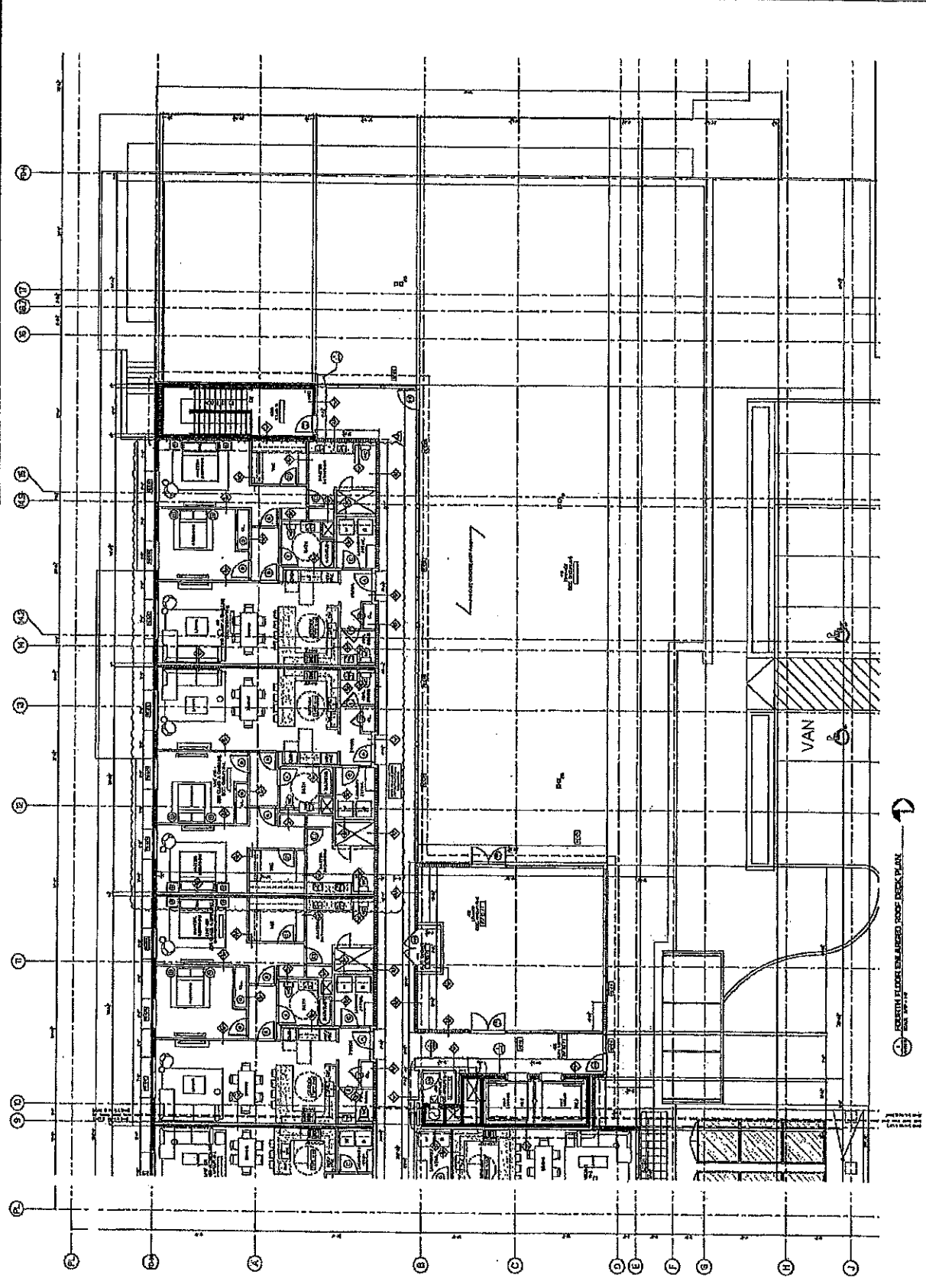
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PERMIT SET
EXISTING BUILDING
 DATE: AUG 23, 2023

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MULTI-FAMILY BUILDING
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PERMIT SET
EXISTING BUILDING
 DATE: AUG 23, 2023

PROPOSED UNDERUSE
MULTI-FAMILY BUILDING
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5TH FLOOR ENLARGED ROOMS PLAN

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2018 CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2018 CODES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE IBC 2018 CODES.

LEGEND:

- 1. WALLS
- 2. DOORS
- 3. WINDOWS
- 4. FURNITURE
- 5. STAIRS
- 6. ELEVATORS
- 7. CORES
- 8. MECHANICAL
- 9. ELECTRICAL
- 10. PLUMBING

REVISIONS:

NO.	DATE	DESCRIPTION
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5TH FLOOR ENLARGED ROOMS PLAN

A-114.00 N

MOJO-STLNER ASSOCIATES, P.C.
 ARCHITECTS

1100 North 1st Street, Suite 100
 Raleigh, NC 27601
 Phone: 919.978.1100
 Fax: 919.978.1101
 www.mojo-stlner.com



CATES ENGINEERING
 ARCHITECTS

1100 North 1st Street, Suite 100
 Raleigh, NC 27601
 Phone: 919.978.1100
 Fax: 919.978.1101
 www.cates-engineering.com

CATES ENGINEERING
 ARCHITECTS

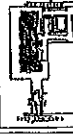
1100 North 1st Street, Suite 100
 Raleigh, NC 27601
 Phone: 919.978.1100
 Fax: 919.978.1101
 www.cates-engineering.com

FRANK SERA, Architect, LLC
 1100 North 1st Street, Suite 100
 Raleigh, NC 27601
 Phone: 919.978.1100
 Fax: 919.978.1101
 www.franksera.com

DATE: AUG 20, 2008

PERMIT SET FOR APPROVAL

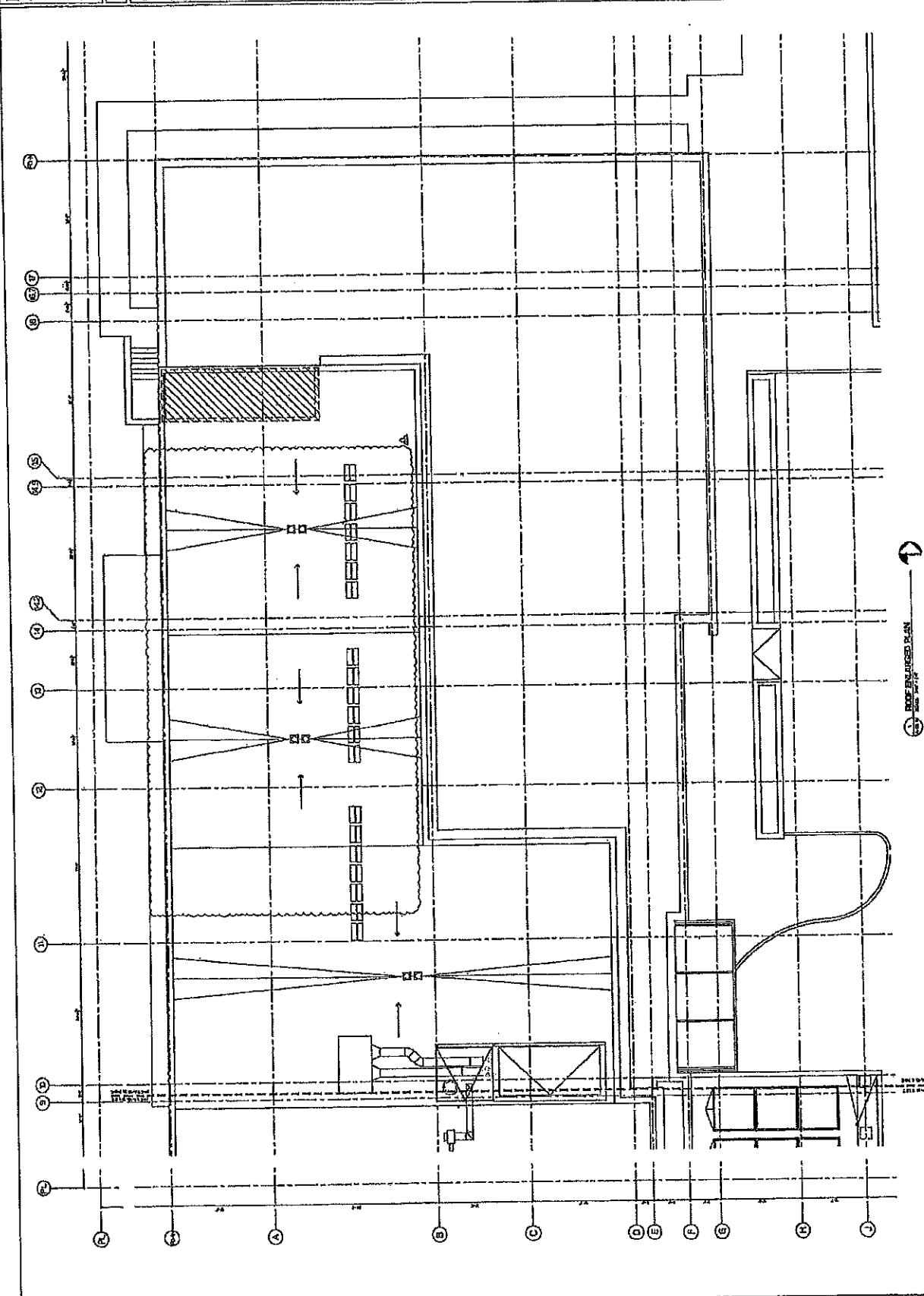
PROJECT: MULTI-FAMILY BUILDING



ROOF ENLARGED PLAN



A-115.00 N



ROOF ENLARGED PLAN

NOTES:

1. ALL ROOFING SHALL BE AS SHOWN ON THIS PLAN.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) MANUAL.
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL ASSOCIATION OF DRAINAGE AND CONSTRUCTION (IADC) MANUAL.
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LEGEND:

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W.O. SLUMER ASSOCIATES, P.C.
 ARCHITECTS
 1000 ...
 ...

PERMITTED BY THE BOARD OF BUILDING OFFICIALS
 ...

REGISTERED PROFESSIONAL ENGINEER
 ...

REGISTERED PROFESSIONAL ARCHITECT
 ...

GATEWAY ENGINEERING
 ...

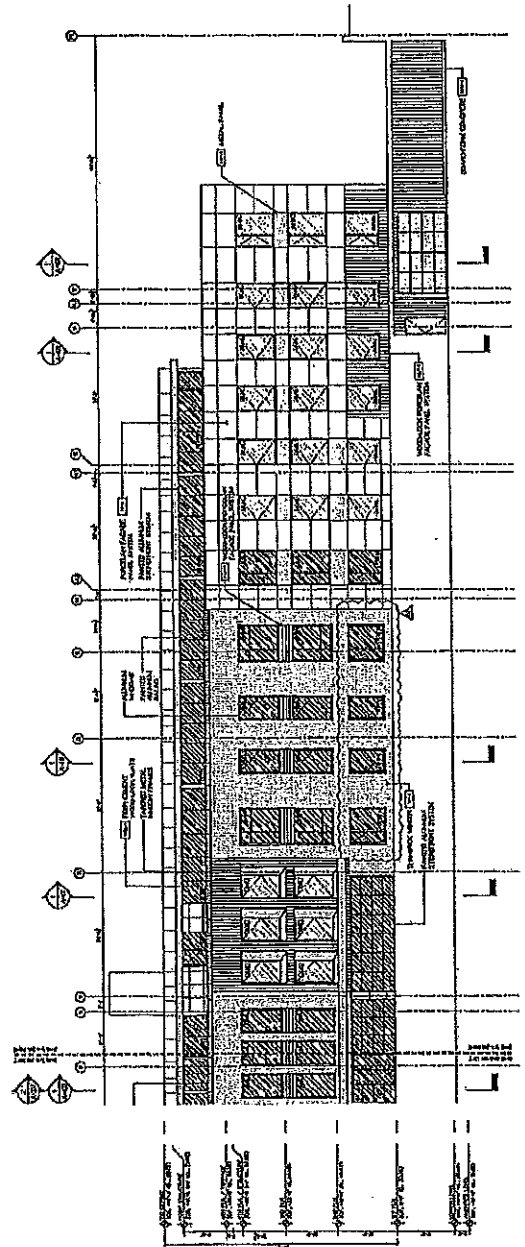
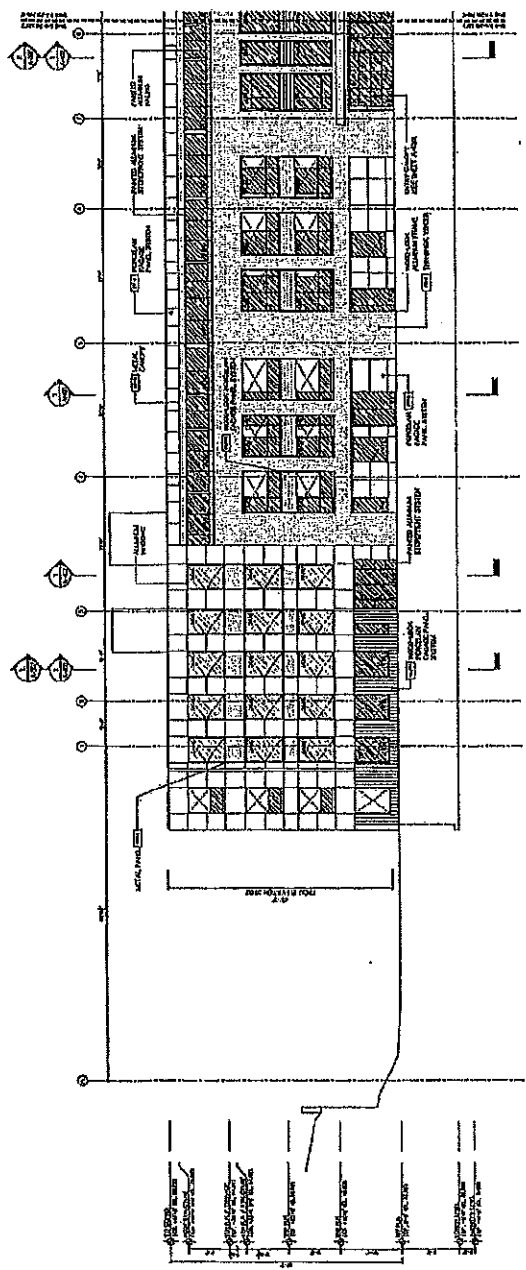
FRANKS ENGINEERING, LLC
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PERMIT SET
POST-FINAL REVISIONS
 DATE: AUG 28, 2025

PROPOSED MIXED-USE MULTI-FAMILY BUILDING
 ...

BUILDING ELEVATIONS - EAST

A-201.00

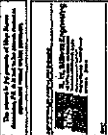


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NO.	DATE	DESCRIPTION	BY	CHECKED
1	08/28/25	ISSUED FOR PERMIT	WOS	WOS
2	08/28/25	POST-FINAL REVISIONS	WOS	WOS

HCO-DUMLER ASSOCIATES, P.C.

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 Golden, CO 80401
 Phone: 303.440.1100
 Fax: 303.440.1101
 Website: www.hco-dumler.com



SCALES ENGINEERING
 10000 W. 10th Ave. Suite 100
 Golden, CO 80401
 Phone: 303.440.1100
 Fax: 303.440.1101
 Website: www.scales-engineering.com

VAHRELS ENGINEERING
 10000 W. 10th Ave. Suite 100
 Golden, CO 80401
 Phone: 303.440.1100
 Fax: 303.440.1101
 Website: www.vahrels-engineering.com

PERMIT SET
 PER APPROVAL REVISIONS
 DATE: AUG 28, 2025

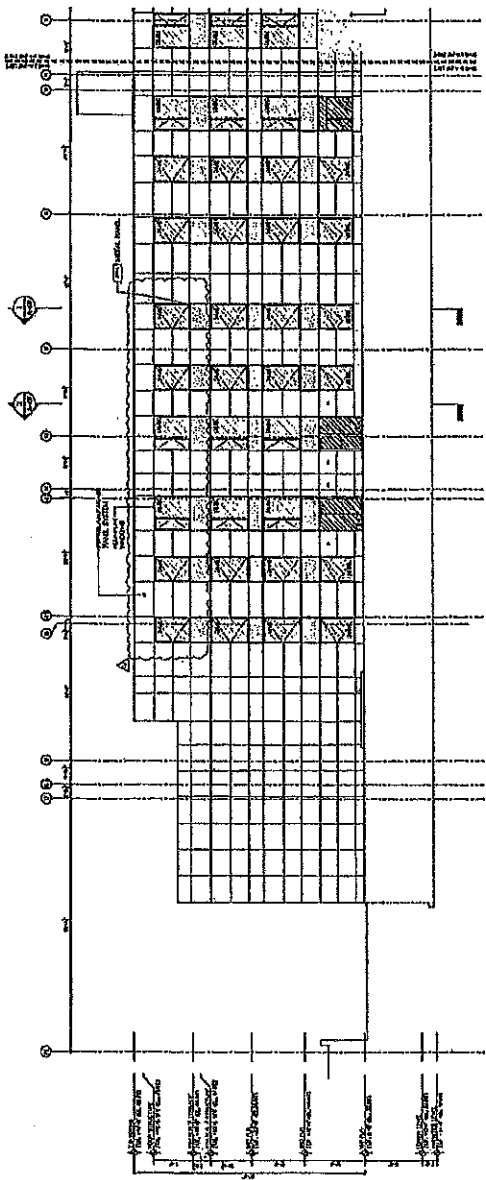


PROCESSED IMPROVISE MULTI-FAMILY BUILDING
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 Golden, CO 80401
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 Fax: 303.440.1101
 Website: www.hco-dumler.com

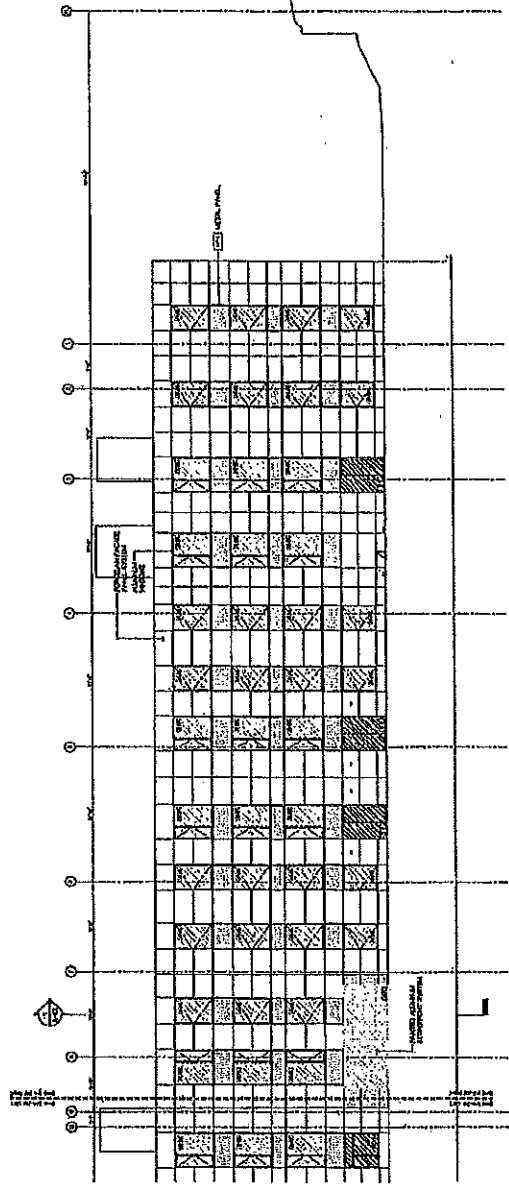


SECTION ELEVATIONS - WEST

A-202.00



WALL SECTION
 WEST ELEVATION



WALL SECTION
 WEST ELEVATION

REVISIONS		DATE		BY		CHECKED	
1	ISSUED FOR PERMIT	08/28/2025	VAHRELS	VAHRELS	VAHRELS	VAHRELS	VAHRELS

NO.	DATE	DESCRIPTION	BY	CHECKED
1	08/28/2025	ISSUED FOR PERMIT	VAHRELS	VAHRELS

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