

June 10, 2026

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**Via Hand-Delivery**

Nassau County Industrial Development Agency  
Attn. Sheldon L. Shrenkel  
CEO/Executive Director  
1 West St., 4th Floor  
Mineola, New York 11501

***Re: Aman 155, LLC  
155 Jericho Turnpike, Mineola, New York  
Application for Financial Assistance***

Dear Mr. Shrenkel:

Please be advised that this firm represents Aman 155, LLC ("Aman") in connection with its development of a three (3) story multifamily housing development (the "Project") at 155 Jericho Turnpike, Mineola, New York (the "Premises").

**Background – Existing Site Conditions and Village Approval:**

The Premises was damaged by the fire at the neighboring property resulting in the former building's demolition. The Premises was approved by the Village of Mineola for a mixed use, three (3) story, ten (10) residential unit (2 affordable units) and ground floor retail building. A copy of the referenced Village of Mineola approval is enclosed with the application.

**Need for Financial Assistance:**

The Company cannot proceed with developing the Project unless financial assistance is received from the Agency, given the expensive construction costs and the high and uncertain real property taxes associated with the Project. Without the Agency's assistance, the Project would not be feasible, needed housing (including the greatly needed affordable and workforce units) would not be constructed and the Premises would continue to be vacant and generating little tax revenue.

**Requested Assistance:**

Aman requests the following assistance from the Agency:

1. A 20-year PILOT upon terms to be negotiated with the Agency.
2. A sales tax exemption with respect to the costs of constructing and equipping the Project.
3. A mortgage recording tax exemption with respect to the Aman's financing of the construction and/or equipping of the Project.

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**Enclosures:**

In support of this request, please find enclosed the following documents:

1. Completed and executed Application for Financial Assistance for the Project<sup>1</sup>, inclusive of the Environmental Assessment Form completed on behalf of Aman, and financial disclosures; and
2. Checks in the amount of \$10,000 and \$1,000.00 to the Agency, representing the Application Fee, Counsel Fee Deposit, Cost/Benefit Deposit and Valuation Deposit.

We appreciate the Agency's attention to this matter and respectfully request the matter be considered by the Board for Preliminary Inducement at its scheduled June 25<sup>th</sup> meeting.

Should you have any questions or require any additional information, please do not hesitate to contact our office.

Very truly yours,



Jack M. Martins

Encls.

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<sup>1</sup> Aman currently, has no employees. Accordingly, it does not have any NYS Department Labor Form 45 filings.

**NASSAU COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

**APPLICATION FOR FINANCIAL ASSISTANCE**

**APPLICATION OF:**

**AMAN 155 LLC**

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**APPLICANT NAME**

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

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

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

The following amounts are payable to the Nassau County Industrial Development Agency (the "Agency") at the time this Application is submitted to the Agency: (i) a \$2,500 non-refundable application fee (the "Application Fee"); (ii) a \$3,500 expense deposit for the Agency's Transaction/Bond Counsel fees and expenses (the "Counsel Fee Deposit"), (iii) a \$4,500 expense deposit for the cost/benefit analysis with respect to the project contemplated by this Application (the "Cost/Benefit Deposit"), and (iv) a \$500 expense deposit for the real property tax valuation analysis, if applicable, with respect to the project contemplated by this Application (the "Valuation Deposit"). The Application Fee will not be credited against any other fees or expenses which are or become payable to the Agency in connection with this Application or the project contemplated herein (the "Project"). In the event that the subject transaction does not close for any reason, the Agency may use all or any part of the Counsel Fee Deposit, the Cost/Benefit Deposit and/or the Valuation Deposit to defray the cost of Transaction/Bond Counsel fees and expenses, the cost of obtaining a cost/benefit analysis and/or the cost of obtaining a real property tax valuation with respect to the Project. In the event that the subject transaction does close, the Counsel Fee Deposit, the Cost/Benefit Deposit and the Valuation Deposit shall be credited against the applicable expenses incurred by the Agency with respect to the Project.

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

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

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

June 10, 2026

**DATE**


**PART I. APPLICANT**

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: **AMAN 155 LLC**

Address: **3 Beech Tree Lane, Glen Head, NY 11545**

Fax: 

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

NAICS Code #: **531390**

Website: **N/A**

Name of CEO or Authorized Representative Certifying Application: **Atefeh (Amy) Saatchi Pahlavan**

Title of Officer: **Member**

Phone Number:  E-Mail: 

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

Sole Proprietorship \_\_\_ General Partnership \_\_\_ Limited Partnership \_\_\_

Limited Liability Company **X** Privately Held Corporation \_\_\_

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

Not-for-Profit Corporation \_\_\_

Income taxed as: Subchapter S \_\_\_ Subchapter C \_\_\_

501(c)(3) Corporation \_\_\_ Partnership **X**

State and Year of Incorporation/Organization: **New York; 2026**

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

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

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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>Atefeh Saatchi Pahlavan, Esq</u>	<u>Member</u>	<u>See I.G. above</u>
<u>Dr. Mohsen P Pahlavan</u>	<u>Member</u>	<u>See I.G. above</u>
_____	_____	_____

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

YES \_\_\_\_\_

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

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

YES \_\_\_\_\_

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

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

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

(f) Buildings (number and square footage of each): \_\_\_\_\_

(g) Applicant's interest in the facility

FEE Title: \_\_\_ Lease: \_\_\_ Other (describe below):

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

YES \_\_\_\_\_

NO X

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

YES \_\_\_\_\_

NO X

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

YES \_\_\_\_\_

NO X

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

YES \_\_\_\_\_

NO X

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

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

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

**Real Estate Development**

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

Name: N/A; Note: 4190 Austin Blvd LLC, a sister LLC, will transfer ownership of the property to the Applicant. \_\_\_\_\_

Relationship to Applicant: \_\_\_\_\_

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

**PART II. PROPOSED PROJECT**

A. Types of Financial Assistance Requested:

- Tax-Exempt Bonds
- Taxable Bonds
- Refunding Bonds
- Sales/Use Tax Exemption
- Mortgage Recording Tax Exemption
- Real Property Tax Exemption
- Other (specify): \_\_\_\_\_

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

- New Construction of a Facility  
Square footage: 16,560 +/-
- 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:  
Furniture/fixtures and equipment appurtenant to and appropriate  
for the use of development as a mixed-use residential community
- Other (specify): Building Materials

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:

A three (3) story residential housing community, consisting of two and a half stories of housing with ground floor resident amenity space, containing 10 residential one-bedroom apartment units, including 2 affordable units.

Given the high costs of development on Long Island, the applicant will deploy its financial assets elsewhere without financial assistance necessary to make the project financially feasible.

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

Applicant cannot proceed if the Agency does not approve this application given expensive construction cost and high and uncertain real estate taxes that would render the project infeasible without Agency assistance.

Should the project not be approved, the County will lose the benefits of the construction of needed rental units, including the Affordable Units, as well as a significant number of construction jobs and the positive economic impact associated with the economic multiplier effect for spending associated with the project.

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.

The development will not be financially viable and will not be constructed, resulting in lost Village building permit fees, lost PILOT payments and lost construction jobs and other economic benefits associated with the project.

F. Location of Project:

Street Address: 155 Jericho Turnpike

City/Village(s): MINEOLA

Town(s): North Hempstead

School District(s): Mineola

Tax Map Section: 9 Block: 405 Lot: 156

Census Tract Number: 3036

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: \$ 3,696.36

School: \$ 13,769.00

Village: \$ 1,668.13

(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):

Project site will be owned by applicant.

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

Residential rental housing community, with first floor  
residential amenity space.

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

Information on the tenants is unknown at this time

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 \* Variances were granted  
by the Village. NO \_\_\_\_\_

1. Describe present zoning/land use: B-1(Jericho Turnpike Overlay District)

2. Describe required zoning/land use, if different: N/A

3. If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements:

N/A; Approval was granted pursuant to a Special Use Permit to  
permit the development

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

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

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

If YES, indicate:

- (a) Date of purchase: 09/09/2011
- (b) Purchase price: \$ 400,000
- (c) Balance of existing mortgage, if any: \$ N/A
- (d) Name of mortgage holder: N/A
- (e) Special conditions: Acquired by 4190 Austin Blvd LLC (sister LLC)

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

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 \_\_\_\_\_

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):

The community is a mixed-income village at the center of the County. The project will add needed multifamily rental housing to the County, including affordable housing, with minimal impact on existing government services and taxing jurisdictions.

The Village Board of Trustees has identified this area for this type of development and approved the same.

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

Architect: DiProperzio & Mallia Architects, LLC

Engineer: Newport Engineering PC

Contractors: Ambrosino Consultant Corp.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	<u>Item</u>	<u>Cost</u>
1.	Land and/or Building Acquisition	\$ 400,000
2.	Building Demolition	\$ 100,000
3.	Construction/Reconstruction/Renovation	\$ 3,412,000.00
4.	Site Work	\$ 412,000.00
5.	Infrastructure Work	\$ 65,000.00
6.	Architectural/Engineering Fees	\$ 150,000
7.	Applicant's Legal Fees	\$ 85,000
8.	Financial Fees	\$ 250,000.00

9.	Other Professional Fees	\$ 30,000.00
10.	Furniture, Equipment & Machinery Acquisition (not included in 3. above)	\$ -
11.	Other Soft Costs (describe)*	\$ 427,790
12.	Other (describe)**	\$ 140,000.00
	Total	\$ 5,471,790

\* Contractor fees (\$311,120 / insurance (\$116,670)

\*\* Village of Mineola Parking Trust Fund and Public Amenities Contributions

B. Estimated Sources of Funds for Project Costs:

a.	Tax-Exempt IDA Bonds:	\$ 0
b.	Taxable IDA Bonds:	\$ 0
c.	Conventional Mortgage Loans:	\$ 4,924,611.00
d.	SBA or other Governmental Financing:	\$ 0
	Identify: _____	
e.	Other Public Sources (e.g., grants, tax credits):	\$ 0
	Identify: _____	

f.	Other Loans:	\$ <u>0</u>
g.	Equity Investment: (excluding equity attributable to grants/tax credits)	\$ <u>547,179.00</u>
	TOTAL	\$ <u>5,471,790.00</u>

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

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

YES  NO   
 Site has been acquired through a sister LLC.

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

YES  NO  NOT APPLICABLE

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

YES  NO  NOT APPLICABLE

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

YES  NO  NOT APPLICABLE

G. Construction Cost Breakdown:

Total Cost of Construction: \$ 3,889,000.00 (sum of 2-5 and 10 in Question A above)

Cost for materials: \$ 2,333,400.00  
 % Sourced in County: 60 %

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

Cost for labor: \$ 1,555,600.00  
 % Sourced in County: 80 %

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

Cost for "other": \$ \_\_\_\_\_  
 % Sourced in County: \_\_\_\_\_ %

% Sourced in County: \_\_\_\_\_ % (incl. County)

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

**PART IV. COST/BENEFIT ANALYSIS**

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

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Third Year</u>
Full-time:	\$ <u>N/A</u>	\$ _____	\$ _____	\$ _____
Part-time: <sup>1</sup>		\$ <u>70,000</u>	\$ <u>70,000</u>	\$ <u>70,000</u>

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

<u>Category of Jobs to be Retained:</u>	<u>Average Salary or Range of Salary:</u>	<u>Average Fringe Benefits or Range of Fringe Benefits</u>
Management	0	
Professional	0	
Administrative	0	
Production	0	
Supervisor	0	
Laborer	0	

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

Independent Contractor <sup>2</sup>	0	
Other	0	

<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	35,000	-
Professional		
Administrative	35,000	-
Production		
Supervisor		
Laborer		
Independent Contractor <sup>3</sup>		
Other		

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

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

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

50+/-

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

<sup>3</sup> As used in this chart, this category includes employees of independent contractors.

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

TO BE DETERMINED BY ECONOMIC STUDY  
\$ \_\_\_\_\_

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

TO BE DETERMINED BY ECONOMIC STUDY  
\_\_\_\_\_ %

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)?

THE PROJECT WILL PAY VARIOUS APPLICATION AND PERMIT FEES TO  
THE VILLAGE OF MINEOLA AND OTHER APPLICABLE JURISDICTIONS  
\_\_\_\_\_ %

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

The applicant will pay various application fee, permit and community benefits to the  
Village of Mineola and County of Nassau

- 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>STO BE DETERMINED BY ECONOMIC STUDY</u>		_____
Year 2	<u>STO BE DETERMINED BY ECONOMIC STUDY</u>		_____
Year 3	<u>STO BE DETERMINED BY ECONOMIC STUDY</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: \$201,255.75  
(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: \$36,934.58  
(i.e., principal amount of mortgage loans  
loans multiplied by [0.75%])

Estimated Property Tax Benefit:

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

Term of PILOT Requested: 20

Existing Property Taxes on Land and Building: \$ 19,133.49

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

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

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

The applicant will pay various application, permit and community benefits to the Village of Mineola and County of Nassau and is confident that the Economic Report commissioned by

the Agency will show the project will generate primary and secondary construction and operating jobs and direct and indirect economic activity in the Village of Mineola and Nassau County, together with increased sales tax revenues for Nassau County.

**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>      </u> | NO <u>X</u>      | <u>      </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?

Quarter 3 of 2026 as to improvements (demolition relates to a building fire at 159 Jericho Turnpike that spread and damaged the on-site building)

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

18 months of construction; Operations to commence January of 2028

**PART VI. ENVIRONMENTAL IMPACT**

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

None; Village of Mineola issued a negative declaration for the project.

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: AMAN 155 LLC

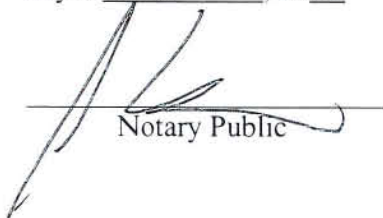
Signature: 

Name: Atefeh S. Pahlavany

Title: member

Date: 3/27/26

Sworn to before me this 27  
day of March, 2026

  
Notary Public

JERIN ROSAS  
Notary Public, State of New York  
No. 01RO6127830  
Qualified in Nassau County  
Commission Expires May 31, 2029

**CERTIFICATIONS AND ACKNOWLEDGMENTS  
OF THE APPLICANT**

**FIRST:**

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

**SECOND:**

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

**THIRD:**

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

**FOURTH:**

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

**FIFTH:**

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

**SIXTH:**

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

**SEVENTH:**

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

**EIGHTH:**

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

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

If YES, how many units? 10

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)?

2

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

80% of the median income for the Nassau-Suffolk primary metropolitan statistical  
area as defined by the federal Department of Housing and Urban Development.

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

Village of Mineola Code Section 550-115.1(L)

Name of  
Applicant: AMAN 155 LLC

By: 

Name: Arden S. Falcov  
Title: Member

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

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

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

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

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

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

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

- (A) Taxable Bond Issues - Seven-tenths (7/10) of one percent (1%) for the first twenty million dollars (\$20,000,000) of total project costs and, if applicable, two-tenths (2/10) of one percent (1%) for any additional amounts in excess of twenty million dollars (\$20,000,000) of total project costs.
- (B) Tax-Exempt Bond Issues – Seven-tenths (7/10) of one percent (1%) of total project costs.
- (C) Straight-Lease Transactions - Seven-tenths (7/10) of one percent (1%) for the first twenty million dollars (\$20,000,000) of total project costs and, if applicable, two-tenths (2/10) of one percent (1%) for any additional amounts in excess of twenty million dollars (\$20,000,000) of total project costs.
- (D) General Counsel Fee – One-tenth (1/10) of one percent (1%) of total project costs, with a minimum fee of \$5,000.
- (E) All Initial Transactions - Two Thousand Five Hundred Dollars (\$2,500) closing compliance fee payable at closing and One Thousand Dollars (\$1,000) per year (or part thereof) administrative fee, payable in advance, at the closing for the first year (or part thereof) and on January 1st of each year for the term of the financing. The annual service fee is subject to periodic review and may be adjusted from time to time in the discretion of the Agency.
- (F) Refundings – The Agency fee shall be determined on a case-by-case basis.
- (G) Assignment/Assumptions – An assignment of an Applicant’s interest in a Project site, including the Agency’s “financial assistance”, normally will not be approved prior to completion of the renovation, construction, installation and equipping of the proposed Project, if applicable (the “Completion Date”). If the Agency approves an assignment/assumption, the Agency’s administrative fee shall be an amount equal to the administrative fee applicable to the original Project based on paragraphs (A), (B) or (C) above, as applicable, plus the general counsel fee based on paragraph (D) above, using the original total project costs applicable to the Project; provided, however, that the Agency may agree to an alternative fee on a case-by-case basis.
- (H) Changes of Ownership of Applicant – The Agency fee shall be determined on a case-by-case basis.
- (I) Other Modifications – The Agency fee shall be determined on a case-by-case basis, subject to the following:
  - A basic Consent - \$750
  - A complex Consent - \$6,000
  - Extensions - \$1,000
- (J) Terminations - The Agency fee shall be determined on a case-by-case basis, but in accordance with the following schedule.
  - Basic - \$2,000
  - Complex - \$2,500

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

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

applicable law.

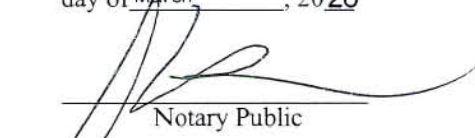
Guided by the above stated schedule amounts, upon the termination of the financing of the Project, Applicant agrees to pay all costs in connection with any conveyance by the Agency to the Applicant of the Agency's interest in the Project and the termination of all related Project documents, including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

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

AMAN 155 LLC

  
Name: Atefen S. Pahlavan  
Title: member

Subscribed and affirmed to me this 27<sup>th</sup>  
day of March, 2026

  
\_\_\_\_\_  
Notary Public

JERIN ROSAS  
Notary Public, State of New York  
No. 01RO6127830  
Qualified in Nassau County  
Commission Expires May 31, 2029

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 - N/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

N/A

Finished product storage

\_\_\_\_\_

Component parts of  
goods manufactured at  
the facility

\_\_\_\_\_

Purchased component  
parts

\_\_\_\_\_

Other (specify)

\_\_\_\_\_

TOTAL

\_\_\_\_\_

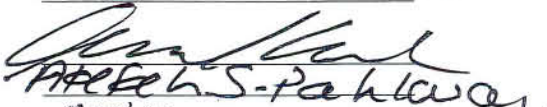
5. List raw materials used at the facility to be financed in the processing of the finished product(s).

N/A

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

N/A

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

Name of Applicant: Aman 155 LLC.  
Signature:   
Name: Arash S. Paklavan  
Title: member  
Date: 3/27/2026

Schedule B

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

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

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

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


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

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

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

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

Name of Applicant: AMAN 155 LLC

Signature:   
Name: Alex S. Fahlter  
Title: member  
Date: 3/27/2026

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: AMAN 155 LLC  
 Address: 3 Beech Tree Lane, Glen Head, NY 11545  
 Type of Business: Real Estate Development  
 Contact Person: Atefeh (Amy) Saatchi Pahlavan Tel. No.: 516-376-3873

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:<sup>4</sup></u>			<u>Estimate of Number of Residents of the LMA<sup>5</sup> that would fill such jobs by the third year</u>
		<u>1 year</u>	<u>2 years</u>	<u>3 years</u>	
<u>Management</u>	<u>0</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>
<u>Professional</u>	<u>0</u>				
<u>Administrative</u>	<u>0</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>	<u>.5</u>
<u>Production</u>	<u>0</u>				
<u>Supervisor</u>	<u>0</u>				
<u>Laborer</u>	<u>0</u>				
<u>Independent Contractor</u>	<u>0</u>				
<u>Other (describe)</u>	<u>0</u>				

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

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



Schedule D - N/A

**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 \_\_\_\_\_

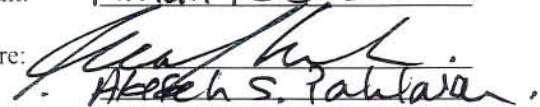
NO \_\_\_\_\_

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: Aman 155 LLC.  
Signature:   
Name: Akash S. Pathak  
Title: Member  
Date: 3/27/26

Schedule E

**RETAIL QUESTIONNAIRE**      **N/A**

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

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

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

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

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

\_\_\_\_\_ %

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

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

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

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

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

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

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



Schedule F

**APPLICANT'S FINANCIAL ATTACHMENTS**

Schedule G

**ENVIRONMENTAL ASSESSMENT FORM**

PROJECT I.D. NUMBER

617.20

SEQR

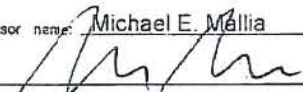
Appendix C

State Environmental Quality Review

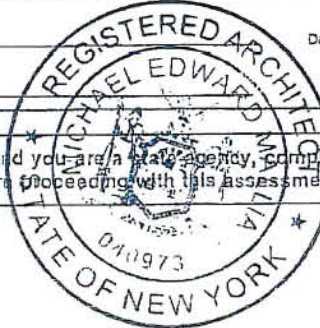
## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I--PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR Michael E. Mallia	2. PROJECT NAME Pahlavan
3. PROJECT LOCATION: Municipality <u>Village of Mineola</u> County <u>Nassau</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)  155 Jericho Turnpike, Mineola, NY 11501	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:  New 3 story residential (10 units) building with mixed use 1st floor and cellar.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.95</u> acres Ultimately <u>0.95</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly  Ursuant to the Village's Development Incentive Bonus Law	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Michael E. Mallia</u>	Date: <u>8-28-23</u>
Signature: 	

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



BOARD OF TRUSTEES  
INCORPORATED VILLAGE OF MINEOLA

-----X

In the Matter of the Application of

MICHAEL E. MALLIA

**DECISION**

For a Special Use Permit pursuant to Chapter 550, Section 550-15.2 of the Code of the Incorporated Village of Mineola, to construct a multifamily 10 residential unit apartment building upon the property located at 155 Jericho Turnpike, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 405, Lot 156.

-----X

NAME OF APPLICANT:	Michael E. Mallia
SUBJECT PROPERTY:	Section 9, Block 405, Lot 156
STREET LOCATION:	155 Jericho Turnpike, Mineola, New York
ZONING DISTRICT:	"B-1" District (Special Business) Jericho Turnpike Overlay District
RELIEF REQUESTED:	Application For a Special Use Permit pursuant to Chapter 550, Section 550-15.2
PUBLICATION & POSTING:	All in accordance with applicable laws, rules and regulations.
DATE OF HEARING:	October 11, 2023
APPEARANCE:	Marco Silva, Esq. Michael E. Mallia, Architect

Michael E. Mallia, on behalf of 4190 Austin Boulevard LLC (hereinafter, "Applicant"), appeared before this Board pursuant to Chapter 550, Section 550-15.2 of the Municipal Code of the Incorporated Village of Mineola (the "Jericho Turnpike Overlay District law") for a special use permit to construct a multifamily residential apartment building with 10 apartment units upon the property located at 155 Jericho Turnpike, Mineola, New York (known and designated on the Nassau County Land and Tax Map as Section 9, Block 405, Lot 156) (hereinafter, the "Property"). The proposed residential building rises three stories and measures a total height to the top of the roof deck of 43'9" feet (excluding all parapet walls, bulkheads and mechanicals required by New York State Uniform Building and Fire Code). The building will consist of ten (10) one-bedroom apartment units.

Applicant was entitled to apply for relief before the Zoning Board of Appeals for area variances. In the alternative, Applicant was able to seek the same relief from the Board of Trustees pursuant to Chapter 50, Section 550-13.2 under the Village's Jericho Turnpike Overlay District law. The Board of Trustees, in its sole discretion, granted permission to the Applicant to proceed under the Village's Jericho Turnpike Overlay District law.

Applicant made an application to the Board of Trustees for the required relief pursuant to the Village's Jericho Turnpike Overlay District law and presented its application on October 11, 2023. The Board of Trustees declared itself lead agency pursuant to SEQRA and determined that the Application was an Unlisted Action. An expanded Environmental Assessment Form was prepared by the Applicant. This Board also assumed jurisdiction over site plan and architectural review.

A referral of the application was made to the Nassau County Planning Commission. The Nassau County Planning Commission, by Resolution No. 10548-23, adopted on October 6, 2023,

recommended disapproval of the application to construct a three-story residential development with 10 residential apartment units. The basis of the recommendation was the non-conforming size of the lot and the absence of on-site parking. The subject property has six (6) municipal lots within a two-block radius providing in excess of 200 parking spaces for commercial uses which are not utilized at night. The Nassau County Planning Commission was not aware of these municipal parking lots. Applicant indicated that residents of the proposed development would be directed to park in those municipal lots through a permit system. By letter, dated November 1, 2023, the Board of Trustees provided its analysis and reasoning to the Nassau County Planning Commission in favor of approving the project.

Before the Board is a proposal to construct a multifamily residential apartment building containing a total of 10 units (9 market rate rental units and 1 affordable housing unit). In order to construct this project, the Applicant seeks, under the Village's Jericho Turnpike Overlay District law, the relaxation of the Village's zoning laws in several ways:

1. Building height;
2. Front yard setback;
3. Parking space and dimensions; and
4. Off-street loading and unloading.

Applicant also seeks site plan approval for the revised site layout of the building and architectural approval for the building design. In consideration of the Board's approval of this project, the Applicant has offered the following public amenities:

1. Aesthetic amenities which include a brick building façade. The development will blend with the neighboring properties in the Jericho Turnpike Overlay District

and will provide other property owners in the District with a standard to follow as Mineola works to redevelop this area.

2. Streetscape improvements along Applicant's street frontage on Jericho Turnpike.
3. One (1) affordable housing unit with interior finishes to match the market rate units.
4. In the event that Applicant seeks financing from the Nassau County Industrial Development Agency ("IDA"), Applicant shall provide PILOT payments for real estate taxes to be set by the IDA.
5. In the event that Applicant obtains a PILOT from the IDA, Applicant shall enter into a Community Host Benefit Agreement with the Village of Mineola which shall include a schedule of payments negotiated with the Board of Trustees to compensate the Village for hosting the project.
6. A contribution to the Village's Parking Trust Fund in the amount of \$40,000.00.
7. A monetary contribution to the Village in lieu of further public amenities in the amount of \$100,000.00 to be paid pursuant to the following schedule:
  - a. One-third (\$33,333.33) payable upon issuance of a building permit;
  - b. One-third (\$33,333.33) payable eighteen months following the issuance of a building permit; and
  - c. One-third (\$33,333.34) payable upon the issuance of a Certificate of Occupancy/Temporary Certificate of Occupancy.

## **FINDINGS**

The Project as it is proposed was contemplated by the Village's Master Plan and Jericho Turnpike Overlay District law. It will contribute to the vibrancy and the economic stability of the Village's newly adopted Jericho Turnpike Overlay District. Implementation of the proposed action will not create a material conflict with the community's current plans or goals. In fact, the overall theme of the Village of Mineola's Comprehensive Master Plan is to build upon Mineola's strong sense of community among its residents and envisions the Village as an even more desirable, safe and attractive place to live and work.

The recommendations in the Comprehensive Master Plan seek to realize the Village's full potential, and the proposed residential rental building has been designed to help to achieve these goals. The proposed project incorporates a use that will contribute to and strengthen the Village in this Overlay District.

## **DECISION**

Based upon the above findings, it is hereby determined that the granting of the application requesting a special use permit pursuant to Section 550-13.2 of the Village Code for development incentive bonuses according to which the Applicant offers certain community benefits and amenities and payment in lieu thereof in exchange for the Board of Trustees granting relief from certain zoning code regulations shall advance the Village's specific physical, cultural and social policies in accordance with the Village's Comprehensive Master Plan and in coordination with community planning mechanisms and land use techniques. Further, it is hereby determined that the project will provide a desirable facility to the area, will promote the revitalization of the Village's newly adopted Jericho Turnpike Overlay District and will not be incongruous to the neighborhood by reason of excessive traffic.

**IT IS THEREFORE RESOLVED**, as follows:

- 1) The Application for a special use permit to construct and maintain a multifamily residential apartment building containing a total of 10 apartment units (9 market rate rental units and 1 affordable unit) upon the Property is **GRANTED**.
- 2) The offer by the Applicant, by means of mitigation, to contribute \$40,000.00 to the Village's Parking Trust Fund is **GRANTED**.
- 3) Applicant's offer to provide development incentive payments in the amount of \$100,000.00 to the Village is lieu of further public amenities is **ACCEPTED**.
- 4) The offer made by the Applicant to provide streetscape improvements along Applicant's street frontage on Jericho Turnpike in accordance with Village requirements is **ACCEPTED**.
- 5) Final site plan approval for the Project is hereby **GRANTED**.
- 6) Architectural approval for the Project is hereby **GRANTED**.

**ALL OF THESE ENUMERATED GRANTS AND APPROVALS ARE CONDITIONED UPON THE FOLLOWING:**

- 1) The payment by the Applicant to the Village for development incentive bonuses awarded in the amount of One Hundred Thousand (\$100,000.00) Dollars pursuant to the schedule set forth above in this Decision. The failure to make a required payment shall authorize the Village, in addition to all other legal remedies, to place the outstanding accelerated payment amount on the tax bill for the Property and such shall be a lien upon the Property. The election of any remedy shall not preclude the Village from pursuing any other legal remedy

- 2) Compliance with the Long Island Workforce Housing Law, including the provision of 1 unit of affordable housing of a quality equal to that of the market rate units. The affordable workforce housing units shall represent the distribution of apartments in the buildings and be distributed randomly throughout the building. For purposes of this Decision, “affordable workforce housing” means housing for individuals and families at or below 80% of the median income for the Nassau-Suffolk primary metropolitan statistical area as defined by the federal Department of Housing and Urban Development ([www.huduser.gov](http://www.huduser.gov)). Rent, including utilities, for each affordable workforce housing unit shall be no more than 30% of that household’s income. Affordable workforce housing units shall be of consistent design to those of the rest of the building. The Applicant and its successors shall annually submit a certification to the Village that it is in compliance with this requirement. The Applicant is required to engage in affirmative marketing to ensure outreach to racially and ethnically diverse households, including those who are least likely to apply. This condition shall not in any way relieve Applicant of its requirement to comply with other applicable provisions of the New York State General Municipal Law § 699-b.
- 3) Applicant shall cause all refuse to be removed from the Property by a private carter at Applicant’s expense. Any dumpster shall be properly enclosed and screened so not to be visible from the street. Applicant shall provide sufficient, lockable, concealed, and covered storage space for the necessary number of refuse collection dumpsters to service the Applicant’s buildings. Applicant shall provide sufficient space on its property to have refuse collected by the private carter’s equipment. Under no circumstances shall refuse collection be permitted on public streets.

- 4) Streetscape improvements on Jericho Turnpike in front of the Property in accordance with Village requirements. Street Lighting Improvements shall generally conform with the Village's existing decorative pole and luminaire style, and all luminaires shall be energy saving Light Emitting Diode (LED) luminaires. A separate street lighting installation, wiring and photometric plan shall be provided to the Department of Public Works and the Village's Engineers for review and approval prior to any construction or installation.
- 5) Applicant, by permits obtained through the Village of Mineola, shall direct tenants to the six (6) municipal parking lots within a two-block radius which are not utilized at night.
- 6) Applicant shall repair any damage to any Village roads caused by Applicant during the course of construction in accordance with Village requirements.
- 7) Applicant shall comply with the Village's Stormwater Management Plan and in the event that its construction activities shall cause the redirection of underground water flow such that it impacts any adjoining property, Applicant shall be responsible for remedying such condition.
- 8) With regard to letters of Water Availability and/or Sanitary Sewer Availability, in the event it is determined that the Village's existing water supply capacity, water distribution system capacity and/or sanitary sewer collection system capacity is insufficient to service the Applicant's demands for required domestic water supply, fire service water supply and sanitary sewer demands, the Applicant agrees to make the necessary infrastructure improvements, at their cost, as required by the Village Department of Public Works and the Village's Engineers.

- 9) When constructing domestic water, fire service connections and sanitary sewer connections, the Applicant shall comply with all requirements of the County of Nassau Department of Health, the Village's Department of Public Works Water and Sewer Division or as directed by the Superintendent of Public Works.
- 10) In the event that Applicant seeks IDA financing, the PILOT shall be for a maximum of 20 years and Applicant shall not seek a longer extension at a later time from the IDA.
- 11) In the event that Applicant seeks IDA financing, the Applicant shall be required to execute and deliver to the Village a Host Community Benefit Agreement in the form acceptable to the Village.
- 12) Prior to the issuance of any Building Permit from the Incorporated Village of Mineola, Applicant shall contribute \$40,000.00 to the Village's Parking Trust Fund.
- 13) Applicant shall acknowledge that the conditions set forth in this Decision are reasonable, fair and equitable. In the event that any legal action or proceeding shall be instituted by the Village in order to enforce any condition herein, the Village shall be entitled to an award of attorney's fees in the event that it shall prevail in any such action or proceeding. All terms, conditions and obligations contained in this Decision shall be binding upon the Applicant, its heirs, successors and assigns.
- 14) The representations made by Applicant on the record in this proceeding have been deemed material to this Application and have been relied upon by the Board of Trustees in its deliberations and decisions. Said representations are deemed to be part of the conditions of this special use permit.

- 15) Violation of a condition set forth in this Decision shall be deemed a violation of the Mineola Municipal Code and shall subject the owner or occupant of the Property to all penalties set forth in the Mineola Municipal Code.

All of the terms, conditions and obligations contained in this Decision shall be binding upon the Applicant, its heirs, successors and assigns.

This constitutes the Decision of the Board of Trustees. Applicant shall, within ten (10) days of the date of filing of this Decision, consent in writing to the conditions contained herein. Failure to so consent shall render this Decision null and void.

Dated: Mineola, New York  
October 11, 2023

Filed in the  
Village Clerk's Office on  
NOV 30 2023

Filed in the Office of the Village Clerk  
on the 30<sup>th</sup> day of November, 2023

  
\_\_\_\_\_  
BRYAN L. RIVERA  
Village Clerk

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**

**EXHIBIT A**

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

## **EXHIBIT B**

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

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

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

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

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

## EXHIBIT C

### Sample Fair Housing Posters

U. S. Department of Housing and Urban Development



EQUAL HOUSING  
OPPORTUNITY

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

(The Fair Housing Amendments Act of 1988)

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

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

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

1-800-669-9777 (Toll Free)

1-800-927-9275 (TTE)

[www.hud.gov/fairhousing](http://www.hud.gov/fairhousing)

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

Permitted only on one sheet

Form HUD-923.1 (6/2011)

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

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

The Division of Human Rights is a part of the New York State Department of Health and Senior Services.

**EXHIBIT D**  
**Requirements for Affirmative Marketing Plans for Housing Projects**

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

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