

August 18, 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: *Eden Blue LLC*
110 and 136 Willis Avenue, Mineola, New York
Application for Financial Assistance



Dear Mr. Shrenkel:

Please be advised that this firm represents Eden Blue LLC ("Eden Blue") in connection with its development of a mixed use, 172 unit residential unit (18 affordable units) building (the "Project") at 110/136 Willis Avenue, Mineola, New York (the "Premises"). The Project was approved by the Village of Mineola, and a copy of the referenced Village of Mineola approval is enclosed with the application (the "Village Approval").

As noted in the Village Approval, the Project "as it is proposed was contemplated by the Village's Master Plan. It will contribute to the vibrancy and the economic stability of the Village's Downtown and, as a transit-oriented development, it qualifies as a smart growth component of Mineola's Downtown Revitalization." Further, the Village Approval also determined that the Project "incorporates a use that will contribute to and strengthen the Village in its downtown area."

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 units) would not be constructed and the Premises would continue to be vacant and generating little tax revenue.

Requested Assistance:

Eden Blue 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.

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3. A mortgage recording tax exemption with respect to the Eden Blue's financing of the construction and/or equipping of the Project.

Enclosures:

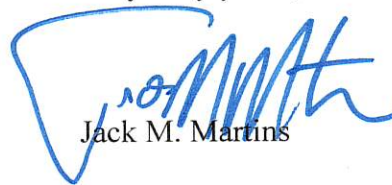
In support of this request, please find enclosed the following documents:

1. Completed and executed Application for Financial Assistance for the Project¹, inclusive of the Part 1 of the Full Environmental Assessment Form ("FEAF") completed on behalf of Eden Blue, Parts 2 and 3 of the FEAF completed by the Village of Mineola and SEQRA determination of the Village of Mineola², as well as the financial disclosures; and
2. Check in the amount of \$11,000 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 August 26th meeting.

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

Very truly yours,

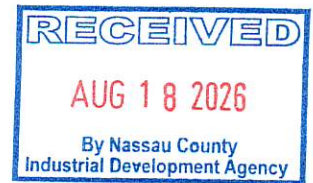


Jack M. Martins

Encls.

¹ Eden Blue currently, has no employees. Accordingly, it does not have any NYS Department Labor Form 45 filings.

² Pursuant to the amendment Section 8-0111 of the Environmental Conservation Law to add Subdivision 5-a.(b)(ii) thereof, the Project is, now, exempt from SEQRA since the Project, as it relates to the Agency, is for the "provision of financial assistance" for a qualified multifamily development action in a Village with a population under one million.



**NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

APPLICATION FOR FINANCIAL ASSISTANCE

APPLICATION OF:

Eden Blue 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.

8-17-2026

DATE

PART I. APPLICANT

A. APPLICANT FOR FINANCIAL ASSISTANCE:

Name: Eden Blue LLC

Address: 136 Willis Avenue, Mineola, NY 11501

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

NAICS Code #: 531110

Website: N.A.

Name of CEO or Authorized Representative Certifying Application: Doron Pergament

Title of Officer: Managing 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, 2024

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

C. APPLICANT COUNSEL:

Firm name: Harris Beach Murtha Cullina PLLC

Address: 333 Earle Ovington Boulevard, Suite 901, Uniondale, NY 11553

Primary Contact: Jack Martins, Esq.

Phone: (516) 880-8484

Fax: 516-880-8483

E-Mail: martins@harrisbeachmurtha.com

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

Name	Percentage owned
<u>Doron Pergament</u>	<u>100%</u> %
<u></u>	<u></u> %
<u></u>	<u></u> %

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

136 Willis Ave LLC

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

YES X NO

136 Willis Ave LLC (sister LLC)

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

136 Willis Ave LLC (sister LLC)

- 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 or financial assistance in the municipality in which this Project is located, whether by the Agency or another issuer, or in a contiguous municipality? ("Municipality" herein means city, town or village, or, if the Project is not in an incorporated city or village, Nassau County.) If YES, describe:

YES X

NO

Searing Group LLC subject of a 2023 Project with the Agency.

Searing Group LLC has 50 % common ownership with the applicant.

- 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 companies, members and managers) of the Applicant:

<u>Name</u>	<u>Title</u>	<u>Other Business Affiliations</u>
Doron Pergament	Managing Member	136 Willis Ave LLC;
		Res Group LLC; Capitale PM LLC;
		Blue Communities, LLC;
		Searing Group LLC

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

Are any of the foregoing principals related by blood or marriage to any members, officers or employees of the Agency? If YES, attach details at Schedule I.

YES _____

NO X

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

1. (a) Location: N.A. - project-specific single-purpose entity

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

- (c) Annual Payroll, excluding benefits: _____
- (d) Type of operation (e.g. manufacturing, wholesale, distribution, retail, etc.)
and products or services: _____
- (e) Size of existing facility real property
(i.e., acreage of land): _____
- (f) Buildings (number and square footage of each): _____
- (g) Applicant's interest in the facility
- FEE Title: ____ Lease: ____ Other (describe below): _____
-
-

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

YES _____

NO X

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

Development of a 172-unit mixed-use multifamily residential building
with ground-floor commercial space and structured parking.

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

Name: N.A.

Relationship to Applicant: _____

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

PART II. PROPOSED PROJECT

A. Types of Financial Assistance Requested:

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

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

- ☒ New Construction of a Facility
Square footage: 373,331
- ☐ Addition to Existing Facility
Square footage of existing facility: N.A.
Square footage of addition: N.A.
- ☐ Renovation of Existing Facility
Square footage of area renovated: N.A.
Square footage of existing facility: N.A.
- ☒ Acquisition of Land/Building
Acreage/square footage of land: 1.47 acres
Square footage of building: To be demolished
- ☒ 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 six (6) story, 172 residential apartment unit, residential housing community, including 18 affordable units, consisting of five (5) stories of housing with ground floor and basement parking in downtown Mineola, including commercial space, parking and public/site improvements.

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 X

NO _____

IDA assistance is requested to offset extraordinary development, financing, municipal and construction costs and support project feasibility

as well as long-term stabilization 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 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? 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: 110/136 Willis Avenue

City/Village(s): Village of Mineola

Town(s): Town of North Hempstead

School District(s): Mineola Union Free School District (to be confirmed)

Tax Map Section: 9 Block: 452 Lot: 638, 639, 615 and p/o 616

Census Tract Number: TBD

Acreage/Square Footage of Site: 1.47 acres

- G. Present use of the Project site: vacant structures and parking lot being demolished

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

General:	\$ <u>3,045.47 (136)</u>	\$39,327.43 (110)
School:	\$ <u>11,287.72 (136)</u>	\$147,231.99 (110)
Village:	\$ <u>3,488.95 (136)</u>	\$18,447.93 (110)

- (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):
Current property owners are 136 Willis Ave LLC and Eden Blue LLC, related entities.
Property will be fully conveyed to Eden Blue LLC in connection with the Agency transaction.

- 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 ground-floor commercial tenancy, structured parking and related amenities..
Eden Blue LLC will own and lease the premises and manage construction as developer/general contractor.

- 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 residential, retail and restaurant 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

NO _____

1. Describe present zoning/land use: B-1 and R-5
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 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: 1/17/25 (110 Willis Ave) 10/18/20 (136 Willis Ave) _____
(b) Purchase price: \$ \$9,000,000
(c) Balance of existing mortgage, if any: \$ 5,000,000 +/-
(d) Name of mortgage holder: Collaborative Realty, LLC
(e) Special conditions: None

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 X NO _____

Current property owners are 136 Willis Ave LLC and Eden Blue LLC, related entities.
Property will be fully conveyed to Eden Blue LLC in connection with the Agency transaction.

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

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

The community is a mixed-income village at the center of the County. The project will add 172 housing units, activate the downtown corridor, support transit- activate the downtown corridor, support transit-oriented development and expand the long-term tax base including affordable housing, with minimal impact on existing government services and taxing jurisdictions.

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

Architect: Emilio Sosa Architect, P.C. / Jarmel Kizel Architects & Engineers, Inc.
Engineer: Jarmel Kizel Architects & Engineers, Inc.
Contractors: Eden Blue LLC - developer acting as general contractor

- 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

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 X _____

NO _____

Project will comply with applicable New York energy code and incorporate energy-efficient building systems.

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	\$ 9,000,000
2.	Building Demolition	\$ 400,000
3.	Construction/Reconstruction/Renovation	\$ 71,250,000
4.	Site Work	\$ 5,000,000
5.	Infrastructure Work	\$ 3,000,000
6.	Architectural/Engineering Fees	\$ 1,500,000
7.	Applicant's Legal Fees	\$ 400,000
8.	Financial Fees	\$ 8,000,000
9.	Other Professional Fees	\$ 0.0
10.	Furniture, Equipment & Machinery Acquisition (not included in 3. above)	\$ 3,750,000

11.	Other Soft Costs (describe)	\$ 4,000,000
12.	Other (describe)	\$ 3,500,000
	Village of Mineola amenity fee.	
	Total	\$ 109,800,000

B. Estimated Sources of Funds for Project Costs:

a.	Tax-Exempt IDA Bonds:	\$ \$0
b.	Taxable IDA Bonds:	\$ \$0
c.	Conventional Mortgage Loans:	\$ 82,350,000
d.	SBA or other Governmental Financing:	\$ \$0
	Identify: <u>N.A.</u>	
e.	Other Public Sources (e.g., grants, tax credits):	\$ \$0
	Identify: <u>N.A.</u>	
f.	Other Loans:	\$ \$0
g.	Equity Investment:	\$ 27,450,000
	(excluding equity attributable to grants/tax credits)	
	TOTAL	\$ 109,800,000

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

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

YES X NO

The site acquisition costs have been incurred.

D. 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 X

E. 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 15 NOT APPLICABLE X

F.

Construction Cost Breakdown:

Total Cost of Construction: \$ \$83,400,000 (sum of 2-5 and 10 in Question A above)

Cost for materials: \$ 50,040,000

% Sourced in County: 60 %

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

Cost for labor: \$ 33,360,000

% Sourced in County: 90% %

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

Cost for "other": \$ N/A

% 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>	\$ <u>540,000.00</u>	\$ <u>551,020.41</u>	\$ <u>562,265.72</u>
Part-time: ¹	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Retained Jobs:

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>
N.A.	N/A - No Current Employees	N/A - No Current Employees
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		

Created Jobs:

<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	\$85,000	-
Professional	-	-
Administrative	\$55,000	-
Production	-	-
Supervisor	\$110,000	-
Laborer	\$60,000	-
Independent Contractor ³	-	-
Other	-	-

See Schedule B for additional information regarding the Initial Employment Plan.

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:

60

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

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

TBD

- 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
_____ %

- 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	\$ 800,000	50	80
Year 2	\$ 810,000	50	80
Year 3	\$ 820,000	50	80

- 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: \$ 4,424,625.00
(i.e., gross amount of cost of goods and services
that are subject to state and local sales and use taxes)

multiplied by 8.625%)

Estimated Value of Mortgage Tax Benefit:
(i.e., principal amount of mortgage loans
loans multiplied by 0.75%)

\$ 617,625

Estimated Property Tax Benefit:

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

Term of PILOT Requested: 25 years

Existing Property Taxes on Land and Building: \$ 222,824.49

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:

Village amenity fee, permit fees and developer fund are budgeted at approximately \$3,500,000 EST.

Additional municipal revenues may include building permits, utility connection charges and related fees.

Applicant is confident that the Economic Report the Agency will commission 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?

September, 2026

Construction duration: 24 months; substantial completion anticipated August 31, 2028.

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

Construction duration: 24 months; substantial completion anticipated August 31, 2028. Initial occupancy/lease-up

is expected after substantial completion with 12-month lease-up through August 31, 2029.

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 finding no adverse environmental impacts.

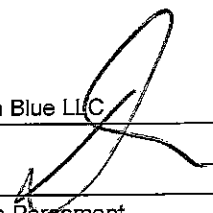
- B. Is an environmental impact statement required by Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act)?

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: Eden Blue LLC

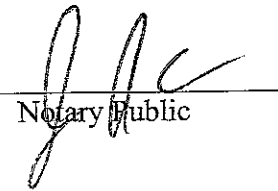
Signature: 

Name: Doron Pergament

Title: Managing Member

Date: 8/17/26

Sworn to before me this 17th
day of August, 20 26


Notary Public

JOHN J. ANZALONE
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC# 02AN6258008
COMM. EXP. MARCH 12, 20 28

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) except as disclosed in this Application.

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? 172

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)?

10% (18 units)

**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 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 general counsel fee is payable at closing and shall be paid directly to such general counsel.

The Agency's transaction/bond counsel's fees, general counsel fee and the administrative fees may be

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

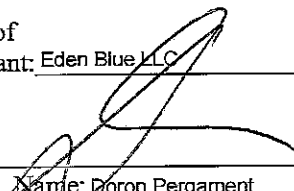
80% of the median income for the Nassau-Suffolk primary metropolitan statistical
area as defined by the federal Department of Housing and Urban Development.

- (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: Eden Blue LLC

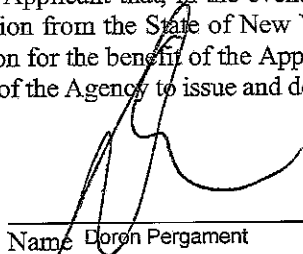
By: 

Name: Doron Pergament
Title: Managing Member

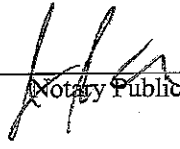
considered as a cost of the Project and included as part of any resultant financing, subject to compliance with applicable law.

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: Doron Pergament
Title: Managing Member

Subscribed and affirmed to me this 17th
day of August, 2026



Notary Public

JOHN J ANZALONE
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC# 02AN6258008
COMM. EXP. MARCH 12, 2028

TABLE OF SCHEDULES:

<u>Schedule</u>	<u>Title</u>	<u>Complete as Indicated Below</u>
A.	Reserved	Reserved
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

Reserved

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).

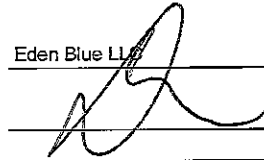
Failure to provide any of the aforesaid information will be constitute a DEFAULT under the Project documents to be entered into by the Agency and the Applicant in connection with the proposed Project.

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:

Eden Blue LLC

Signature:



Name:

Doron Pergament

Title:

Managing Member

Date:

Schedule C

GUIDELINES FOR ACCESS TO EMPLOYMENT OPPORTUNITIES

INITIAL EMPLOYMENT PLAN

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

Applicant Name: Eden Blue LLC
Address: Eden Blue LLC
Type of Business: Single-member New York limited liability company; real estate development and ownership
Contact Person: Doron Pergament Tel. No.: (516) 353-0331

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

<u>Current and Planned Occupations</u>	<u>Present Jobs Per Occupation</u>	<u>Estimated Number of Full Time Equivalent Jobs After Completion of the Project:⁴</u>			<u>Estimate of Number of Residents of the LMA⁵ that would fill such jobs by the third year</u>
		<u>1 year</u>	<u>2 years</u>	<u>3 years</u>	
<u>Management</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>Professional</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Administrative</u>	<u>0</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>
<u>Production</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Supervisor</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>Laborer</u>	<u>0</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>
<u>Independent Contractor</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Other (describe)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</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 estimated hiring dates for the new jobs shown above and any special recruitment or training that will be required:

Hiring is expected during lease-up and stabilization following substantial completion on or about April 1, 2028.

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

YES _____

NO X _____

IF YES, Union Name and Local: _____

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

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

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

Name of
Applicant:

Eden Blue LLC

Signature:

Name:

Title:

Date:

Doron Pergament

Managing Member

ANTI-RAIDING QUESTIONNAIRE

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

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

YES _____

NO _____

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

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

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

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

YES _____

NO _____

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

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

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

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

YES _____

NO _____

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

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

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

YES _____

NO _____

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

YES _____

NO _____

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

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

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

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

Name of
Applicant: _____

Signature: _____

Name: _____

Title: _____

Date: _____

Schedule E

RETAIL QUESTIONNAIRE

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

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

YES X

NO _____

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

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

2.86 %

- 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: 1.5 %

Services: 0 %

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

Retail Sales: 2.21 %

Services: 0.65 %

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:

Eden Blue LLC

Signature:

Name:

Doron Pergament

Title:

Managing Member

Date:

Schedule F

APPLICANT'S FINANCIAL ATTACHMENTS

Schedule G

ENVIRONMENTAL ASSESSMENT FORM

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Eden Blue		
Project Location (describe, and attach a general location map): 110 and 136 Willis Avenue, Village of Mineola, Town of North Hempstead, Nassau County, New York (NCTM #: Section 9, Block 452, Lots 638, 639, 615 and p/o Lot 616). See attached Site Location Map.		
Brief Description of Proposed Action (include purpose or need): See attachment.		
Name of Applicant/Sponsor: 136 Willis Avenue, LLC and Eden Blue, LLC	Telephone: See Project Contact Below E-Mail: See Project Contact Below	
Address: See Project Contact Below		
City/PO: See Project Contact Below	State: See Project Contact	Zip Code:
Project Contact (if not same as sponsor, give name and title/role): Jack M. Martins, Esq. c/o Harris Beach Murtha	Telephone: (516) 880-8484 E-Mail: jmartins@harrisbeachmurtha.com	
Address: 333 Earle Ovington Boulevard, Suite 901		
City/PO: Uniondale	State: NY	Zip Code: 11553
Property Owner (if not same as sponsor): See Applicant Above.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals SEE ATTACHMENT

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 Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No		
e. County agencies ☒ Yes ☐ No		
f. Regional agencies ☒ Yes ☐ No		
g. State agencies ☒ Yes ☐ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No	
• If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☒ Yes ☐ No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	☒ Yes ☐ No
If Yes, identify the plan(s): <u>Village of Mineola Downtown Overlay District</u> 	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	☐ Yes ☒ No
If Yes, identify the plan(s): 	

C.3. Zoning

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

B-1 Business and R-5 Apartment Residential Zoning Districts and the Downtown Overlay District of the Village of Mineola

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

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

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

C.4. Existing community services.

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

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

Nassau County Police Department - Third Precinct

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

The Mineola Fire Department provides fire protection; the Mineola Volunteer Ambulance Corps and the Nassau County Emergency Ambulance Bureau provide emergency medical services.

- d. What parks serve the project site?

The Mineola Athletic Association Little League Fields (adjacent to the east), Mineola Memorial Park (0.5+ mile west) and Wilson Park (0.5+ mile east) serve the project site.

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)? Mixed-use (multifamily residential and commercial)

- b. a. Total acreage of the site of the proposed action? 1.47± acres

- b. Total acreage to be physically disturbed? 2.57±* acres

- c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.47± acres

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

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

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

If Yes,

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

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

- iii. Number of lots proposed? _____

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

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

- i. If No, anticipated period of construction: 26± months

- ii. If Yes:

- Total number of phases anticipated _____

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

- Anticipated completion date of final phase _____ month _____ year

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

*The Proposed Action involves the disturbance of 1.1± acres of Village-owned property in association with proposed public parking and circulation enhancements (e.g., curbing and restriping). See attachment for additional details.

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	_____	_____	_____	204
At completion of all phases	_____	_____	_____	204

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>80'±</u> height; <u>423'-11"±</u> width; and <u>208'-5"±</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>410,398±</u> gross 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No	
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? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ 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): _____	

* Top of parapet would extend to 83'-6"±.

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: 46,852+ gallons/day (Excluding Irrigation)

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

☒ Yes ☐ No

If Yes:

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

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

☐ Yes ☒ No

If Yes:

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

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

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

☐ Yes ☒ No

If Yes:

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

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

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

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: 42,592+ 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: South Shore Water Reclamation Facility (formerly Bay Park STP)
- Name of district: Mineola Sewer Department
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No *
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

*Consultations with the Mineola Water Department and Sewer Department and the Nassau County Department of Public Works regarding water and sewer availability are ongoing.

• 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): <u>N/A</u>	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>None</u>	
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 <u>0.22±</u> acres (impervious surface) _____ Square feet or <u>1.47±</u> acres (parcel size) ii. Describe types of new point sources. <u>Impervious surfaces associated with building construction.</u> 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)? <u>Stormwater runoff will be collected by various inlets at low points on-site and will be directed to an on-site drainage system yet to be designed. The runoff will both infiltrate back into the surrounding soil/groundwater on site from both the stormwater infrastructure underground and the pervious areas on site.</u> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>N/A</u>	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☒ No	☐ Yes ☒ No
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☒ Yes ☐ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Delivery vehicles</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>None</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>TBD</u>	
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
(Traffic Impact Study being prepared under separate cover)

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☐ Weekend
☒ Randomly between hours of 4:00 p.m. to 6:00 p.m.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 2 a day average (delivery type vehicles/private garbage collection)

iii. Parking spaces: Existing 157± Proposed 378±* Net increase/decrease +221±*

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:
N/A

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 8:00 a.m. - 6:00 p.m.**
- Saturday: 9:00 a.m. - 6:00 p.m.**
- Sunday: 9:00 a.m. - 6:00 p.m.**
- Holidays: 9:00 a.m. - 6:00 p.m.**

ii. During Operations:

- Monday - Friday: 24/7 (Residential Use)
- Saturday: 24/7 (Residential Use)
- Sunday: 24/7 (Residential Use)
- Holidays: 24/7 (Residential Use)

*See attachment for additional details regarding parking.

**Construction activities would be performed in accordance with Section 376-17.1 of the Code of the Village of Mineola.

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:

Ambient noise levels may be temporarily exceeded during construction activities, which would be undertaken in accordance with all applicable Village regulations. Noise levels would not exceed ambient levels upon completion of construction activities.

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

Describe: _____

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

It is expected that outdoor lighting fixtures would be installed throughout the project area for safety and security purposes. It is expected that all lighting fixtures would be downward facing and shielded 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: _____

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): _____

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 _____ TBD (unit of time)
- Operation: _____ 24.5± 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: TBD _____
- Operation: Recycling will be done in accordance with Village requirements. _____

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

- Construction: Construction waste will be carted off site by a licensed carter to a licensed C&D facility. _____
- Operation: Operational solid waste will be carted off site by a licensed carter to a licensed facility. _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Recreational: Transportation (Long Island Rail Road tracks); Institutional

ii. If mix of uses, generally describe: _____

The Subject Property is immediately adjacent to recreational, multi-family residential, commercial, and industrial uses, with other residential (single-family and multi-family), commercial, industrial, and institutional (religious) uses nearby.

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	1.22±*	1.44±*	+0.22±*
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscaping</u>	0.25±*	0.03±*	-0.22±*

*Upgrades to the adjacent Village-owned and operated properties that are not part of the Eden Blue development (1.1± acres) will not result in a change to land use cover type.

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No
 i. If Yes: explain: A portion of the property is adjacent to Village ballfields and associated parking.

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:
Jewish Association Serving the Aging (1,000± feet south), Willis Avenue School (1,450± feet north), Harbor Child Care (1,450± feet north), ICCD (1,450± feet north), and NYU Langone Hospital (1,500± feet west).

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

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

 iii. Describe any development constraints due to the prior solid waste activities: _____

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☒ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ 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: _____
N/A
 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): 130234; V00398
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Site 130234, Mineola G16 (LIRR) is a State Superfund Program site, classification A, located along the LIRR tracks 1,000± feet southwest of the Subject Property. Remediation efforts are considered complete and have successfully achieved mercury soil cleanup objectives for continued industrial use. Any residual contamination continues to be managed under a Site Management Plan.

Site V00398 Mineola G16 (LIRR) is a Voluntary Cleanup Program site, classification A, associated with site 130234, described above. The site is located along the LIRR tracks 1,000± feet southwest of the Subject Property. Remediation efforts are considered complete and have successfully achieved mercury soil cleanup objectives for continued industrial use; any residual contamination continues to be managed under a Site Management Plan.

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? 850± 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:	
Ug - Urban land	75 %
Uh - Urban land-Hempstead complex	25 %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: 50± feet bgs	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site	
☐ Moderately Well Drained: _____ % of site	
☐ Poorly Drained: _____ % of site	
N/A - The Web Soil Survey does not classify drainage for urban land.	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site	
☐ 10-15%: _____ % of site	
☐ 15% or greater: _____ % 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: <u>Nassau-Suffolk Sole Source Aquifer</u>	

m. Identify the predominant wildlife species that occupy or use the project site: _____ Typical suburban species (e.g., songbirds, squirrels, etc.) may occupy the project site. _____	
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: _____	

*Per the New York State Department of Environmental Conservation's (NYSDEC) Environmental Resource Mapper, accessed January 2025.

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?	☐ Yes ☒ No
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	☐ Yes ☒ No
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☒ Yes ☐ No
If Yes: i. Identify resource: Northern State Parkway; Meadowbrook State Parkway; Southern State Parkway; Cross Island Parkway* 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> iii. Distance between project and resource: <u>1.2±; 1.3±; 3.7±; 4.7±</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes ☒ No
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name 136 Willis Avenue, LLC and Eden Blue, LLC Date June 24, 2025

Signature Gail A. Pesner Title Senior Technical Lead - Environmental/SEQRA
 Gail A. Pesner, AICP

*In addition, there are numerous State, County, and local parks, including the immediately adjacent Mineola Athletic Association Little League Fields, that, while not officially designated scenic or aesthetic resources, are within five miles of the Subject Property.

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Part 1 - Environmental Assessment Form**

Attachment

Page 1. Item A. Brief Description of the Proposed Action

The Proposed Action involves an application for special permit approval under the Downtown Overlay District legislation (§ 550-15.1) of the Village of Mineola Code, site plan approval, and relaxation of certain dimensional requirements, as well as other approvals to permit the redevelopment of 110 and 136 Willis Avenue in the Incorporated Village of Mineola, Nassau County, New York (the "Subject Property") with a mixed-use development (Eden Blue). The Subject Property is known on the Nassau County Land & Tax Map as Section 9 – Block 452 – Lots 638, 639, 615, and p/o Lot 616.

Lots 615 (31,271± square feet [sf]), 638 and 639 (18,110± sf), which are owned and controlled by the Applicant, total approximately 49,381 sf (1.31± acres). Tax Lot 615 and Lot 638 front on Willis Avenue and are currently separated by an existing access drive (p/o Lot 616) that leads to the rear of the Subject Property and into an adjacent Village-owned property containing a municipal parking lot, two active baseball fields and other recreational facilities.

The adjacent Village-owned property identified as Lot 616, encompasses approximately 166,460 sf (3.82± acres) and functions as a municipal parking lot and recreational amenity for the community. As part of the Proposed Action, a portion of Lot 616 (approximately 14,606 sf [0.34 acre]) — located between Lots 638/639 and Lot 615 is proposed to be transferred to the Applicant to facilitate a unified building footprint and cohesive site plan. Further, an easement will be conveyed to the Applicant from the Village over a portion of Lot 616 for access to the publicly accessible area of the proposed structure, the exit road, and vehicle access to structured parking. In exchange, the Applicant will grant the Village an easement over a portion of the parking structure which includes seventy-one (71) parking spaces.

The purpose of the Proposed Action is to redevelop the Subject Property with a mixed-use development. In conformance with the Proposed Action's application of the Downtown Overlay District, the Applicant would provide community benefits/amenities in accordance with Village requirements in terms acceptable to both the Applicant and the Village.

As part of the Proposed Action, the commercial structures on both 110 and 136 Willis Avenue would be removed and the Subject Property would be redeveloped with a six-story, 410,398±-gross-sf mixed-use building, which would include ground floor retail space and building management space, and with 204 residential apartments (40 studio units, 150 one-bedroom units, and 14 two-bedroom units) above, of which 10% will be affordable units. The proposed building includes significant amenities and design features to benefit both the residents and the overall community.

The ground floor of the building would feature 11,953± sf of commercial space, which includes 8,260± sf of retail space, 1,155± sf office space for building management/leasing, and 2,538± sf designated for the Village of Mineola recreational field office (comprising office space, a meeting

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room, concession stand, concession back-of-house, storage, and public restrooms). Additionally, the ground floor will include 108± units of athletic field stadium seating for viewing baseball games, as well as storage under the seating. There will be ADA access to the raised seating by automatic lift and all seating will be roofed over. The proposed parking garage would contain three levels below grade, one level at grade and two levels above, providing a total of 378± parking spaces (307 spaces for residents and 71 public parking spaces). The proposed project also includes improvements to the adjacent public parking layout and circulation on Village-owned and operated property. Between the proposed garage and parking improvements, there would be a net increase in parking spaces available to the public.

The second through sixth floors will contain the residential units. The rooftop is proposed to contain amenity space, which will include, among other features, a pool and pool deck, gym, club room, men's and women's restrooms and changing rooms, and a covered beer garden area with kitchen space. A portion of the rooftop area will overlook the Village ballfields.

The proposed project will include a 15-foot-wide covered public access breezeway from Willis Avenue to the Village parking lot and ballfields. The breezeway is proposed to provide access to the concession stand, as well as public restrooms. There will be a colonnade along the building frontage at Willis Avenue and a covered front entry to the residential lobby.

Stormwater runoff will be collected by various inlets at low points on-site and will be directed to an on-site drainage system yet to be designed. The runoff will both infiltrate back into the surrounding soil/groundwater on site from both the stormwater infrastructure underground and the pervious areas on site. Potable water and sewage disposal would be provided/accommodated by the Mineola Water and Sewer Department, as well as the Nassau County Department of Public Works. Electricity would be provided by PSEG Long Island. Natural gas would be supplied by National Grid.

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Page 2, Item B, Government Approvals

Agency	Approval
Village of Mineola Board of Trustees	Special Permit – Downtown Overlay District Approvals;* Lot Line Modification; Easements; Site Plan Approval;** Architectural Review**
Village of Mineola Superintendent of Buildings	Building Permit
Mineola Water and Sewer Department	Water Connection; Sewer Connection
Nassau County Department of Public Works	239f Review; Sewer Connection
Nassau County Planning Commission	239m Referral
Nassau County Fire Marshal	Site Plan Review
Nassau County Industrial Development Agency	Financial Assistance (potential)
New York State Department of Environmental Conservation	SPDES Permit (General Permit for Stormwater Discharges from Construction Activity); Notice of Intent

Note: SEQRA documentation will be sent to PSEG – Long Island and National Grid for review of utility connections, though no permit or approval is required.

* Requires bulk and dimensional approvals as authorized by the Board of Trustees.

** Requires waiver of Preliminary Site Plan Approval and Architectural Review from the Planning Board under Board of Trustees jurisdiction.

Site Location and Ownership

Eden Blue

110 & 136 Willis Avenue, Village of Mineola, Nassau County, New York



-  Applicant-Owned Property
-  Village-Owned Property (Village to Provide Easement to Applicant)
-  Village-Owned Property
-  Village-Owned Property (To be Transferred to Applicant)

Boundaries are Approximate

Source: NYS Civil Boundaries, ESRI

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project:
 Date:

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐		
h. Other impacts: _____		☐	☐		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

1. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☒	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☒	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☒	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☒	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☒	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☒	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☒	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		☒ NO ☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		☒ NO ☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>		☒ NO ☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2-3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>		☒ NO ☐ YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____		☐	☐
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)

☒ NO☐ YES

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)

☒ NO☐ YES

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)

☒ NO☐ YES

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) If "Yes", answer questions a - h. If "No", go to Section 18.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) If "Yes", answer questions a - g. If "No", proceed to Part 3.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Royal Eden LLC

Name of Lead Agency: Board of Trustees for the Incorporated Village of Mineola

Name of Responsible Officer in Lead Agency: Paul A. Pereira

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency:



Date:

11/12/25

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Bryan L. Rivera

Address: 155 Washington Avenue, Mineola, New York 11501

Telephone Number: 516-746-0750

E-mail: brivera@mineola-ny.gov

For Type I Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Resolution No. 317-25

**RESOLUTION SUPPORTING THE ADOPTION OF A
SEQRA NEGATIVE DECLARATION AND DETERMINATION
OF NON-SIGNIFICANCE IN CONNECTION WITH THE APPLICATION OF ROYAL
EDEN LLC FOR DEVELOPMENT INCENTIVE ZONING IN ACCORDANCE WITH
SECTION 550-15.1 OF THE MINEOLA MUNICIPAL CODE WITH RESPECT TO THE
RESIDENTIAL PROPERTY LOCATED AT 110 AND 136 WILLIS AVENUE**

WHEREAS, the Incorporated Village of Mineola (hereafter "Village") Board of Trustees has before it an application by Royal Eden LLC for a development incentive bonus pursuant to Chapter 550 of the Code of the Incorporated Village of Mineola entitled "Zoning", Section 550-15.1 entitled "Downtown Overlay District", to construct 172 multifamily residential apartment units above one floor of retail space upon the property known as 110 and 136 Willis Avenue, Village of Mineola, Nassau County, New York known and designated on the Nassau County Land and Tax Map as Section 9, Block 452, Lots 615, 638 and 639 (hereinafter, the "Proposed Action"); and

WHEREAS, the Proposed Action is an Unlisted Action under the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Board of Trustees has reviewed the provisions of SEQRA as related to the Proposed Action, including the review of the information contained in the SEQRA documentation consisting of a Parts 1, 2 and 3 of the Environmental Assessment Form and other information in the Record with respect to the Proposed Action; and

WHEREAS, the potential impacts and the magnitude and importance of potential impacts and benefits have been considered by the Board of Trustees and a recommendation for adoption of a Negative Declaration has been made as the Proposed Action will not have a significant adverse environmental impact.

NOW, THEREFORE, BE IT

RESOLVED, that the Proposed Action will not have a significant adverse impact on the environment; and

BE IT FURTHER RESOLVED, that the Board of Trustees hereby adopts the attached Negative Declaration pursuant to the State Environmental Quality Review Act.

SEQRA Negative Declaration

Lead Agency: Village of Mineola, Board of Trustees
Address: 155 Washington Avenue
Mineola, New York 11550
Date: November 12, 2025

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law. The Village of Mineola Board of Trustees, as lead agency, has determined, subsequent to review of the Environmental Assessment Form (Parts 1, 2 and 3), consideration of other relevant factors, and review of 6 NYCRR Part 617, that the proposed action described below will not have a potential significant adverse effect on the environment.

Title of Action: Construction of 5 story 172 unit multifamily residential development above 1st floor retail space currently known as “Eden Blue”
SEQRA Status: Unlisted
Location: 110 and 136 Willis Avenue, Village of Mineola, Nassau County, New York known and designated on the Nassau County Land and Tax Map as Section 9, Block 452, Lots 615, 638 and 639.

Description of Action: The Proposed Action involves an application for approval under the Village’s Downtown Overlay District law (§550-15.1 of the Village Code), site plan approval, and relaxation of certain dimensional requirements, as well as other approvals to permit the development of a 1.47±-acre property located at 110 and 136 Willis Avenue in the Village of Mineola, Nassau County, New York (the “residential lots”). The purpose of the proposed action is to develop 172 units multifamily residential units above first floor retail use. In conformance with the Village Code, the applicant is providing community benefits and amenities in accordance with Village requirements in terms acceptable to both the applicant and the Village.

Reasons Supporting This Determination:

1. The proposed action has been evaluated in accordance with the Criteria for Determining Significance as contained in SEQRA 6NYCRR Part 617.7 (c), and has been evaluated through review of the following materials:
 - Building Permit Application;
 - Notice of Disapproval, dated June 24, 2025;
 - Architectural Site Plans and Elevations for the proposed Multi-Family Building, prepared by Emilio Susa;
 - Part 1 - Full Environmental Assessment Form with Attachments, dated June 2025, prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.;
 - Expanded Environmental Assessment Form, June 2025, prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.;
 - Nassau County Department of Public Works Sanitary Sewer Availability, dated January 12, 20024; and

- Nassau County Planning Commission Resolution No.10626-25, adopted September 4, 2025.
2. The proposed action is not expected to cause any significant adverse environmental impacts on the surrounding area. The existing conditions and considerations within the Zoning District are briefly described below:
- i. The Proposed Action would be consistent with other recently completed multifamily residential buildings throughout the Village and takes advantage of the areas potential to offer a vibrant, pedestrian oriented experience as a whole.
 - ii. Long Island severely lacks multifamily housing options and has failed to meet the current and anticipated housing demands. The lack of housing options underscores the necessity to build higher-density and affordable housing options.
 - iii. Under existing conditions, the Subject Property is underutilized as an office building and parking garage. The Proposed Action would improve the Subject Property with a modern development that aligns with current needs for diversified housing options near the LIRR station and walkable commercial corridors.
 - iv. The construction of the proposed residential multifamily building will further the objectives of the comprehensive plan of the Village. The overall theme of the *Comprehensive Master Plan for the Village of Mineola* (November 2005) (*Comprehensive Master Plan*), prepared by the Mineola Community Planning Committee with Phillips Preiss Shapiro Associates, Inc. is to build upon Mineola's strong sense of community among its residents. The *Comprehensive Master Plan* envisions the Village as an even more desirable, safe and attractive place to live and work and the *Comprehensive Master Plan's* strategy is to protect what is best about Mineola while tapping the Village's potential.
 - v. The reinvigoration of the vacant, underutilized property within the Village's newly created Downtown Overlay District and the addition of 172 households would add to the economic growth of Mineola and its surrounding neighborhoods.
 - vi. The proposed project is an opportunity to continue to bring a positive improvement to the Mineola community, while simultaneously offering Long Island families diversified housing options and shrinking the gap between housing demand and availability. Diversifying housing options would help young families and older residents remain in the place they have called home for years.
 - vii. The Proposed Action will not result in negative impacts on a significant habitat area; It will not cause substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impact to natural resources.
 - viii. The Proposed Action will not cause impairment of the character or quality of important historical, archaeological, architectural, or aesthetic resources.
 - ix. The Proposed Action will not cause a major change in the use of either the quantity or type of energy resources consumed.
 - x. The Proposed Action will not cause a change or significant adverse impact to agricultural lands, open space or recreational resources.

3. The Board of Trustees finds that the documentation prepared is complete in addressing potential adverse environmental impacts related to the proposed action and no significant adverse environmental impacts have been identified. As a result, a Negative Declaration is determined to be appropriate for this Proposed Action.

For Further Information Contact:

Bryan L. Rivera, Village Clerk
Incorporated Village of Mineola
155 Washington Avenue
Mineola, New York 11501
(516) 746-0750

Motioned by Trustee Jeffrey M. Clark
Seconded by Deputy Mayor Janine Sartori

Vote:

Yes

No

Abstain

Mayor Paul A. Pereira
Deputy Mayor Janine Sartori
Trustee Paul S. Cusato
Trustee Jeffrey M. Clark
Trustee Donna M. Solosky

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:

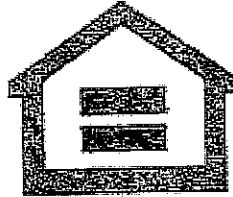
1. Refuse to show, rent, sell, negotiate for the rental or sale of, or otherwise make unavailable or deny, housing to any person because of race, color, religion, creed, sex/gender, familial status (having or expecting a child under 18), national origin, ethnicity, disability, marital status, age, sexual 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:

1-800-669-5777 (Toll Free)

1-800-927-9275 (TTY)

www.hud.gov/fairhousing

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

Posters are not to be placed

4242 HUD-92B.1 (5/2011)

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



DO YOU SUSPECT YOU HAVE BEEN DISCRIMINATED AGAINST BECAUSE OF YOUR AGE, RACE, DISABILITY, FAMILIAL STATUS, OR BECAUSE YOU ARE A MEMBER OF OTHER PROTECTED CLASSES? IF YOU WITNESS OR EXPERIENCE DISCRIMINATION, CONTACT THE NEW YORK STATE DIVISION OF HUMAN RIGHTS AT 1-888-392-3644 OR WWW.DHR.NY.GOV.

THIS ADVERTISEMENT WAS MADE AVAILABLE TO THE PUBLIC BY THE NEW YORK STATE DIVISION OF HUMAN RIGHTS AND U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



EXHIBIT D
Requirements for Affirmative Marketing Plans for Housing Projects

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

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

BOARD OF TRUSTEES
INCORPORATED VILLAGE OF MINEOLA

In the Matter of the Application of

EDEN BLUE LLC

DECISION

For a Special Use Permit pursuant to Chapter 550, Section 550-15.1 of the Code of the Incorporated Village of Mineola, to construct a multifamily 172 residential unit apartment building upon the property located at 110 and 136 Willis Avenue, Mineola, New York, known and designated on the Nassau County Land and Tax Map as Section 9, Block 452, Lots 615, 638 and 639.

NAME OF APPLICANT:	Eden Blue LLC
SUBJECT PROPERTY:	Section 9, Block 452, Lots 615, 638 and 639
STREET LOCATION:	110 and 136 Willis Avenue, Mineola, New York
ZONING DISTRICT:	"B-1" District and "R-5" District Downtown Overlay District
RELIEF REQUESTED:	Application For a Special Use Permit pursuant to Chapter 550, Section 550-15.1
PUBLICATION & POSTING:	All in accordance with applicable laws, rules and regulations.
DATE OF HEARINGS:	July 9, 2025, September 10, 2025, October 15, 2025 and November 12, 2025
APPEARANCES:	Jack Martins, Esq., Applicant's Attorney Doran Pergament, Applicant Emilio Susa, Applicant's Architect Aaron Machaty, Applicant's Engineer Christiana Kastalik, Applicant's Engineer

Eden Blue LLC (hereinafter, "Applicant") appeared before this Board pursuant to Chapter 550, Section 550-15.1 of the Municipal Code of the Incorporated Village of Mineola (the "Downtown Overlay District law") for a special use permit to construct a multifamily residential apartment building with a total of 172 apartment units upon the property located at 110 and 136 Willis Avenue, Mineola, New York (known and designated on the Nassau County Land and Tax Map as Section 9, Block 452, Lots 615, 638 and 639 [hereinafter, the "Property"]).

At the outset of this application, Applicant sought approval of a project consisting of 204 residential apartment units over one floor of retail space. During the initial public hearing, the Board of Trustees requested that the Applicant review the proposal with respect to height and density. The Applicant returned to the Board with a revised proposal removing one floor of residential units and reducing the density to 172 residential apartment units.

As is set forth in a letter from Applicant's counsel, dated November 10, 2025, the project contemplates a series of reciprocal easements and a land transfer (Applicant will provide title insurance through Spano Abstract Service Corp. for both the reciprocal easements and the land transfer). The contemplated land transfer is for the transfer of a fee interest to a portion of Tax Lot 616 which is closest to Willis Avenue to Applicant and an easement over a portion of Tax Lot 616 to Applicant in exchange for Applicant's transfer to the Village of a fee interest in two (2) condominium units (one in excess of 1,400 square feet and the other in excess of 1,600 square feet) to be created within the ground floor of the finished building, each to be separately conveyed, as well as an easement in favor of the Village over a portion of Tax Lots 638 and 639. The value of the fee interest and easement to be conveyed to Applicant by the Village is estimated to be \$1,225,000.00. The value of the condominium to be conveyed to the Village from Applicant (for the Village of Mineola Museum) is estimated to be \$1,200,000.00. The

Village space is to be utilized as Village offices for the Village's recreational purposes, inclusive of public restrooms, which space shall be burdened with restrictive covenants as currently burden the easement given by the Village to Applicant. The value of the easement is estimated to be \$265,000.00.

Applicant seeks relaxation of the Village's zoning regulations with respect to building height, front yard setback, side yard setback, lot coverage percentage, minimum unit size, parking and loading. Applicant was entitled to seek 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 550-13.1 under the Village's Downtown Overlay District law. The Board of Trustees, in its sole discretion, granted permission to the Applicant to proceed under the Village's Downtown Overlay District Law.

Applicant made an application to the Board of Trustees for the required relief pursuant to the Village's Downtown Overlay District law and presented its application at public hearings held on July 9, 2025, September 10, 2025, October 15, 2025 and November 12, 2025. The Board of Trustees declared itself lead agency pursuant to SEQRA and initially determined that the Application was a Type I Action under SEQRA. Applicant's revised plan reducing the number of residential apartment units from 204 units to 172 units caused the proposed action to be reclassified as an Unlisted Action under SEQRA. An expanded Environmental Assessment Form was prepared by the Applicant. The Board of Trustees, after careful review of all relevant documents and testimony, issued a Negative Declaration under SEQRA. 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. 10626-25 adopted September 4, 2025, recommended that the Village Board of Trustees take whatever action it deemed appropriate.

Now before this Board is a proposal to construct a multifamily residential apartment building with a total of 172 apartment units over one floor of retail space upon the Property (154 market rental units and 18 affordable housing units). In order to construct this project, the Applicant seeks, under the Village's Downtown Overlay District law, the relaxation of the Village's zoning laws in several ways:

1. Building Density;
2. Building height;
3. Lot coverage percentage;
4. Minimum unit size;
5. Parking; and
6. Loading.

Applicant also seeks site plan approval for the revised site layout of the buildings and architectural approval for the building design. In consideration of the Board's approval of this project, Applicant has offered the following public amenities as are set forth in the letter from Applicant's counsel, dated November 10, 2025, and as represented during the public hearings:

1. Construction of a concession stand and family area between Field 1 and the LIRR Oyster Bay line including pavers and picnic tables [at a projected cost of \$200,000.00]. Applicant shall construct the concession stand and family area between Field 1 and the LIRR Oyster Bay Line to the design and specifications of the Village. All such work shall require permits from the Village department having jurisdiction and be under the review and supervision of the Mineola Building Department.
2. Improvements to Field 1 [at a projected cost of \$100,000.00]:
 - New bleachers;

- Repaint and improve broadcast booth to match design and aesthetic of concession stand;
 - Restore dugout – paint, pavement, benches, helmet storage; and
 - All such work shall be to the design and specifications of the Village and require permits from the Village department having jurisdiction. The work shall be under the review and supervision of the Mineola Building Department.
3. Improvements to Field 2 [at a projected cost of \$100,000.00]:
- Replace bleachers; and
 - Restore dugout – paint, pavement, benches, helmet storage.
 - All such work shall be to the design and specifications of the Village and require permits from the Village department having jurisdiction. The work shall be under the review and supervision of the Mineola Building Department.
4. Fully renovate PAL house, including interior gut renovation of interior and bathrooms, new HVAC system, new second floor, new windows, and new exterior facade [at a projected cost of \$500,000.00]. All such work shall be to the design and specifications of the Village and require permits from the Village department having jurisdiction. The work shall be under the review and supervision of the Mineola Building Department.
5. Interior buildout of the 1,400+/- square foot condominium unit to be conveyed to the Village, including utilities, plumbing, bathroom, walls, flooring, ceiling, lighting [at a projected cost of \$200,000.00]. The condominium unit shall be a fully built-out space to the specifications of the Village and require permits from the Village department having jurisdiction. The work shall be under the review and supervision of the Mineola Building Department.
6. Interior buildout of the 1,600+/- square foot condominium unit to be conveyed to the Village including utilities, plumbing, office bathrooms, walls, flooring, ceiling, lighting [at a projected cost of \$200,000.00]. The condominium unit shall be a fully built-out space to the specifications of the Village and require permits from the Village department having jurisdiction. The work shall be under the review and supervision of the Mineola Building Department.
7. Reroute irrigation system for baseball fields [at a projected cost of \$50,000.00].

8. Streetscape improvements (500 linear feet) including pavers, lighting fixtures, benches in keeping with Village downtown improvements and burying electric service fronting proposed project [at a projected cost of \$400,000.00].
9. Eighteen (18) affordable housing units distributed randomly throughout the building with interior finishes to match the market rate units.
10. PILOT payments for real estate taxes to be set by the Nassau County Industrial Development Agency.
11. A Community Host Benefit Agreement to be executed by the Applicant in the form attached to this Decision as Exhibit A.
12. All such public amenities at the Property shall be completed prior to 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. It will contribute to the vibrancy and the economic stability of the Village's Downtown and, as a transit-oriented development, it qualifies as a smart growth component of Mineola's Downtown Revitalization. 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 buildings have been designed to help to achieve these goals. The proposed project incorporates a use that will contribute to and strengthen the Village in its downtown area.

DECISION

Based upon the above findings, it is hereby determined that the granting of the application requesting a special use permit pursuant to Section 550-13.1 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 Downtown 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 with a total of 172 apartment units (154 market rate rental units and 18 affordable housing units) upon the Property is **GRANTED**.
- 2) The request to provide 378 on-site parking spaces is **GRANTED**.
- 3) The offer made by the Applicant to grant to the Village a fee interest in two (2) condominium units to be created by Applicant, at its sole cost and expense, within the ground floor of the finished building, the units to be in excess of 1,400 square feet and in excess of 1,600 square feet, is **ACCEPTED**.
- 4) The offer made by the Applicant for substantial streetscape improvements creating pedestrian connectivity to the Village's downtown by the installation of pavers, lighting, and other street furnishings along the street frontage at Willis Avenue is **ACCEPTED**.

- 5) The offer by the Applicant for removal and burying of overhead utility lines on Willis Avenue is **ACCEPTED**.
- 6) The offer made by the Applicant to provide the Village a Host Community Benefit Agreement in the form attached to this Decision as Exhibit A is **ACCEPTED**.
- 7) The offer made by the Applicant to construct the concession stand and family area between Field 1 and the LIRR Oyster Bay Line to the design and specifications of the Village is **ACCEPTED**.
- 8) The offer made by the Applicant to the Village to undertake improvements to Field 1 with the installation of new bleachers, repaint/improve broadcast booth to match the design and aesthetics of the concession stand is **ACCEPTED**.
- 9) The offer made by the Applicant to undertake improvements to Field 2 with the installation of new bleachers and restore dugouts (paint, pavement, benches and helmet storage) is **ACCEPTED**.
- 10) The offer made by the Applicant to undertake a full renovation of the PAL House, including a gut renovation of interior and bathrooms, new HVAC system, new second floor, new windows and new exterior façade is **ACCEPTED**.
- 11) The offer made by the Applicant to rework and reroute the existing irrigation system is **ACCEPTED**.
- 12) Final site plan approval for the project is hereby **GRANTED**.
- 13) Architectural approval for the project is hereby **GRANTED**.

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

- 1) Compliance with the Long Island Workforce Housing Law, including the provision of 18 units of affordable housing of a quality and location within the buildings 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 buildings. For purposes of this Decision, "affordable workforce housing" means housing for individuals and families at or below 120% 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). 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 buildings. 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. The Applicant shall enter into a contract with a local housing group to administer the affordability of the housing units, and to monitor the rental of all units for compliance with the Village Code and New York State laws. 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.
- 2) Applicant shall cause all refuse to be removed from the Property by a private carter at Applicant's expense. 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 their property to

have refuse collected by the private carter's equipment. Under no circumstances shall refuse collection be permitted on public streets.

- 3) Applicant shall submit a complete landscape plan in accordance with Village requirements.
- 4) Applicant shall provide streetscape improvements 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) Any electrical vehicle charging stations shall be outside of the building and shall be in compliance with the Mineola Municipal Code, the New York State Fire Prevention and Building Code regulations, the Regulations of the Nassau County Fire Marshal and the Rules of all agencies having jurisdiction.
- 6) Each apartment unit shall be assigned one designated parking space for which no fee shall be charged. Landlord shall not offer a discount to any tenant who elects not to retain his/her assigned parking space.
- 7) Applicant shall repair any damage to any Village roads caused by Applicant during the course of construction in accordance with Village requirements.
- 8) Applicant shall provide to the Village a fee interest in two (2) condominium units to be created by Applicant, at its sole cost and expense, within the ground floor of the finished building. The units shall be in excess of 1,400 square feet and in excess of 1,600 square

feet, respectively. The two (2) condominium units shall be fully built-out spaces in accordance with the specifications of the Village.

- 9) Spano Abstract Service Corp. shall provide title insurance running in favor of the Village for the land transfer and easements described in this Decision.
- 10) 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.
- 11) Applicant shall perform a full road reconstruction and re-pavement of any Village roads impacted during construction in accordance with the specifications and direction of the Village of Mineola Department of Public Works.
- 12) 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. In this regard, the Village Engineer has prepared an "Evaluation of 110 Willis Avenue Development Request for Water and Sewer" and a "Preliminary Cost Estimate for Recommendations on Sanitary Sewers from Sewer Availability Studies for Nine (9) Proposed Developments", which documents are attached to this Decision as Exhibits B and C, respectively. Applicant shall enter into and execute a "Developer's Cost Sharing Agreement with the Incorporated Village of Mineola for Sanitary Sewer

System Improvements" ("Developer's Cost Sharing Agreement"), prior to the issuance of a demolition, building, or other permit from the Village. Applicant shall pay to the Village its portion of the estimated cost of the sanitary sewer improvements as set forth in the Developer's Cost Sharing Agreement.

- 13) When constructing domestic water, fire service connections and sanitary sewer connections, 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.
- 14) 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.
- 15) Applicant shall be required to execute and deliver to the Village a Host Community Benefit Agreement in the form attached to this Decision as Exhibit A within thirty (30) days of the date of the filing of this Decision.
- 16) Applicant shall undertake substantial streetscape improvements creating pedestrian connectivity to the Village's downtown by the installation of pavers, lighting, and other street furnishings along the street frontage at Willis Avenue.
- 17) Applicant shall remove and bury the overhead utility lines on Willis Avenue.
- 18) Prior to the issuance of a Certificate of Occupancy/Temporary Certificate of Occupancy, Applicant shall construct the concession stand and family area between Field 1 and the LIRR Oyster Bay Line to the design and specifications of the Village. All such work shall require permits from the Village department having jurisdiction and shall be under the review and supervision of the Mineola Building Department.

- 19) Prior to the issuance of a Certificate of Occupancy/Temporary Certificate of Occupancy, Applicant shall undertake improvements to Field 1 with the installation of new bleachers, repaint/improve broadcast booth to match the design and aesthetics of the concession stand. All such work shall require permits from the Village department having jurisdiction and shall be to the design and specifications of the Village. The work shall be under the review and supervision of the Mineola Building Department.
- 20) Prior to the issuance of a Certificate of Occupancy/Temporary Certificate of Occupancy, Applicant shall undertake improvements to Field 2 with the installation of new bleachers and restore dugouts (paint, pavement, benches and helmet storage. All such work shall require permits from the Village department having jurisdiction and shall be to the design and specifications of the Village. The work shall be under the review and supervision of the Mineola Building Department.
- 21) Prior to the issuance of a Certificate of Occupancy/Temporary Certificate of Occupancy, Applicant shall undertake a full renovation of the PAL House including a gut renovation of interior and bathrooms, new HVAC system, new second floor, new windows and new exterior faced. All such work shall require permits from the Village department having jurisdiction and shall be to the design and specifications of the Village. The work shall be under the review and supervision of the Mineola Building Department.
- 22) Prior to the issuance of a Certificate of Occupancy/Temporary Certificate of Occupancy, Applicant shall rework and reroute the existing irrigation system.
- 23) To the extent not recited in this Decision, Applicant shall provide the Village with all of the amenities outlined in the letters submitted to the Board of Trustees in support of this application and represented to the Board of Trustees during the public hearings.

- 24) 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.
- 25) 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.
- 26) 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
November 12, 2025

Filed in the Office of the Village Clerk
on the 8th day of January, 2026


BRYAN L. RIVERA
Village Clerk

EXHIBIT A

INCORPORATED VILLAGE OF MINEOLA

AND

EDEN BLUE LLC

HOST COMMUNITY BENEFITS AGREEMENT

DATED: January __, 2026

HOST COMMUNITY BENEFITS AGREEMENT

THIS HOST COMMUNITY BENEFITS AGREEMENT dated January __, 2026 (the "Agreement") by and between the Incorporated Village of Mineola (the "Village"), a municipal corporation organized and existing under the laws of the State of New York and Eden Blue LLC, a limited liability company organized and existing under the laws of the State of New York, having a principal place of business at 110 Willis Avenue, Mineola, New York 11501 (the "Company");

WHEREAS, Company, in compliance with required approvals, intends to construct a residential apartment development within the Incorporated Village of Mineola (the "Project");

WHEREAS, Company appeared on July 9, 2025, September 10, 2025, October 15, 2025 and November 12, 2025 pursuant to published notices, before the Village Board of Trustees for a Special Use Permit for the construction of a residential apartment development consisting of 172 apartment units upon the properties located at 110 Willis Avenue, Mineola, New York (Section 9, Block 452, Lots 615, 638 and 639); and

WHEREAS, the Village Board of Trustees granted Company the requested Special Use Permit by Decision, dated November 12, 2025, and filed in the Office of the Village Clerk on January 8, 2026; and

WHEREAS, Company intends to apply to the Nassau County Industrial Development Agency (the "Agency") for certain financial assistance inclusive of a proposed Payment in Lieu of Tax Agreement between the Agency and Company; and

WHEREAS, Company has agreed to make certain payments to the Village in the amounts and in the manner provided in this Agreement, which payments, together with the findings and determinations of the relevant regulatory authorities, establish the public benefit of the Project, particularly as it impacts the Village and its residents;

NOW THEREFORE, IN CONSIDERATION OF THE MATTERS ABOVE RECITED AND SET FORTH BELOW, THE PARTIES HERETO FORMALLY COVENANT AND AGREE AS FOLLOWS:

REPRESENTATIONS AND WARRANTIES

SECTION 1.0 REPRESENTATIONS AND WARRANTIES BY THE VILLAGE

The Village hereby represents, warrants and covenants as follows:

A. **Status:** The Village is a municipal corporation of the State of New York, is validly existing under the laws of the State of New York and has the authority to enter into this Agreement and the transaction contemplated herein and to perform and carry out all covenants and obligations on its part to be performed under and pursuant to this Agreement. As used in this Agreement, the term "Village" shall include only the municipal corporation known as the Incorporated Village of Mineola, managed and controlled by its elected officials, the Mayor and the Village Board of Trustees, and not the appointed agencies, boards or other bodies associated with the Village that are not directly governed by the Mayor and Village Board of Trustees.

B. **Authorization:** Consistent with the provisions of Village Law, the Village Board has duly authorized the execution, delivery and performance of this Agreement and the consummation of the transaction herein contemplated.

C. **Conflicts:** The Village is not prohibited from entering into this Agreement and discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Agreement by any order, judgment, decree, law, ordinance, rule or regulation, or any agreement or instrument to which the Village is a party or by which the Village is bound.

SECTION 1.1. REPRESENTATIONS AND WARRANTIES BY COMPANY

A. **Status:** Company is a limited liability company duly organized and validly existing under the laws of the State of New York with the power to enter into this Agreement and the transaction contemplated herein and to carry out all covenants and obligations on its part to be performed under and pursuant to this Agreement, and by proper action of its members, has been duly authorized to execute, deliver and perform this Agreement. While Company's organizational structure may change and Company may remove members and add new members subsequent to execution of this Agreement, no such change shall affect such authorization.

B. **Authorization:** By proper action of its members or managers, Company has been duly authorized to execute, deliver, and perform this Agreement and the consummation of the transaction contemplated herein.

C. **Conflicts:** Company is not prohibited from entering into this Agreement and discharging and performing all covenants and obligations on its part to be performed under and pursuant to this Agreement, nor from the execution, delivery, and performance of this Agreement, nor from the consummation of the transaction contemplated herein. The fulfillment of and compliance with the provisions of this Agreement will not conflict with or violate or constitute a breach of or a default under the terms, conditions or provisions of its organization documents or any other restriction, law, rule, regulation or order of any court or governmental authority, or any contractual limitation, restriction or outstanding indenture, deed of trust, mortgage, loan agreement, other evidence of indebtedness or any other agreement or instrument to which Company is a party or by which Company or any of its property is bound, and neither Company's entering into this Agreement nor Company's discharging and performing its obligations and covenants hereunder will be in conflict with or result in a breach of or constitute a default under any of the foregoing, or result in the creation or imposition of any lien of any nature upon any of the property of Company under the terms of any of the foregoing, and this Agreement is the legal, valid and binding obligation of Company enforceable in accordance with its terms.

D. **Governmental Consents:** No consent, approval or authorization of, or filing, registration or qualification with any governmental or public authority on the part of Company is required as a condition to the execution, delivery or performance of this Agreement by Company or as a condition to the validity of this Agreement.

COVENANTS AND AGREEMENTS

SECTION 2.0

GUARANTEED HOST COMMUNITY BENEFIT PAYMENTS

A. **Agreement to Make Payments.** Company agrees that it shall make guaranteed annual payments to the Village in the amounts hereinafter provided. The parties agree that the obligation of Company to make the guaranteed payments hereunder shall be in addition to the Payments In Lieu Of Taxes (PILOT) to be made by Company to the Agency and shall constitute a separate and binding obligation by Company to the Village.

B. **Amount of Guaranteed Host Community Benefit Payments.** Annual guaranteed payments shall be paid by Company to the Village commencing in the first year in which a Payment In Lieu of Taxes shall be made to the Agency, as follows:

Annual payments by the Company to the Village shall be made pursuant to the following formula:

Assessed value of the Project Property x 100% of applicable Village tax rate (the "Otherwise Applicable Village Taxes") – amount of Payment in Lieu of Taxes delivered to the Agency for the benefit of the Village in that calendar year. For the purpose of this Host Community Benefits Agreement, the Company reserves its right to challenge the Assessed Valuation in a tax certiorari proceeding venued in the Supreme Court of the State of New York, County of Nassau.

C. **Time of Payments.** Company agrees to pay the annual amounts due to the Village under Section 2.0(B) within thirty (30) days after the Village provides an invoice to the Company indicating the then-current Otherwise Applicable Village Taxes, the amount of then-current PILOT payments received by the Village from the Agency, and the amount of the difference between them. Guaranteed Host Community Benefit Payments shall be due in all years in which the PILOT is applicable.

SECTION 2.1

LATE PAYMENTS

If Company shall fail to make any payment required by this Agreement when due and such delinquency shall continue beyond fifteen (15) days after written notice from the Village to the Company, the amount overdue shall accrue interest at an annual rate of interest equal to the Prime Rate plus two (2) percentage points or the maximum rate permitted by applicable law, whichever is less, which shall be immediately due and payable from Company to the Village. Company's obligation to make the payment so in default shall continue until such payment has been made in full. "Prime Rate" shall mean, for any date, the fluctuating rate of interest that is equal to the highest rate published from time to time in the Money Rates section of the Wall Street Journal as the Prime Rate for such day.

SECTION 3.0

CONSIDERATION

In consideration of Company's payments to the Village under this Agreement, and in light of the extensive regulatory review and approvals undertaken and received relative to the Project, the public benefit of the Project, and the Village's familiarity with the impact of the Project upon the Village and its residents, the Village agrees to the following:

- A. To provide written support of the Project and the proposed Payment in Lieu of Taxes Agreement to the Agency; and
- B. To refrain and forbear from challenging, in any administrative or judicial tribunal, any of the agreements, permits or certificates relating to the construction, financing and operation of the Project including, but not limited to, the Payment in Lieu of Taxes Agreement. Notwithstanding the foregoing, nothing in this Agreement or Section shall prohibit or limit the Village, or its agents or agencies, and/or the Fire Marshal, from any and all actions to carry out their duties to enforce any applicable Federal/State/County/Village law, code, rule or regulation.

EVENT OF DEFAULT

SECTION 4.0 EVENT OF COMPANY DEFAULT

Any one or more of the following events, following applicable notice, grace and cure periods, shall constitute an event of default ("Event of Default") by Company under this Agreement:

(A) A failure by Company to pay when due any amount due and payable pursuant to this Agreement, continued for a period of thirty (30) days after written notice is sent by the Village or its representative stating that such payment is due and payable;

(B) A failure by Company to observe and perform any other covenant, condition or agreement on its part to be observed and performed hereunder and continuance of such failure for a period of thirty (30) days after written notice is sent specifying the nature of such failure or, if such failure is capable of cure but cannot be cured within such thirty (30) day period, the failure of Company to proceed with reasonable diligence after receipt of said notice to cure the same or the failure of Company to continue with reasonable diligence its efforts to cure the same;

(C) Any warranty, representation or other statement by or on behalf of Company contained in this Agreement shall prove to have been false or incorrect in any material respect as of the effective date of this Agreement and, if such matter is curable, it has not been cured within thirty (30) days after the receipt of written notice thereof by Company from the Village.

SECTION 5.0 REMEDIES UPON COMPANY DEFAULT

(A) Upon an Event of Default as set forth in Section 4.0 herein, the Village may take whatever action at law or in equity appears necessary or desirable to collect the amount then in default or to enforce the performance and obligations, agreements, and covenants of Company under this Agreement. The Village may also notify the Agency of Company's Event of Default.

(B) Each Event of Default shall give rise to a separate cause of action hereunder and separate suits may be brought hereunder as each cause of action accrues.

(C) Company irrevocably submits to the jurisdiction of any New York State court sitting in Nassau County over any action or proceeding arising out of or relating to this Agreement, and Company hereby irrevocably agrees that all claims in respect of such action or proceeding may be heard and determined in such New York State court. Company irrevocably consents to the service of any and all process in any such action or proceeding by the mailing of copies of such process to Company at its address set forth below. Company agrees that a final non-appealable judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law. Company further waives any objection to venue in such county and any objection to an action or proceeding in such county on the basis of forum non conveniens. Company further agrees that any action or proceeding brought against the Village shall be brought only in a New York State court sitting in Nassau County.

Nothing in this Section shall affect the right of the Village to serve legal process in any other manner permitted by law or affect the right of Village to bring any action or proceeding against Company or its property in the courts of any other jurisdictions.

SECTION 5.1 PAYMENT OF ATTORNEYS' FEES AND EXPENSES

If, following an Event of Default by the Company, the Village should undertake efforts or incur other expenses for the collection of any amounts payable hereunder or for the enforcement of performance or observance of any obligation, covenant or agreement on the part of Company herein contained, Company shall be liable to the Village for the amount due hereunder, together with late payment interest due thereon, reasonable attorneys' fees and disbursements, and all other reasonable expenses, costs and disbursements incurred by the Village in connection with such efforts, provided that the Village shall have prevailed.

SECTION 5.2 REMEDIES UPON VILLAGE DEFAULT

(A) General. In the event that the Village shall fail to observe and perform any of the covenants, conditions or agreements on its part to be observed and performed under Sections 1.0 and 3.0 hereunder (each such event being referred to as a "Village Default") and the continuance of such failure for a period of thirty (30) days after the Village's receipt of notice specifying the nature of such failure and requesting that it be remedied, Company may take whatever action at law or in equity as may be necessary or desirable to enforce the performance and observance of such obligations, agreements and covenants of the Village under this Agreement.

(B) Separate Suits. Each such Village Default shall give rise to a separate cause of action hereunder and separate suits may be brought hereunder as each cause of action arises.

(C) If, following an Event of Default by the Village, the Company should undertake efforts or incur other expenses for the successful enforcement of performance or observance of any obligation, covenant or agreement on the part of the Village herein contained, the Village shall be liable to Company for reasonable attorneys' fees and disbursements, and all other reasonable expenses, costs and disbursements incurred by Company in connection with such efforts, provided that the Company shall have prevailed.

SECTION 6.0 REMEDIES; WAIVER AND NOTICE

(A) No Remedy Exclusive. No remedy herein conferred upon or reserved to the Village or Company is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

(B) Delay. No delay or omission in exercising any right or power accruing upon the occurrence of any Company default or Village default hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient.

(C) Notice Not Required. In order to entitle the Village or Company to exercise any remedy reserved to it in this Agreement, it shall not be necessary to give any notice, other than such notice as may be expressly required in this Agreement.

(D) No Waiver. In the event any provision contained in this Agreement should be breached by any party and thereafter duly waived by the other party so empowered to act, such waiver shall be limited to the particular breach so waived and shall not be deemed to be a waiver of any other breach hereunder. No waiver, amendment, release or modification of this Agreement shall be established by conduct, custom or course of dealing.

MISCELLANEOUS

SECTION 7.0 AMENDMENTS

This Agreement may not be amended, changed, modified, altered or terminated except by writing executed by the parties hereto.

SECTION 8.0 NOTICES

(A) General. All notices, certificates or other communications hereunder shall be in writing and sent via overnight mail delivery.

(B) Addresses. The addresses to which notices, certificates and other communications hereunder by the Village or Company shall be sent are as follows:

To the Village:

Incorporated Village of Mineola
155 Washington Avenue
Mineola, New York 11501
Attention: Village Clerk

with a copy to:

Spellman Gibbons Polizzi Truncali & Trentacoste, LLP
229 Seventh Street, Suite 100
Garden City, New York 11530

To Company:

Eden Blue LLC
110 Willis Avenue
Mineola, New York 11501

with a copy to:

Jack Martins, Esq.
Harris Beach PLLCP
The Omni
333 Earle Ovington Boulevard, Suite 901
Uniondale, New York 11553

(C) Change of Address. The Village, Company or a mortgagee, may by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates and other communications shall be sent.

SECTION 9.0 BINDING EFFECT

This Agreement shall inure to the benefit of, and shall be binding upon, the Village, Company, and their respective successors and assigns.

SECTION 10.0 SEVERABILITY

If any article, section, subdivision, paragraph, sentence, clause, phrase, provision or portion of this Agreement shall for any reason be held or adjudged to be invalid or illegal or unenforceable by any court of competent jurisdiction, such article, section, subdivision, paragraph, sentence, clause, phrase, provision or portion so adjudged invalid, illegal or unenforceable shall be deemed separate, distinct and independent and the remainder of this Agreement shall be and remain in full force and effect and shall not be invalidated or rendered illegal or unenforceable or otherwise affected by such holding or adjudication.

SECTION 11.0 COUNTERPARTS

This Agreement may be simultaneously executed in counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 12.0 APPLICABLE LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

SECTION 13.0 COMPLETE AGREEMENT

Unless supplemented or otherwise amended in writing by the Village and Company in accordance with the laws of the State of New York, this Agreement constitutes the parties' entire agreement with respect to the subject matter set forth herein, and no other agreements, written or unwritten, implied or express, will be deemed effective.

SECTION 14.0 RIGHTS OF MORTGAGEE

Company and every permitted successor and assign of Company is hereby given the right by the Village in addition to any other rights herein granted, without the Village's prior consent but upon written notice to the Village, to grant security interests in Company's interests hereunder and, in connection with or separate from mortgages, grant assignments of Company's interest in this Agreement as collateral security to or for the benefit of holders of indebtedness of Company. Notwithstanding any provision herein to the contrary, no amendment, modification or voluntary termination of this Agreement shall be effective as to any Mortgagee or its successors or assigns unless agreed to in writing by such Mortgagee or its successors and assigns if required by mortgage documents. If Company and/or Company's permitted successors and assigns shall grant such a Mortgage as herein provided, and if any such Mortgagee shall send to the Village written notice of such Mortgage specifying the name and address of the Mortgagee, the Village agrees that so long as any such Mortgage shall remain unsatisfied of record or until written notice of satisfaction is given by such Mortgagee, the following provisions shall apply:

(a) The Village shall, upon occurrence of any Event of Default hereunder, simultaneously serve a copy of notice thereof upon each of Company and such Mortgagee, and no such notice to Company shall be effective unless and until a copy of such notice is served upon each such Mortgagee. The Village shall accept performance by or at the instigation of any such Mortgagee as if the same had been done by Company.

(b) As to monetary defaults, the Mortgagee shall have an additional thirty (30) days after the end of Company's cure period during which it may cure such default and the same shall not become an Event of Default until the expiration of such additional cure period.

SECTION 15.0 THIRD PARTY BENEFICIARIES

Nothing herein is intended to be for, or to inure to, the benefit of any Person other than the parties hereto and the Mortgagees, who are intended to be the sole third-party beneficiaries hereof.

IN WITNESS WHEREOF, the Village and Company have made this Agreement to be executed in their respective names by their duly authorized officers, all on the date first above written.

INCORPORATED VILLAGE OF MINEOLA

EDEN BLUE LLC

By: Paul A. Pereira, Mayor

By:

ACKNOWLEDGMENTS

State of New York)
) ss.:
County of Nassau)

On the ____ day of _____ in the year 2026, before me, the undersigned, personally appeared Paul A. Pereira, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

State of New York)
) ss.:
County of Nassau)

On the ____ day of _____ the year 2026, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

EXHIBIT B

D&B Engineers and Architects

MEMORANDUM

TO: Leonard Palumbo, Superintendent
Incorporated Village of Mineola
Department of Public Works

FROM: William Merklin, P.E.
Stephen Laun, P.E.
Anthony Cucuzzo
D&B Engineers and Architects

DATE: January 2, 2026

RE: Evaluation of 110 Willis Avenue Development Request for Water and Sewer Availability
D&B No. 240282-I

Introduction:

D&B Engineers and Architects (D&B) was requested by the Incorporated Village of Mineola (IVM or Village) to evaluate the proposed 110 Willis Avenue Development located at 110 Willis Avenue in the Village of Mineola. D&B was requested to evaluate the proposed water service and sanitary sewer service and to determine whether the existing Village water distribution system and sanitary sewer system have the capacity to meet the needs of the development. A water and sewer availability request letter for the development prepared by VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) on behalf of the developer with a latest issue date of December 4, 2025 was provided for this evaluation (Attachment No. 1).

WATER SUPPLY EVALUATION

The water supply capacity evaluation utilized the hydraulic model of IVM's distribution system, developed and calibrated by D&B, to evaluate the Village's ability to provide additional water supply capacity and conveyance for increased demands associated with the 110 Willis Avenue Development.

The hydraulic modeling was performed using the GIS based hydraulic modeling software InfoWater by Innovyze, Inc. with a previously developed and calibrated hydraulic model of the IVM distribution system.

All hydraulic modeling evaluations assess the ability of the IVM to provide water in accordance with the requirements of the NYS Sanitary Code and as recommended in the Recommended Standards for Water Works (Ten State Standards). These requirements include minimum pressures in the distribution system being defined as they are in the 10 States Standards Section 8.2.1 as "All water mains, including those not designed to provide fire protection, shall be sized after a hydraulic analysis based on flow demands and pressure requirements. The system shall be designed to maintain a minimum pressure of 20 psi (140 kPa) at ground level at all points in the distribution system under

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all conditions of flow. The normal working pressure in the distribution system should be approximately 60 to 80 psi (410 - 550 kPa) and shall not be less than 35 psi (240 kPa) unless otherwise approved by the reviewing authority."

The proposed development consists of 172 total units (8 studio apartments, 136 one-bedroom units, 28 two-bedroom units, a 292 seat restaurant and 3,646 square feet of retail and office space). The proposed development would be served by a connection to IVM's water mains, specifically a new water service tapped off of the existing 8" diameter water main located in Willis Avenue. The projected water supply demand estimate for the 110 Willis Avenue Development was provided by IVM in the form of a Request For Water Availability submitted by VHB.

As discussed with the Village, this Water Supply Evaluation has been conducted in parallel with the other proposed eight (8) Developments within the Village as follows.

1. 111 2nd Street
2. 228 Harrison Avenue
3. 125 3rd Street
4. 155 1st Street
5. 212-214 3rd Street
6. 120 3rd Street
7. 97 Main Street
8. Harrison Avenue - SW Corner of Harrison Avenue and Third Avenue (NCTM #9-413-1,3,5)
9. 110 Willis Avenue

Water Supply Evaluation Assumptions:

The evaluation will be conducted for IVM providing water for the 110 Willis Avenue Development. The following parameters were utilized in the hydraulic model to conduct the evaluation:

- Maximum day and peak hourly flow conditions, with and without a fire, during both the irrigation and non-irrigation seasons.
- During the evaluation, Well 4 was evaluated as out of service as it is a large capacity well in the vicinity of the development. All other wells, tanks, and booster pumps within the Village were assumed to be operational.
- Worst-case scenario water supply demands provided by VHB on behalf of the developer in their Request For Water Availability, which can be summarized as follows:
 - Average day domestic usage by the development: 55,373 gallons per day, equivalent to 38.45 gallons per minute (gpm), please note that this demand includes a 20% contingency as per the developer's Request For Water Availability submitted by VHB
 - Maximum day domestic usage by the development (2X Average Day): 110,746 gallons per day, equivalent to 76.91 gpm

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- o Peak hourly domestic usage by the development (2X Maximum Day): 153.81 gpm
- o Irrigation usage by the development: 0 gallons per day (as provided by VHB) which equates to 0 gpm over a 3 hour period with odd/even day watering (maximum allowed by IVM)
- o Peak hourly domestic and irrigation usage by the development: 153.81 gpm
- o Fire flow demand: 1,500 gpm with a duration of 4 hours as provided by Emilio Susa Architect, P.C. (Attachment No. 2)

Water Supply Evaluation Results:

D&B conducted hydraulic model runs in accordance with the above stated assumptions to evaluate the effect of adding additional demand to the IVM supply and distribution system from the 110 Willis Avenue Development. The minimum pressure observed is modeled in the street at the high elevation location within the proposed development's water mains. The numerical results of each model run for both scenarios are included in the "Hydraulic Modeling Results Table" below.

Hydraulic Modeling Results		
Season	Condition	Minimum Pressure Observed (PSI)
Non-Irrigation Season (October 16 - May 14)	Pre-Development Average Day	68.5
	Post-Development Average Day	68.2
Irrigation Season (May 15 - October 15)	Pre-Development Peak Hour	67.1
	Post-Development Peak Hour	66.6
	Post Development Peak Hour + Fire Demand	58.9

During the non-irrigation period, the distribution system was able to meet the additional demand with less than a 1 psi pressure reduction. All observed pressures throughout the service area remained above the required normal working pressure of 35 psi, as required by NYS Sanitary Code and as recommended in the Ten State Standards.

Prior to the addition of the proposed development the location historically experienced pressures of 67.1 psi at the Peak Hour of the Maximum Day which is above both the required normal working pressure of 35 psi and the required minimum fire pressure of 20 psi.

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Once the additional demands of the proposed development were added the pressures at Peak Hour fell to 66.6 psi which is above both the required normal working pressure of 35 psi and below the required minimum fire pressure of 20 psi.

Under Peak Hour and Fire Demand conditions the distribution system still able to meet the additional demand with a low pressure of 58.9 psi. This is above both the required normal working pressure of 35 psi and below the required minimum fire pressure of 20 psi, which is acceptable in accordance with NYS Sanitary Code and the Ten State Standards.

Water Supply Improvements:

As IVM is currently capable of providing water to the proposed 110 Willis Avenue Development under all conditions, no water supply improvements are required due to this development.

Water Supply Conclusions:

IVM is currently capable of providing water to the proposed 110 Willis Avenue Development under any Maximum Day, Peak Hour, or Fire demand conditions.

It should be noted that the continued addition of new developments will eventually require IVM to pursue new water supply in the form of new or existing well with added treatment. The following table shows the current state of supply and demand on Maximum Day in the Village as well as the demand added by the 9 proposed developments listed above.

	With Well 4 Offline
Supply Capacity (MGD)	6.43
Max Day Demand (MGD)	5.22
Max Day Demand With Listed Developments (MGD)	5.85

The proposed developments increase the maximum day demand in the Village by 0.63 MGD and there is 0.58 MGD of spare capacity remaining before an additional water source will be required.

SANITARY SEWER EVALUATION

D&B has reviewed the Sewer Availability Request for the proposed sanitary sewer connection of the 110 Willis Avenue Development located at 110 Willis Avenue in the Village of Mineola. The projected sewage flow rates for the proposed Development were provided by IVM in the form of a Request For Sewer Availability included as Attachment No. 1.

As discussed with the Village, this Sewer Availability Study has been conducted in parallel with nine (9) Developments within the Village as follows. Reference Attachment 3: Proposed Developments Sewage Flow Rates, for a listing of the Developments and the associated proposed sewage flow rates.

1. 111 2nd Street
2. 228 Harrison Avenue
3. 125 3rd Street
4. 155 1st Street
5. 212-214 3rd Street

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6. 120 3rd Street
7. 97 Main Street
8. Harrison Avenue – SW Corner of Harrison Avenue and Third Avenue (NCTM #9-413-1,3,5)
9. 110 Willis Avenue

Reference the attached sewer map and “flow schematic” included as Attachment No. 4: Sewer Map.

The proposed project will consist of 172 total units (8 studio units, 136 one-bedroom units, and 28 two-bedroom units), 2,467 square feet of non-medical office space, 1,179 square feet of retail commercial space (dry store), and a 292-seat restaurant, reference Attachment No. 1. The flow from the proposed development at 110 Willis Avenue is calculated based on the proposed (8) studio units (200 gpd per unit), (136) one-bedroom units (200 gpd per unit), (28) two-bedroom units (300 gpd per unit), 2,467 square feet of non-medical office space (0.06 gpd/sf), and a 292-seat restaurant (30 gpd/seat). The proposed flow rates are based on Nassau County Department of Public Works “Minimum Design Sewage Flow Rates”. Accordingly, this results in a total projected calculated flow of 46,143 gpd (1,600 gpd + 27,200 gpd + 8,400 gpd + 148 gpd + 35 gpd + 8,760 gpd = 46,143 gpd). A peaking factor of 4.0 was applied to the calculated design sewage flow rate to determine the maximum instantaneous flow of 128 gpm (0.185 MGD) (46,143 gpd / 24 hrs / 60 minutes * 4.0 Peaking Factor).

The existing sanitary sewer flow rates throughout the Village’s impacted collection system were estimated by determining the tributary area contributing flow to a particular pipe segment and utilizing the Nassau County Minimum Design Sewage Flow Rates. Additionally, three (3) Flow Meters were installed throughout the Village’s collection system between July 22, 2025 and September 3, 2025, see Attachment No. 6 Flow Meter Data and Attachment No. 4 for installed locations. The calculated and measured flow values are presented in Attachment No. 5: Collection System Analysis Tables.

Sanitary Sewer Evaluation Results:

The flow from the 110 Willis Avenue Development is proposed to have two (2) connections to the Village’s collection system on Willis Avenue (described herein as “north” connection and “south” connection”). The Developer has reported that the flow distribution between the two (2) connections is currently unknown and will be finalized at a later date. This evaluation was conducted with half the flow to the north connection and half the flow to the south connection. A check was also made to ensure that if all flow was in the north connection or all flow in the south connection that there would be no significant changes to be conservative. Flow from the north connection would flow north to Harrison Avenue and flow from the south connection would flow south to Second Avenue as described below.

North Connection

Willis Avenue and Harrison Avenue

The flow from the 110 Willis Avenue north connection is proposed to connect to the Village’s 8” sanitary sewer main located on Willis Avenue (between flush manhole MH36 and MH55) as shown on Attachment 4. As shown on the attached analysis tables in Attachment No. 5., the 8” sewer main

D&B Engineers and Architects

on Willis Avenue has adequate capacity for the proposed increase in flow from the proposed development.

Flow then connects to the Village's 10" and then 16" sewer main on Harrison Avenue to the intersection of Harrison Avenue and Main Street. As shown on the attached analysis tables in Attachment No. 5., the 10" sewer main and 16" sewer main on Harrison Avenue have adequate capacity for the proposed increase in flow from the proposed development, however there is a significant increase in calculated flow due to the tributary area of the 10" and 16" sewer main on Harrison Avenue. The 16" sewer main was upsized from a 10" sewer main with new PVC pipe in 2020.

Main Street

Downstream of the 16" sewer main on Willis Avenue the flow from this development will connect to the Village's 16" and then 18" sewer main on Main Street. Reference Attachment No. 4 which depicts where flow contributions from the Developments join together. This sewer main on Main Street was replaced/upsized with new PVC pipe in 2020.

Flow Meter No. 2 in the 18" sewer main at MH3 on Main Street recorded average flows of 0.146 MGD and a peak flow rate of 0.769 MGD during a rain event. Actual flow meter data was used to evaluate the sewer main on Main Street. As reflected on the analysis tables in Attachment No. 5, the Main Street sewer main has adequate capacity down to Old Country Road for the proposed increase in flow from the six (6) proposed Developments which are tributary to Main Street (228 Harrison Avenue, Harrison Avenue (Musso), 97 Main Street, 155 First Street, 111 Second Street, and 110 Willis Avenue).

South Connection

Willis Avenue and Second Street

The flow from the 110 Willis Avenue south connection is proposed to connect to the Village's 8" sanitary sewer main located on Willis Avenue (between flush manhole MH34 and MH31) as shown on Attachment 4. As shown on the attached analysis tables in Attachment No. 5., the 8" sewer main on Willis Avenue has adequate capacity for the proposed increase in flow from the proposed development.

Flow then connects to the Village's 8" sewer main on the north side of Second Street to the intersection of Second Street and Main Street. As shown on the attached analysis tables in Attachment No. 5., the 8" sewer main on Second Street has adequate capacity for the proposed increase in flow from the proposed development. There is relatively small existing calculated flow due to the relatively small tributary area of the 8" sewer main on the north side of Second Street.

Main Street

Downstream of the 8" sewer main on Second Street the flow from this development will connect to the Village's 16" and then 18" sewer main on Main Street. Reference Attachment No. 4 which depicts where flow contributions from the Developments join together. This sewer main on Main Street was replaced/upsized with new PVC pipe in 2020.

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Flow Meter No. 2 in the 18" sewer main at MH3 on Main Street recorded average flows of 0.146 MGD and a peak flow rate of 0.769 MGD during a rain event. Actual flow meter data was used to evaluate the sewer main on Main Street. As reflected on the analysis tables in Attachment No. 5, the Main Street sewer main has adequate capacity down to Old Country Road for the proposed increase in flow from the six (6) proposed Developments which are tributary to Main Street (228 Harrison Avenue, Harrison Avenue (Musso), 97 Main Street, 155 First Street, 111 Second Street, and 110 Willis Avenue).

Old Country Road to Garfield Avenue (Nassau County Connection)

The Main Street sewer main flows south to Old Country Road where it connects to the Village's 18" sewer main at MH42 and then flows west where the sewer main increases to 24" at the Mineola Blvd intersection. Reference Attachment No. 4 which depicts where flow contributions from the Developments join together. Flow continues west on Old Country Road and then turns north at 10th Avenue running underneath the LIRR tracks and eventually reaching Garfield Avenue and the connection to the Nassau County 33" Interceptor at Walker Road.

Existing flow throughout the Old Country Road to Garfield Avenue sewer main was calculated as described previously utilizing tributary flow area. Additionally Flow Meter No. 1 in the 24" sewer main at MH3 on Seville Road measured similar average and peak flow data as compared to the calculated flow.

As reflected in the analysis tables in Attachment No. 5 there are two (2) pipe segments on DeMott Street (1 segment) and Skelly Place (1 segment) which are "back pitched", pipe segment between MH13 to MH12 and pipe segment between MH12 to MH11. D&B performed a site visit on 9/11/25 at 8:30a.m., MH13 and MH12 were not accessible but flow in MH11 was flowing at approximately 6" depth in the 24" sewer and there were signs of previous manhole levels above the bench, however it could not be determined if there were previous surcharged conditions. The Village reported that they have not had issues with these pipe segments.

Also as reflected on the analysis tables, the approximately 100 LF 24" pipe segment between MH6 and MH5 on 1st Street, approximately 253 LF 24" Pipe Segment MH49 and MH50 on Old Country Road, and approximately 64 LF 18" pipe segment between MH42 and 43 on Old Country Road does not have adequate capacity to handle the proposed flow from the nine (9) Developments and is calculated to be above capacity during peak flow following Development. Prior to the addition of flow from the nine (9) Developments there was adequate capacity within the pipe, as calculated. Note that the Pipe Segment between MH42 and MH43 is not Tributary to 212-214 Third Street.

The Sewer Evaluation Study was concluded at the point where the Village's sewer main connects into the County's Interceptor system at MH1 on Garfield Avenue and Walker Road.

Sanitary Sewer Conclusions:

It is recommended that all flow from the proposed 110 Willis Avenue Development be routed to the proposed south connection at the Village's 8" sanitary sewer main located on Willis Avenue (between flush manhole MH34 and MH31). By routing all flow to the south connection the flow from 110 Willis Avenue Development will flow in a direct route to 18" sewer main on Main Street.

D&B Engineers and Architects

Additionally the 8" sanitary sewer main located downstream of the south connection on Willis Avenue and Second Street has a relatively small existing tributary area of contributing flow when compared to the sewer mains located downstream of the north connection on Willis Avenue and Harrison Avenue.

It is recommended that the following pipe segments be lined with a Cured-In-Place Pipe liner to increase the pipe capacity to handle the proposed flow from eight (8) of the nine (9) Developments (excluding 212-214 Third Street):

- 64 LF of 18" sewer main between MH42 and MH43 on Old Country Road

It is recommended that the following pipe segments be lined with a Cured-In-Place Pipe liner to increase the pipe capacity to handle the proposed flow from all nine (9) Developments:

- 100 LF of 24" sewer main between MH6 and MH5 on 1st Street
- 56 LF of 24" sewer main between MH13 and MH12 on DeMott Street
- 246 LF of 24" sewer main between MH12 and MH11 on Skelly Place
- 253 LF of 24" sewer main between MH49 and MH50 on Old Country Road

It should be noted that as a result of the increase in flow from the nine (9) Developments, the following pipe segments are near capacity:

- 354 LF of 18" sewer main between MH43 and MH44 on Old Country Road
- 266 LF of 24" sewer main between MH52 and MH53 on Old Country Road
- 100 LF of 24" sewer main between MH6 and MH5 on 1st Street (Pipe Segment will be near capacity after Cured-In-Place Pipe liner is installed)

These improvements only provide capacity for the nine (9) Developments included within this Sewer Availability Study identified in Attachment No. 3. Flow from additional Developments may require significant upgrades to the Village's collection system and should be evaluated on a case-by-case basis. Additionally, confirmation of Sewer Availability from Nassau County should be provided by the Developers.

WDM/JM/kb

Enclosures:

Attachment No. 1: VHB Engineering Request For Water and Sewer Availability

Attachment No. 2: Emilio Susa Architect, P.C. Fire Demands

Attachment No. 3: Proposed Development Sewage Flow Rates

Attachment No. 4: Sewer Map and Schematic

Attachment No. 5: Collection System Analysis Tables

Attachment No. 6: Flow Meter Data

ATTACHMENT 1

VHB ENGINEERING REQUEST FOR WATER AND SEWER AVAILABILITY



December 4, 2025
Ref: 22638.00

Mr. Leonard Palumbo
Superintendent of Public Works
Incorporated Village of Mineola
155 Washington Avenue
Mineola, NY 11501

Re: Request for Water and Sewer Availability
Proposed Residential Development
110 and 136 Willis Avenue, Village of Mineola, Nassau County, NY
NCTM: Sect.: 9, Blk.: 452 – Lots 638, 639, 615, and p/o 616

Dear Mr. Palumbo,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB), on behalf of our client, is requesting verification of the availability of water and sewer service for a proposed mixed-use, six-story building, located at 110 and 136 Willis Avenue, Village of Mineola, Town of North Hempstead, Nassau County, New York. Currently the site is occupied by a 2,000± SF Mineola Athletic Association (MAA) building, a vacant commercial structure, and two (2) baseball fields. The proposed project will construct a mixed-use building, including 172 residential units composed of studio, one-bedroom, and two-bedroom apartments, as well as 9,185± SF of commercial space. This commercial space will include 1,179± SF of retail space, 8,006± SF of restaurant space, 1,155± SF of office space, and 1,255± SF for the MAA field office. The existing minor league baseball fields will remain.

In accordance with the minimum design sewage flow rates published by Nassau County Department of Public Works, the total existing sewage generation is approximately 1,881 gallons per day (gpd) and is calculated as follows:

EXISTING SEWAGE FLOW					
NAME	AREA (± SF)	USE	DESIGN SEWAGE FLOW RATE ¹	UNIT FOR CALCULATION	TOTAL GPD/UNIT
136 Willis Avenue	±2,000	Non-Medical Office Space	0.06 gpd/sf	2,000 SF	120
The Dayop Center of Long Island, Inc.	±16,414	Medical Arts	0.10 gpd/sf	16,414 SF	1,541 ²
Mineola Athletic Association	±2,000	Non-Medical Office Space	0.06 gpd/sf	2,000 SF	120
TOTAL EXISTING GPD					1,881

¹ Refer to the Nassau County Department of Public Works table titled "Minimum Design Sewage Flow Rates for Sewers" dated March 23, 2011, when determining design flow rates.

² Although currently vacant, this calculation reflects the daily flow rate from the approved use for the existing building.

Engineers | Scientists | Planners | Designers
100 Motor Parkway, Suite 350, Hauppauge, New York 11788
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In accordance with the minimum design sewage flow rates published by Nassau County Department of Public Works, the total anticipated sewage generation of the proposed uses is approximately 46,144 gpd calculated as follows:

PROPOSED SEWAGE FLOW					
NAME	AREA (± SF)	USE	DESIGN SEWAGE FLOW RATE ²	UNIT FOR CALCULATION	TOTAL GPD/UNIT
Eden Blue Apartments	N/A	Studio apartment	200 gpd/unit	8 units	1,600
Eden Blue Apartments	N/A	One-bedroom apartment	200 gpd/unit	136 units	27,200
Eden Blue Apartments	N/A	Two-bedroom apartment	300 gpd/unit	28 units	8,400
Eden Blue Building Management Office and Mineola Athletic Association	2,467	Non-medical office space	0.06 gpd/sf	2,467 SF	148
Eden Blue Retail Space	1,179	Dry Store	0.03 gpd/sf	1,179 SF	36
Eden Blue Restaurant Space	8,006	Restaurant	30 gpd/seat	292 seats	8,760
TOTAL PROPOSED GPD					46,144 ¹

¹ The proposed site development yields a ±44,263 GPD increase in flow from the existing condition.

² Refer to the Nassau County Department of Public Works table titled "Minimum Design Sewage Flow Rates for Sewers" dated March 23, 2011, when determining design flow rates.

Please provide confirmation in the form of a Letter of Sewer Availability that the Village infrastructure has capacity to accept the proposed flow. Please note that a Sewer Availability request was also sent to the NCDPW for confirmation that they have the capacity to treat the estimated sanitary flow.

Water usage (excluding irrigation) for the proposed development is estimated to be 55,373 gpd based on the above minimum design sewage flow rates plus twenty percent contingency. In addition to the sewer availability request, please provide confirmation that the Village water district has sufficient capacity to serve the proposed development.

Ref: 22638.00
Mr. Palumbo
December 4, 2025
Page 3



Also, if you can provide the following information to assist in the design of the proposed water and sewer service, it would be greatly appreciated:

- A map of the water and sewer infrastructure surrounding the subject property
- Regulated fee schedule
- Any delivery costs (tap/user fees)

Thank you for your assistance in this matter. Please email the information to my attention at mesheiwat@vhb.com and if you have any questions or require additional information, please contact me at 914.467.6628.

Very truly yours,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

Rana Nisheiwat

Rana Nisheiwat
Civil Designer

ATTACHMENT 2

EMILIO SUSA ARCHITECT, P.C. FIRE DEMANDS

Emilio Sosa Architect, P.C. - 25 South Service Road, Suite 200 - Jericho, NY 11753
www.esarchitectpc.com Phone: (516) 354-5609 Fax (516) 776-9591 - E-mail: esosa@esarchitectpc.com

October 3, 2025

Eden Blue
110 Willis Avenue,
Mineola, NY 11501

Re: Fire-Flow Demand (GPM & Duration) for Proposed Mixed-Use Development

Project: Eden Blue
Location: 110 Willis Avenue, Mineola, NY
(NCTM Sec 9, Blk 452, Lots 638, 639, 615 and p/o 616)

Dear Sir/Madam:

On behalf of our client, we submit the following information describing the required **fire-flow rate and duration** for the proposed development at **110 Willis Avenue, Mineola, NY** in accordance with the **2020 Fire Code of New York State (FCNYS) Appendix B**, as required by the **Nassau County Fire Marshal**.

Project Description

- **Use / Occupancy:** Group R-2 apartments above a ground-floor podium containing Group M retail, A-2 restaurant, B offices, and accessory S-2 parking.
- **Total gross floor area:** ≈ 421,328 SF
 - Residential floors: ≈ 48,750 SF each
 - Ground-floor retail/restaurant/office/service/lobbies, etc.: ≈ 25,745 SF
 - All parking levels: ≈ 176,922 SF
- **Construction Type:** Type I-B (non-combustible)
- **Automatic sprinkler protection:** NFPA 13 throughout all occupancies
- **Standpipe system:** Class III, automatic-wet, provided in both buildings

Governing Code and Methodology

- FCNYS §507 and Appendix B – Fire-Flow Requirements for Buildings provide the basis for calculating the required fire-flow.
- Hydrant capacity for the site will be confirmed through field testing in accordance with NFPA 291.

Emilio Susa Architect, P.C. - 25 South Service Road, Suite 200 - Jericho, NY 11753
www.esarchitectpc.com Phone: (516) 354-5609 Fax: (516) 776-9591 - E-mail: esusa@esarchitectpc.com

- Because the project is fully protected by an **NFPA 13 system**, the allowable **sprinkler reduction in fire-flow** per Appendix B §B105.2 has been applied.

Fire-Flow Calculation Basis

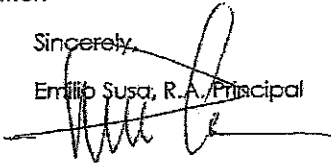
- **Largest fire area:** $\approx 48,750$ SF (typical residential floor)
- **Construction type:** Type I-B
- **From FCNYS Table B105.1(2):** A Type I-B building with this fire area has a **base fire-flow of $\approx 3,500$ gpm** (unsprinklered).
- **Sprinkler reduction:** Appendix B §B105.2 allows reduction up to 75% for buildings with NFPA 13 protection throughout, but not below **1,500 gpm**.
- Therefore, the required fire-flow is **1,500 gpm**.
- **Required duration:** From Table B105.1(2), a fire-flow of 1,500 gpm corresponds to a **minimum duration of 4 hours**.

Accordingly, the **design fire-flow for each building is 1,500 gpm for 4 hours**, subject to confirmation with the Fire Marshal upon review of final fire-area data and hydrant-flow test results.

Please do not hesitate to contact my office if you have any questions in this matter.

Sincerely,

Emilio Susa, R.A., Principal



ATTACHMENT 3

PROPOSED DEVELOPMENT SEWAGE FLOW RATES

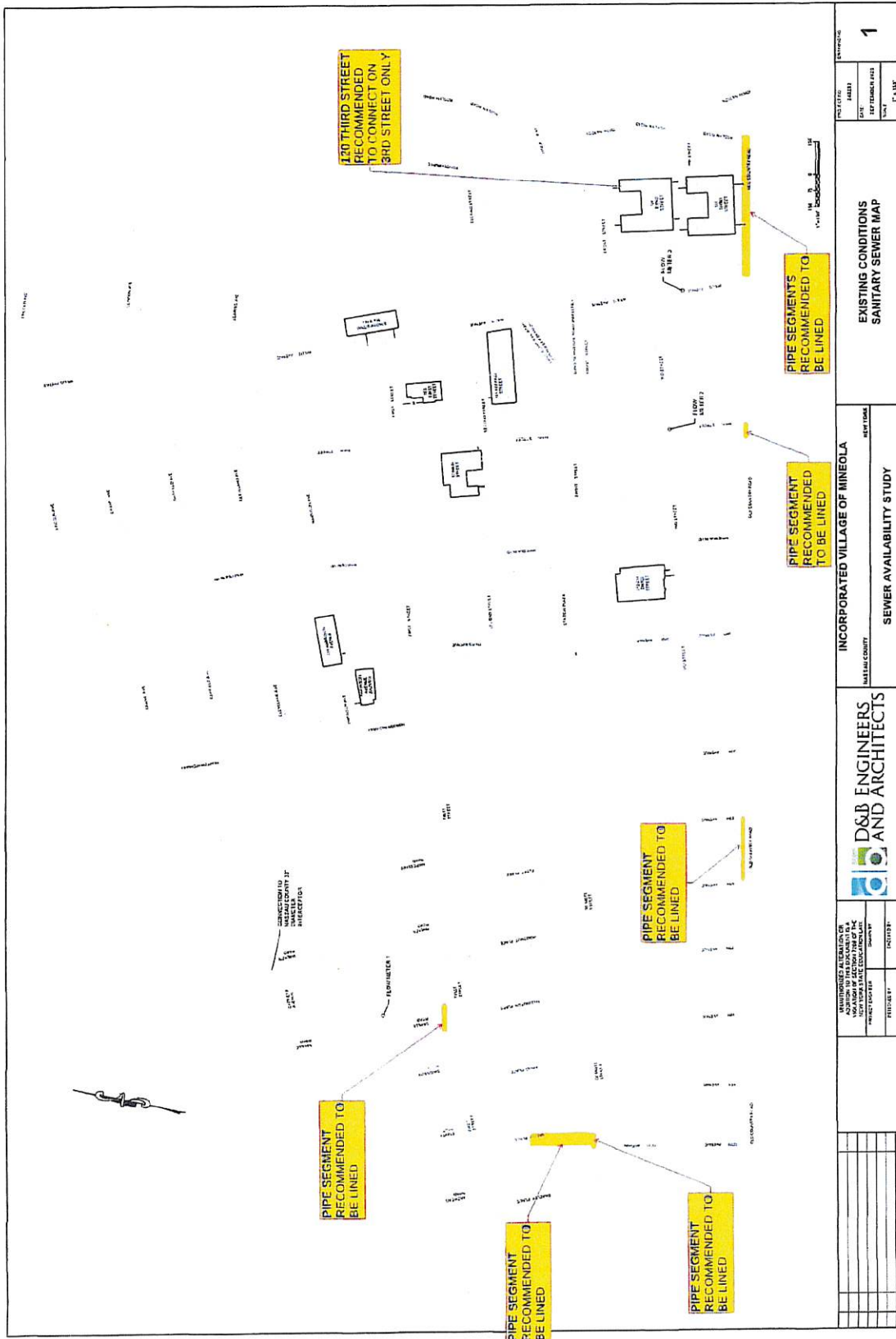
Incorporated Village of Hinsdale
Sewer Availability Study

Proposed Developments Sewer Flow Rates

Proposed Development Location	Use	Proposed Units or SF	Sewer Flow Rate Per Unit (GPD/Unit)	Design Sewer Flow Rate (GPD)	Design Sewer Flow Rate (GPH)	Point Sewerage Flow Rate (GPH)	Design Sewerage Flow Rate (GPD)	Notes
511 Second Street (Task A)	One Bedroom	86	260	22,360				
	Two Bedroom	7	300	2,100				
	Total			24,460	13.20	53.00	0.019	
226 Harrison Avenue (Task B)	One Bedroom	36	260	9,360				
	Two Bedroom	6	300	1,800				
	Total			11,160	6.36	38.00	0.038	
123 Third Street (Task C)	One Bedroom	142	260	36,920				
	Two Bedroom	98	300	29,400				
	Commercial	9,600 SF	0.11 GPD/SF	1,056				
135 First Street (Task D)	One Bedroom	28	200	5,600				
	Studio	2	200	400				
	Non-residential Office	10,718 SF	0.04 GPD/SF	429				
212-214 Third Street (Task E)	One Bedroom	89	200	17,800				
	Two Bedroom	32	300	9,600				
	Catering Studio (Event Space)	384 Sqr Ft	15 GPD/Capita	5,760				
130 Third Street (Task F)	One Bedroom	147	200	29,400				
	Two Bedroom	103	300	30,900				
	Total			60,300	41.06	167.50	0.030	Approximately half the flow is proposed to be discharged to Third Street and half to be discharged to Third Street and Hall's Street
97 Main Street (Task G)	One Bedroom	49	260	12,740				
	Two Bedroom	13	300	3,900				
	Commercial	3,872	0.03	116				
Harrison Avenue - Puxco (Task H)	One Bedroom	126	200	25,200				
	Two Bedroom	38	300	11,400				
	Total			36,600	25.70	100.00	0.025	Approximately half the flow is proposed to be discharged to Third Street and half to be discharged to Third Street and Hall's Street
110 Willis Avenue (Task I)	One Bedroom	0	260	0				
	Two Bedroom	138	300	41,400				
	Office	2,087	0.04	83				
1170 Dryden	One Bedroom	1170	200	234,000				
	Two Bedroom	292	300	87,600				
	Total			321,600	225.71	718.00	0.240	Flow is distributed between two (2) connections north and south.
Overall Total (GPD)				244,860			1,033	

ATTACHMENT 4

SEWER MAP AND SCHEMATIC



PREPARED BY DATE 1 SEPTEMBER 2013 SCALE 1" = 100'		SHEET NO. 1	
PROJECT NO. 1000000000		PROJECT NAME INCORPORATED VILLAGE OF MINEOLA	
PROJECT LOCATION MINEOLA COUNTY		PROJECT TYPE SEWER AVAILABILITY STUDY	
PROJECT OWNER VILLAGE OF MINEOLA		PROJECT ENGINEER D&B ENGINEERS AND ARCHITECTS	
PROJECT DESCRIPTION SANITARY SEWER MAP		PROJECT STATUS IN PROGRESS	
PROJECT LOCATION MINEOLA COUNTY		PROJECT TYPE SEWER AVAILABILITY STUDY	
PROJECT OWNER VILLAGE OF MINEOLA		PROJECT ENGINEER D&B ENGINEERS AND ARCHITECTS	
PROJECT DESCRIPTION SANITARY SEWER MAP		PROJECT STATUS IN PROGRESS	

ATTACHMENT 5

COLLECTION SYSTEM ANALYSIS TABLE

Incorporated Village of Mineola
Sewer Availability Study
OLD COUNTRY ROAD, 10TH AVE, DEMOTT ST, SKELLY PLACE, SAVILLE ROAD, AND GARFIELD AVE
Dec-25

From Manhole to Manhole	Upstream MI				Description MI				Intersect From				Current Calculated From				Addition of Development				With Development				Notes
	Manhole ID	Manhole ID	Depth (ft)	Length (ft)	Depth (ft)	Length (ft)	Depth (ft)	Length (ft)	Manhole ID	Manhole ID	Depth (ft)	Length (ft)	Manhole ID	Manhole ID	Depth (ft)	Length (ft)	Manhole ID	Manhole ID	Depth (ft)	Length (ft)	Manhole ID	Manhole ID	Depth (ft)	Length (ft)	
42-43	Old Country Rd	32.51	102.81	10	32.52	102.80	9	64	18	0.33	ACF ON VCP	3.94													
43-44	Old Country Rd	32.51	102.80	9	31.16	98.85	7	354	18	0.37	ACF ON VCP	3.75													
44-45	Old Country Rd	31.12	78.89	7	31.12	78.81	7	65	18	0.44	ACF ON VCP	4.19													
45-46	Old Country Rd	31.00	78.71	7	31.17	100.18	8	111	24	0.11	ACF ON VCP	4.00													
46-47	Old Country Rd	31.15	105.34	9	31.15	101.24	10	123	24	0.09	ACF ON VCP	4.13													
47-48	Old Country Rd	30.18	101.78	8	30.18	101.71	11	125	24	0.08	ACF ON VCP	3.75													
48-49	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.08	ACF ON VCP	3.75													
49-50	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
50-51	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
51-52	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
52-53	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
53-54	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
54-55	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
55-56	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
56-57	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
57-58	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
58-59	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
59-60	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
60-61	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
61-62	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
62-63	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
63-64	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
64-65	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
65-66	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
66-67	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
67-68	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
68-69	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
69-70	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
70-71	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
71-72	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
72-73	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
73-74	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
74-75	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
75-76	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
76-77	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
77-78	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
78-79	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
79-80	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
80-81	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
81-82	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
82-83	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
83-84	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
84-85	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
85-86	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
86-87	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
87-88	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
88-89	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
89-90	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
90-91	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
91-92	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
92-93	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
93-94	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
94-95	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
95-96	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
96-97	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
97-98	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
98-99	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													
99-100	Old Country Rd	30.18	101.71	11	30.18	101.71	11	125	24	0.11	ACF ON VCP	4.43													

(1) Manhole flow is based on the flow rate of 1.0 cfs at 100 ft depth.
(2) Manhole flow is based on the flow rate of 1.0 cfs at 100 ft depth.
(3) Manhole flow is based on the flow rate of 1.0 cfs at 100 ft depth.
* * * * *
* * * * *

(1) Measured Flow provided by Flow Assurance of July 16, August 2022
(2) Estimated Flow Calculated Based on GIS Data for Interpretation and Long Horizontal Curves Design Strategy Flow Rates
(3) Existing Pipe Located in Unknown or Factors Varies
n = 314 for Allerton, Central Pipe (ACP) or Clay Pipe (CCP)

Incorporated Village of Mineola
Sewer Availability Study
110 WILLIS AVENUE
WILLIS AVENUE, HARRISON AVENUE, AND SECOND STREET
Dec-25

From Manhole to Manhole	Location	Upstream MHI				Downstream MHI				Current Calculated Flow						Addition of Development				With Development				Notes
		Inv. EL. (ft)	Run EL. (ft)	Depth (ft)	Inv. CL (ft)	Run CL (ft)	Depth (ft)	Length (ft)	Diameter ⁽¹⁾ (inch)	Slope ⁽²⁾ (%)	Pipe Material ⁽³⁾	Sewer Capacity (MGD)	Average Est. Flow (MGD)	Peak Est. Flow (MGD)	Estimated Available Capacity at Peak Flow (MGD)	Analysis of Existing (at Peak Flow)	NOTES	Average Est. Flow (MGD)	Peak Est. Flow (MGD)	Estimated Available Capacity at Peak Flow (MGD)	Analysis of Change in Use (at Peak Flow)			
36-55	Willis Avenue	101.64	105.14	4.50	59.03	105.46	6	368	8	0.12	ACP OR VCP	0.62	0.0220	0.12	0.50	ADEQUATE	Utilized Calculated Flow from existing developments and NC Standards	0.04	0.30	0.04	ADEQUATE			
55-17A	Willis Avenue	99.01	105.46	6.45	94.13	105.50	7	20	10	4.45	ACP OR VCP	2.76	0.2220	0.89	1.87	ADEQUATE		0.30	1.07	1.89	ADEQUATE			
17A-16	Harrison Avenue	88.10	105.50	17.40	97.59	105.30	9	182	16	0.27	PVC	3.38	0.2524	1.51	2.35	ADEQUATE		0.30	1.18	2.15	ADEQUATE			
16-15	Harrison Avenue	87.78	105.30	17.52	97.06	105.27	10	207	16	0.29	PVC	2.88	0.2324	1.31	1.89	ADEQUATE		0.30	1.18	1.89	ADEQUATE			
15-21	Willis Avenue	100.00	105.14	5.14	99.38	105.29	7	257	8	0.35	ACP OR VCP	0.45	0.0122	0.05	0.35	ADEQUATE		0.08	0.23	0.30	ADEQUATE			
21-23	Willis Avenue	99.01	105.14	6.13	98.15	105.40	7	257	8	0.44	ACP OR VCP	0.45	0.0114	0.06	0.44	ADEQUATE		0.08	0.23	0.30	ADEQUATE			
23-10	Second Street	97.35	101.28	3.93	95.55	101.72	0	203	8	0.37	ACP OR VCP	0.44	0.0114	0.06	0.38	ADEQUATE		0.08	0.23	0.30	ADEQUATE			

(1) Minimum Pipe Diameter for Flow Accumulation is 8 inches (203 mm)

(2) Current Flow Calculations are based on 0.015 CFS/ft of Slope

(3) Existing Pipe Material is Unknown in Factors Under

n = 0.014 for Adverse Conditions (ACP) or 0.015 for Gravity (GCP)

n = 0.015 for PVC (PVC Factor = 0.95)

ATTACHMENT 6

FLOW METER DATA



D&B Engineering
330 Crossways Park Drive
Woodbury, NY 11797
Attn: Jacob Marlin
Matthew Thogersen

September 8, 2025

Re: Mineola, NY
Flow Monitoring
July – September 2025

Dear Mr. Marlin and Mr. Thogersen,

This letter is written to present the flow monitoring data collected in Mineola, NY. The meters were installed on 07/22/25. This letter presents the data from 07/22/25 to 09/03/25. The meters were removed 09/13/25.

Site configuration information:

Site	Location	Meter
1	136 Saville Road	Area Velocity Flow Meter installed in an existing 24" diameter line.
2	3 rd Street and Main Street	Area Velocity Flow Meter installed in an existing 18" diameter line.
3	Willis Avenue and 3 rd Street	Area Velocity Flow Meter installed in an existing 18" diameter line.

The Area Velocity Flow Meter senses both depth and velocity. This depth and velocity information is stored in the meter's memory. The recorded data is uploaded from the flow meters with a laptop computer. During the installation, maintenance visits and removal, the depth and velocity information is confirmed, and calibration measurements are noted.

This report contains a summary flow report and flow analysis graph for each meter site. The summary flow report presents minimum, peak, and total daily flow based on the recorded 5-minute interval readings. The flow analysis graph data is presented averaged hourly to make it easier to visualize the overall flow pattern during the monitoring period.

Additionally, this report contains meter site investigation sketches for each meter site.

The final data is also included in Excel format in its recorded 5-minute intervals. All data is recorded and presented in Eastern Standard Time.

No rainfall data was collected during this project.

Page 2
September 8, 2025
Mincola, NY

Site & Data Observations

Site 3	Data gap from 8/5/25 to 8/7/25 is due to a sensor malfunction; The sensor was replaced on 8/7/25.
--------	---

If you have any questions or require anything additional, please feel free to contact me via email or phone.

Sincerely,

Margaret Fryer

Margaret Fryer
Data Analyst

Flow Graph

Site:

Site 1

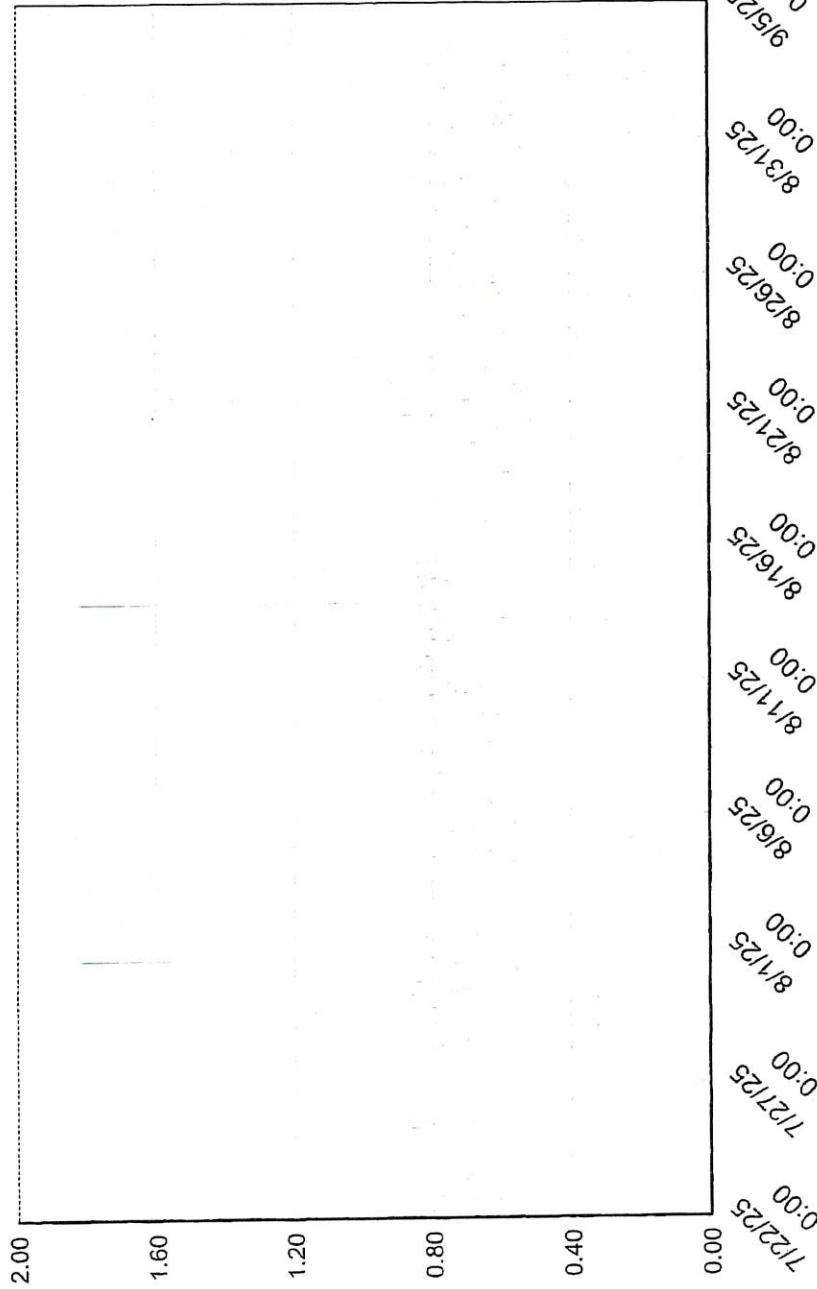
136 Saville Road

Mineola, NY

Printed on: 9/8/2025

24" Circular Pipe

Period Covered: 07/22/2025 - 09/04/2025 Every 1 Hour



Summary Flow Report

Site:

Site 1

136 Saville Road

Mineola, NY



24" Circular Pipe

Date	Minimum Flow (mgd)	Peak Flow (mgd)	Total Daily Flow (mg)	Total Rain (in)	Peak Hourly Rain (in)	Peak Interval Rain (in)
7/22/2025 (Tue)	0.417	0.863	0.691			
7/23/2025 (Wed)	0.219	0.830	0.570			
7/24/2025 (Thu)	0.167	0.745	0.471			
7/25/2025 (Fri)	0.186	1.080	0.604			
7/26/2025 (Sat)	0.242	0.883	0.554			
7/27/2025 (Sun)	0.173	0.830	0.528			
7/28/2025 (Mon)	0.211	0.884	0.650			
7/29/2025 (Tue)	0.294	0.908	0.651			
7/30/2025 (Wed)	0.238	0.941	0.618			
7/31/2025 (Thu)	0.216	2.547	0.708			
8/1/2025 (Fri)	0.292	0.999	0.640			
8/2/2025 (Sat)	0.224	0.836	0.523			
8/3/2025 (Sun)	0.210	0.751	0.502			
8/4/2025 (Mon)	0.218	0.872	0.583			
8/5/2025 (Tue)	0.198	0.839	0.537			
8/6/2025 (Wed)	0.182	0.844	0.554			
8/7/2025 (Thu)	0.270	0.904	0.639			
8/8/2025 (Fri)	0.273	0.875	0.604			
8/9/2025 (Sat)	0.232	0.808	0.551			
8/10/2025 (Sun)	0.220	0.851	0.571			
8/11/2025 (Mon)	0.259	0.936	0.647			
8/12/2025 (Tue)	0.255	0.892	0.643			
8/13/2025 (Wed)	0.258	2.452	0.741			
8/14/2025 (Thu)	0.268	0.941	0.677			
8/15/2025 (Fri)	0.299	0.915	0.632			
8/16/2025 (Sat)	0.246	0.836	0.573			
8/17/2025 (Sun)	0.212	0.762	0.535			
8/18/2025 (Mon)	0.261	0.785	0.575			
8/19/2025 (Tue)	0.217	0.784	0.548			
8/20/2025 (Wed)	0.219	0.997	0.587			
8/21/2025 (Thu)	0.204	0.763	0.503			
8/22/2025 (Fri)	0.163	0.812	0.533			
8/23/2025 (Sat)	0.210	0.843	0.505			
8/24/2025 (Sun)	0.195	0.769	0.509			
8/25/2025 (Mon)	0.195	0.806	0.580			
8/26/2025 (Tue)	0.228	0.896	0.616			
8/27/2025 (Wed)	0.237	0.846	0.591			
8/28/2025 (Thu)	0.216	0.852	0.557			
8/29/2025 (Fri)	0.211	0.882	0.571			
8/30/2025 (Sat)	0.191	0.823	0.508			
8/31/2025 (Sun)	0.196	0.793	0.486			
9/1/2025 (Mon)	0.180	0.872	0.521			
9/2/2025 (Tue)	0.205	0.839	0.565			
9/3/2025 (Wed)	0.194	0.786	0.178			

Summary Flow Report

Site:

Site 1

136 Saville Road

Mineola, NY



24" Circular Pipe

Date	Minimum Flow (mgd)	Peak Flow (mgd)	Total Daily Flow (mg)	Total Rain (in)	Peak Hourly Rain (in)	Peak Interval Rain (in)
Total for period			25.131			
		Min:	0.163			
		Avg:	0.571			
		Max:	2.547			

Flow Graph



Site:

Site 2

3rd Street and Main Street

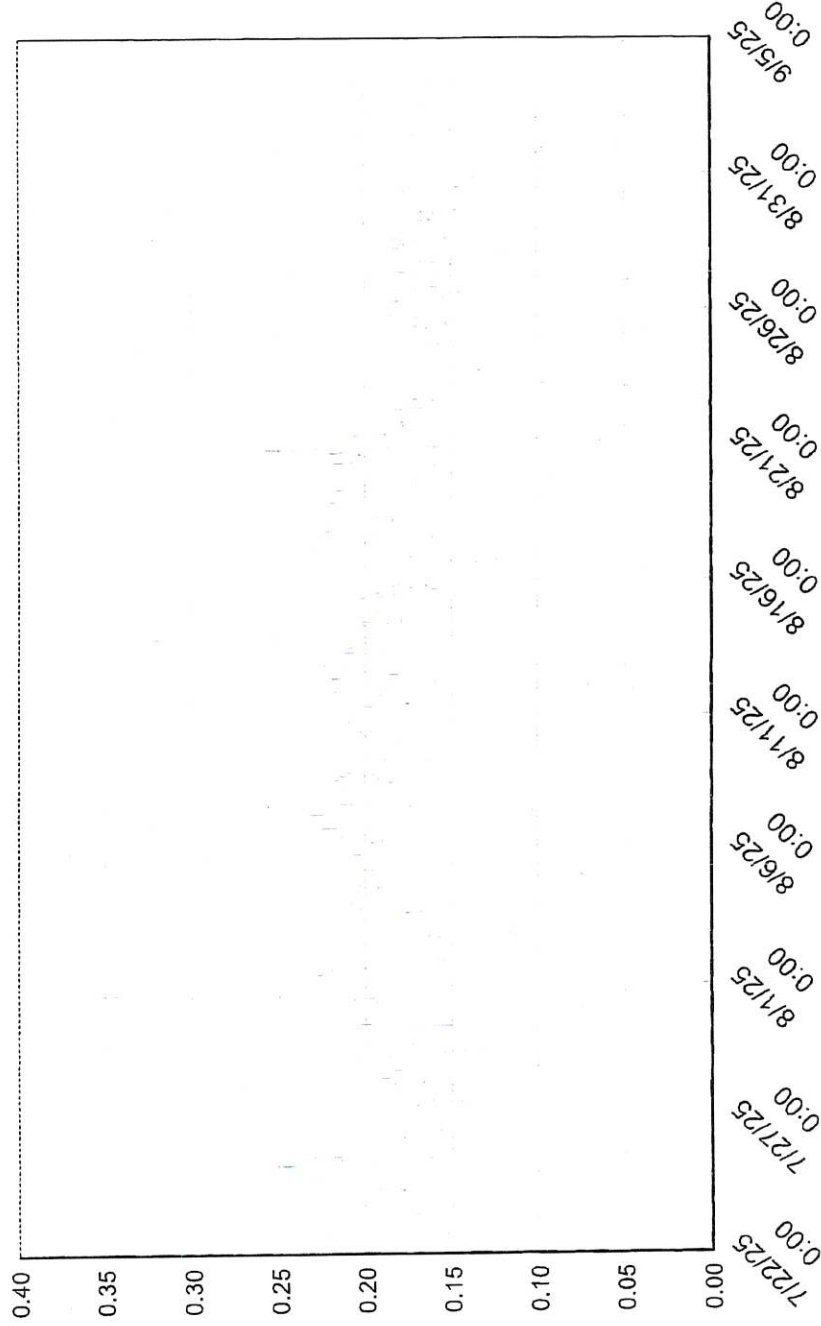
Mineola, NY

18" Circular Pipe

Printed on: 9/8/2025

Period Covered: 07/22/2025 - 09/04/2025

Every 1 Hour



Summary Flow Report

Site:

Site 2

3rd Street and Main Street

Mineola, NY



18" Circular Pipe

Date	Minimum Flow (mgd)	Peak Flow (mgd)	Total Daily Flow (mg)	Total Rain (in)	Peak Hourly Rain (in)	Peak Interval Rain (in)
7/22/2025 (Tue)	0.093	0.211	0.163			
7/23/2025 (Wed)	0.042	0.236	0.142			
7/24/2025 (Thu)	0.053	0.294	0.164			
7/25/2025 (Fri)	0.072	0.469	0.159			
7/26/2025 (Sat)	0.055	0.223	0.136			
7/27/2025 (Sun)	0.052	0.225	0.134			
7/28/2025 (Mon)	0.046	0.228	0.138			
7/29/2025 (Tue)	0.059	0.223	0.136			
7/30/2025 (Wed)	0.048	0.403	0.151			
7/31/2025 (Thu)	0.065	0.769	0.192			
8/1/2025 (Fri)	0.076	0.259	0.174			
8/2/2025 (Sat)	0.055	0.256	0.150			
8/3/2025 (Sun)	0.049	0.226	0.142			
8/4/2025 (Mon)	0.074	0.257	0.171			
8/5/2025 (Tue)	0.060	0.236	0.156			
8/6/2025 (Wed)	0.067	0.291	0.164			
8/7/2025 (Thu)	0.050	0.411	0.163			
8/8/2025 (Fri)	0.058	0.269	0.171			
8/9/2025 (Sat)	0.061	0.242	0.152			
8/10/2025 (Sun)	0.059	0.348	0.142			
8/11/2025 (Mon)	0.063	0.278	0.157			
8/12/2025 (Tue)	0.061	0.276	0.164			
8/13/2025 (Wed)	0.049	0.629	0.171			
8/14/2025 (Thu)	0.057	0.241	0.157			
8/15/2025 (Fri)	0.066	0.234	0.154			
8/16/2025 (Sat)	0.053	0.227	0.133			
8/17/2025 (Sun)	0.063	0.281	0.153			
8/18/2025 (Mon)	0.069	0.244	0.159			
8/19/2025 (Tue)	0.070	0.259	0.164			
8/20/2025 (Wed)	0.081	0.338	0.178			
8/21/2025 (Thu)	0.053	0.232	0.150			
8/22/2025 (Fri)	0.048	0.215	0.137			
8/23/2025 (Sat)	0.040	0.208	0.119			
8/24/2025 (Sun)	0.034	0.219	0.119			
8/25/2025 (Mon)	0.039	0.212	0.134			
8/26/2025 (Tue)	0.049	0.209	0.136			
8/27/2025 (Wed)	0.044	0.210	0.133			
8/28/2025 (Thu)	0.040	0.280	0.138			
8/29/2025 (Fri)	0.050	0.228	0.135			
8/30/2025 (Sat)	0.041	0.221	0.113			
8/31/2025 (Sun)	0.043	0.191	0.107			
9/1/2025 (Mon)	0.040	0.282	0.118			
9/2/2025 (Tue)	0.042	0.218	0.143			
9/3/2025 (Wed)	0.037	0.183	0.042			

Summary Flow Report

Site:

Site 2

3rd Street and Main Street

Mineola, NY



18" Circular Pipe

Date	Minimum Flow (mgd)	Peak Flow (mgd)	Total Daily Flow (mg)	Total Rain (in)	Peak Hourly Rain (in)	Peak Interval Rain (in)
Total for period			6.415			
Min:			0.034			
Avg:			0.146			
Max:			0.769			

Flow Graph

Site:

Site 3

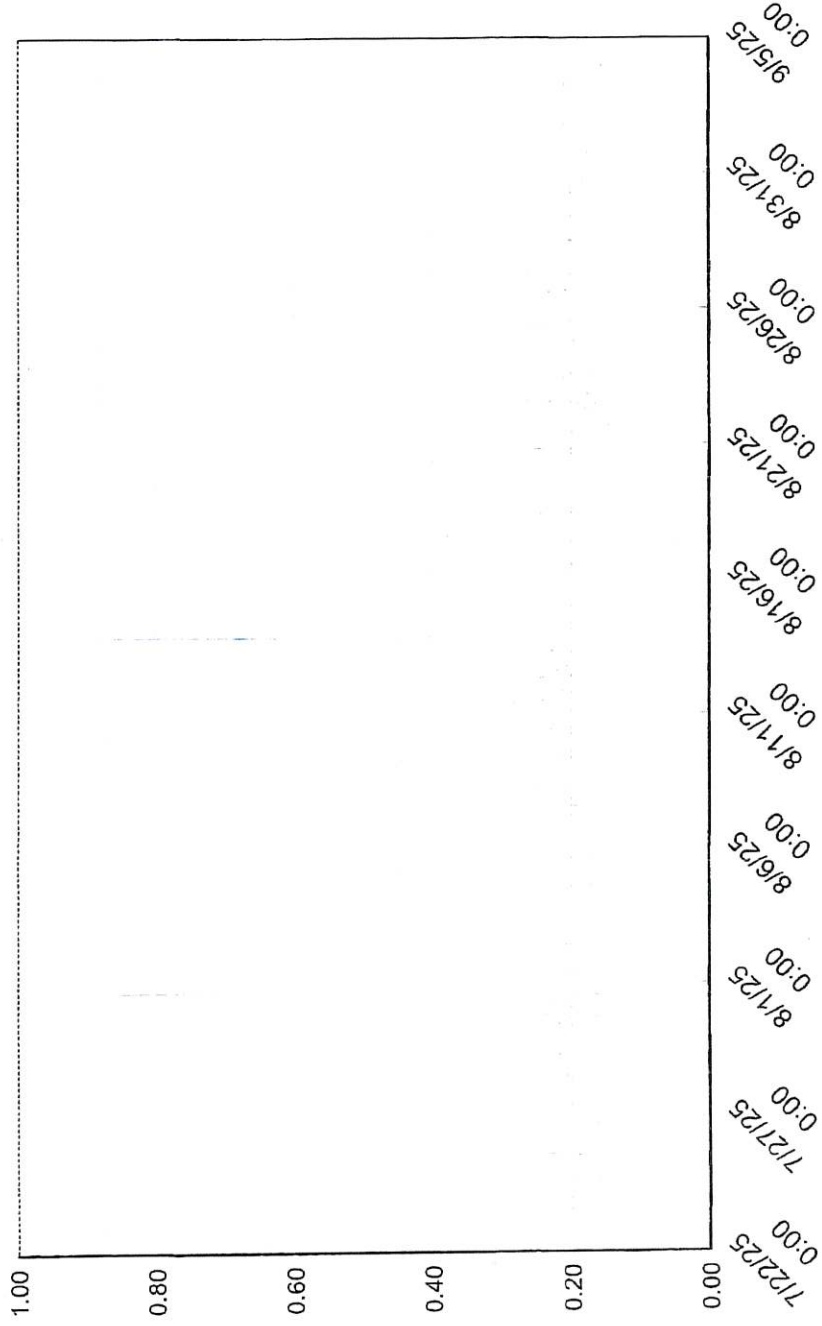
Willis Avenue and 3rd Street

Mineola, NY

Flow (mgd) Printed on: 9/8/2025

18" Circular Pipe

Period Covered: 07/22/2025 - 09/04/2025 Every 1 Hour



Summary Flow Report

Site:

Site 3

Willis Avenue and 3rd Street

Mineola, NY



18" Circular Pipe

Date	Minimum Flow (mgd)	Peak Flow (mgd)	Total Daily Flow (mg)	Total Rain (in)	Peak Hourly Rain (in)	Peak Interval Rain (in)
7/22/2025 (Tue)	0.099	0.253	0.177			
7/23/2025 (Wed)	0.044	0.255	0.155			
7/24/2025 (Thu)	0.045	0.302	0.157			
7/25/2025 (Fri)	0.046	0.297	0.154			
7/26/2025 (Sat)	0.049	0.272	0.138			
7/27/2025 (Sun)	0.043	0.238	0.137			
7/28/2025 (Mon)	0.045	0.231	0.152			
7/29/2025 (Tue)	0.047	0.240	0.152			
7/30/2025 (Wed)	0.044	0.319	0.161			
7/31/2025 (Thu)	0.044	1.555	0.194			
8/1/2025 (Fri)	0.044	0.246	0.141			
8/2/2025 (Sat)	0.041	0.236	0.141			
8/3/2025 (Sun)	0.046	0.246	0.130			
8/4/2025 (Mon)	0.046	0.266	0.160			
8/5/2025 (Tue)	0.046	0.356	0.136			
8/6/2025 (Wed)						
8/7/2025 (Thu)	0.106	0.232	0.079			
8/8/2025 (Fri)	0.048	0.300	0.161			
8/9/2025 (Sat)	0.053	0.250	0.154			
8/10/2025 (Sun)	0.052	0.261	0.151			
8/11/2025 (Mon)	0.047	0.331	0.176			
8/12/2025 (Tue)	0.048	0.287	0.168			
8/13/2025 (Wed)	0.050	1.562	0.206			
8/14/2025 (Thu)	0.050	0.248	0.162			
8/15/2025 (Fri)	0.050	0.279	0.143			
8/16/2025 (Sat)	0.049	0.239	0.144			
8/17/2025 (Sun)	0.043	0.248	0.143			
8/18/2025 (Mon)	0.055	0.299	0.153			
8/19/2025 (Tue)	0.049	0.253	0.150			
8/20/2025 (Wed)	0.045	0.297	0.153			
8/21/2025 (Thu)	0.041	0.230	0.139			
8/22/2025 (Fri)	0.046	0.314	0.148			
8/23/2025 (Sat)	0.049	0.238	0.134			
8/24/2025 (Sun)	0.048	0.221	0.148			
8/25/2025 (Mon)	0.053	0.291	0.177			
8/26/2025 (Tue)	0.066	0.328	0.192			
8/27/2025 (Wed)	0.062	0.303	0.173			
8/28/2025 (Thu)	0.050	0.283	0.158			
8/29/2025 (Fri)	0.042	0.281	0.145			
8/30/2025 (Sat)	0.045	0.263	0.145			
8/31/2025 (Sun)	0.045	0.230	0.134			
9/1/2025 (Mon)	0.041	0.241	0.146			
9/2/2025 (Tue)	0.051	0.271	0.167			
9/3/2025 (Wed)	0.054	0.267	0.058			

Summary Flow Report

Site:

Site 3

Willis Avenue and 3rd Street

Mineola, NY



18" Circular Pipe

Date	Minimum Flow (mgd)	Peak Flow (mgd)	Total Daily Flow (mg)	Total Rain (in)	Peak Hourly Rain (in)	Peak Interval Rain (in)
Total for period			6.491			
		Min:	0.041			
		Avg:	0.151			
		Max:	1.562			

EXHIBIT C

D&B Engineers and Architects

MEMORANDUM

TO: Leonard Palumbo, Superintendent
Incorporated Village of Mineola
Department of Public Works

FROM: William Merkin, P.E.
Anthony Cucuzzo
Matthew Thogersen, P.E.
D&B Engineers and Architects

DATE: January 2, 2026

RE: Preliminary Cost Estimate for Recommendations on Sanitary Sewers from
Sewer Availability Studies for Nine (9) Proposed Developments
D&B No. 240282

Introduction

D&B Engineers and Architects (D&B) was requested by the Incorporated Village of Mineola (IVM or Village) to evaluate Water and Sewer Availability for nine (9) proposed Developments within the Village as follows:

1. 111 2nd Street
2. 228 Harrison Avenue
3. 125 3rd Street
4. 155 1st Street
5. 212-214 3rd Street
6. 120 3rd Street
7. 97 Main Street
8. Harrison Avenue – SW Corner of Harrison Avenue and Third Avenue (NCTM #9-413-1,3,5)
9. 110 Willis Avenue

D&B was requested to evaluate the existing water distribution and sanitary sewer collection system to determine whether the existing Village water distribution system and sanitary sewer system have the capacity to meet the needs of the proposed developments. The evaluation of these Developments has been completed under separate memorandums issued to the Village.

As identified in the separate memorandums issued to the Village, seven (7) sanitary sewer pipe segments have been recommended to be lined with a Cured-In-Place Pipe liner to increase the pipe capacity to handle the proposed flow from the Developments, reference Attachment 1: Sewer Map. No water supply improvements are required to accommodate these proposed developments.

This memorandum presents the preliminary cost estimate for the recommended improvements.

D&B Engineers and Architects

Preliminary Cost Estimate

The preliminary cost estimate has been divided into three (3) groups as presented below. The groups were established to identify which Developments are upstream/contribute flow to the identified pipe segments which require improvements. The groupings and pipe segments are presented below:

1. Group 1 - All nine (9) Developments contribute flow to the following pipe segments:
 - 100 LF of 24" sewer main between MH6 and MH5 on 1st Street
 - 56 LF of 24" sewer main between MH13 and MH12 on DeMott Street
 - 246 LF of 24" sewer main between MH12 and MH11 on Skelly Place
 - 253 LF of 24" sewer main between MH49 and MH50 on Old Country Road
 - Total of 655LF
2. Group 2 - Eight (8) of the Developments (excluding 212-214 3rd Street) contribute flow to the following pipe segment:
 - 64 LF of 18" sewer main between MH42 and MH43 on Old Country Road
3. Group 3 - 125 3rd Street Development is the only Development which contributes flow to the following pipe segments:
 - 292 LF of 12" sewer main between MH38 and MH39 on Old Country Road
 - 250 LF of 12" sewer main between MH39 and MH40 on Old Country Road
 - Total of 542 LF

D&B's preliminary cost estimate is based on the anticipated labor/material/equipment required to complete the improvements and recent publicly bid results from Cured-In-Place Pipe Liner municipal contracts for sanitary sewers. The preliminary cost estimate includes but is not limited to the following items: labor, equipment, liner material, pre-cleaning/CCTV inspection of pipe segment, locating and reestablishment of service connections, bypassing, liner curing (steam, UV, or water), maintenance and protection of traffic (MPT), road opening permits, General Conditions, Overhead and Profit, soft costs (engineering, inspection, legal, administrative, etc.), and a 10% contingency. The preliminary cost estimate is based on current 2026 dollars.

1. Group 1 - All nine (9) Developments
 - Based on 2026 Dollars Use: \$ 325,000
 - Soft Costs: \$ 70,000
 - 10% Contingency: \$ 40,000
 - Total Preliminary Cost Estimate* \$ 435,000+/-
2. Group 2 - Eight (8) Developments (excluding 212-214 3rd Street):
 - Based on 2026 Dollars Use: \$ 60,000
 - Soft Costs: \$ 20,000
 - 10% Contingency: \$ 10,000
 - Total Preliminary Cost Estimate* \$ 90,000+/-

D&B Engineers and Architects

3. Group 3 –125 3rd Street Development only:

Based on 2026 Dollars Use:	\$ 150,000
Soft Costs:	\$ 30,000
10% Contingency:	<u>\$ 20,000</u>
Total Preliminary Cost Estimate*	\$ 200,000+/-

*Due to the current volatile bidding environment, the total estimated cost is subject to change depending on market conditions at the time of bidding.

Reference Attachment No. 2: Cost Summary Table presenting the total cost attributed to each Development prorated by sanitary sewer flow rates.

WDM/TM/kb

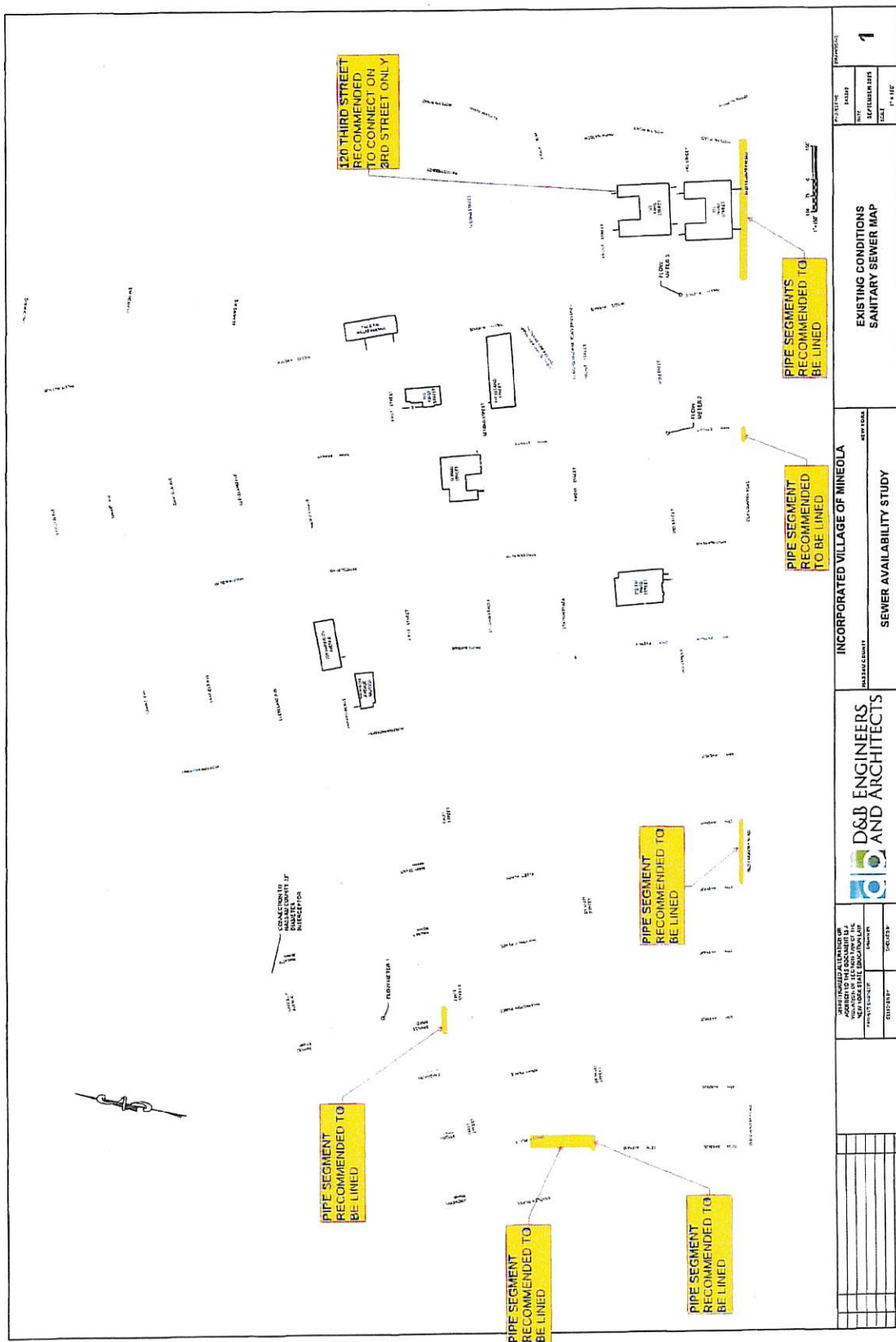
Enclosures:

Attachment No. 1: Sewer Map

Attachment No. 2: Cost Summary Table

ATTACHMENT 1

SEWER MAP



ATTACHMENT 2

COST SUMMARY TABLE

Incorporated Village of Mineola
Sewer Availability Study
Preliminary Cost Estimate

Development Name	Design Sewage Flow Rate (GPD)	Group 1		Group 2		Group 3		Totals
		%	\$	%	\$	%	\$	
111 Second Street (Task A)	19,100	7%	\$ 32,000	9%	\$ 7,500	0%	\$ -	\$ 39,500
228 Harrison Avenue (Task B)	9,000	3%	\$ 15,000	4%	\$ 4,000	0%	\$ -	\$ 19,000
126 Third Street (Task C)	58,784	23%	\$ 58,000	26%	\$ 23,500	100%	\$ 200,000	\$ 321,500
166 First Street (Task D)	6,643	3%	\$ 12,000	3%	\$ 2,500	0%	\$ -	\$ 14,500
212-214 Third Street (Task E)	34,240	13%	\$ 57,500	0%	\$ -	0%	\$ -	\$ 57,500
120 Third Street (Task F)	60,300	23%	\$ 101,500	27%	\$ 24,000	0%	\$ -	\$ 125,500
97 Main Street (Task G)	17,392	7%	\$ 28,500	6%	\$ 7,000	0%	\$ -	\$ 35,500
Harrison Avenue - Museo (Task H)	7,200	3%	\$ 12,000	3%	\$ 3,000	0%	\$ -	\$ 15,000
110 Willis Avenue (Task I)	46,143	18%	\$ 77,500	21%	\$ 18,500	0%	\$ -	\$ 96,000
Total (Group 1)	250,802		\$ 435,000		\$ -		\$ -	
Total (Group 2)	224,582				\$ 68,000		\$ 280,000	
Total (Group 3)	58,784					100%		

Total Preliminary Cost Estimate (Group 1)	\$ 435,000
Total Preliminary Cost Estimate (Group 2)	\$ 90,000
Total Preliminary Cost Estimate (Group 3)	\$ 208,000