Application
for
Financial Assistance

Town of Islip IDA
40 Nassau Avenue
Islip, New York 11751
Phone 631.224.5512
Fax 631.224.5532

Updated 4-2015
APPLICANT INSTRUCTIONS

* In order for a Town of Islip IDA Application to be reviewed in a timely manner, it must be complete. All questions must be answered and all required attachments must be included.
* Use “None” or “Not Applicable” where necessary.
* Part VI—Bond Information, need only be completed by applicants for Taxable or Tax Exempt Industrial Development Bonds.
* All applicants must submit an original and two (2) copies of all documents to the Agency.
* All applications must be accompanied by a $1,000 non-refundable fee to the Town of Islip Industrial Development Agency, and a $500 non-refundable fee to the Town of Islip for the EAF Review required by the State Environmental Quality Review Act (SEQRA). (If the project has already undergone a SEQRA review during the previous process, then applicant can submit the completed EAF for the one attached to the application).

APPLICANT CHECKLIST

☐ I have completed all sections of the attached application.

☐ I have signed and notarized the Certification Section (Part VII-A).

☐ I have signed Part VII-B regarding the Fee Structure for all IDA transactions.

☐ I have attached all company financial information required by Part VIII-A.

☐ I have completed and signed the Environmental Assessment Form required by SEQRA. (If the project has already undergone a SEQRA review during a previous process, substitute the completed EAF for the one that was attached to this application).

☐ I have completed and signed Form RP485-b as required by Real Property Tax Law.

☐ I have submitted the original and two (2) copies of all application materials to the Agency for review.

☐ I have submitted an application fee check for $1,000 payable to the Town of Islip IDA.

☐ I have submitted a $500 check payable to the Town of Islip for the SEQRA review. (If the project has already undergone a SEQRA review during a previous process, and the applicant substitutes the completed EAF for the one attached to the application, the $500 SEQRA fee is waived).
PART I  Company (Owner/User) Data

PART II  Project Data

PART III  Employment/Sales Data

PART IV  Construction Schedule

PART V  Project Costs/Financing

PART VI  Certifications

PART VII  Required Attachments
  1. Financial Information
  2. EAF
  3. RP 485-b
I. OWNER & USER DATA

A. Owner Data

1. Company Name: Avco Industries Inc.
   Current Address: 120 Windsor Place, Central Islip, NY 11722

2. Company Officer certifying this application
   Name: Gil Koline
   Mailing Address: 120 Windsor Place, Central Islip, NY 11722
   Telephone: [Redacted] Fax: [Redacted]
   Email: [Redacted]

3. Business Type
   - Sole Proprietorship
   - Limited Partnership
   - Not-for-profit Corporation
   - Education Corporation
   - Public Corporation—Listed on [Redacted] Exchange


5. Principal Officers
   Name: Gil Koline
   Title: President

6. Principal Stockholders
   Name: Gil Koline
   Title: President

7. Owner's Legal Counsel
   Name: Elisa Treglia
   Firm Name: Elisa Treglia, Esq
   Address: 385 Fulton Street, Farmingdale, NY 11735
   Telephone: [Redacted] Fax: [Redacted]
   Email: [N/A]

8. Bank References
   Valley National Bank- 2 Jericho Plaza, Jericho, NY 11753

9. Major Trade References
   Ak Associate- 7 Vanderbilt Parkway, Huntington Station, NY 11746
   Pizza Box Inc - 41 East Barclay Street, Hicksville, NY 11801

10. Nature of Business
    (i.e., "manufacturer of ___ for ___ industry" or "warehouse distributor of ___" or "real estate holding company")

   Branding and Printing of Paper Products

11. NAICS Code: [Redacted]

   For help determining your NAICS code, please visit http://www.naics.com
### I. OWNER & USER DATA

#### B. User Data

*For co-applicants, where a tenant/landlord relationship will exist between the owner and the user, the user must occupy at least 50% of the square footage of the facility*

1. **Company Name** Not Applicable  
   **Current Address**

2. **Company Officer certifying this application**  
   **Name**  
   **Mailing Address**
   **Telephone** Fax
   **Email**

3. **Business Type**
   - [ ] Sole Proprietorship
   - [ ] General Partnership
   - [ ] Limited Partnership
   - [ ] Limited Liability Company
   - [ ] Not-for-profit Corporation
   - [ ] Privately Held Corporation
   - [ ] Education Corporation
   - [ ] Other
   - [ ] Public Corporation—Listed on [ ] Exchange

4. **State of Incorporation**

5. **Principal Officers**
   **Name** Title

6. **Principal Stockholders**
   **Name** Title

7. **User’s Legal Counsel**
   **Name**
   **Firm Name**
   **Address**
   **Telephone** Fax
   **Email**

8. **Bank References**

9. **Major Trade References**

10. **Nature of Business**
    (i.e. “manufacturer of ___ for ___ industry” or “warehouse distributor of ___” or “real estate holding company”)

11. **NAICS Code**

    *For help determining your NAICS code, please visit http://www.naics.com*
II. PROJECT DATA

A. Location

1. Street Address: 50 Windsor Place, Central Islip, NY 11722

2. Tax Map
   
   District = 2
   Section = 100
   Block = 81.5
   Lot =

3. Acreage?

4. Municipal Jurisdictions
   
   Town
   Village
   School District

B. Description (Check all that apply)

- □ New Construction
- □ Addition to Existing Facility
- ■ Acquisition of Existing Facility
- □ Acquisition & Renovation of Existing Facility
- ■ Purchase of New Machinery & Equipment
- □ Other (specify)

C. Related Facilities

1. Are other facilities or related companies located within the state? □ Yes □ No
   Address: 120 Windsor Place, Central Islip, NY 11722

2. If yes to above (C-1), will any of these facilities close or be subject to reduced activity?
   □ Yes □ No

3. If yes to above (C-2), please describe:

D. Real Estate Search

1. Has the company actively sought sites in another state or outside the New York metropolitan region? □ Yes □ No

2. If yes to above (D-1), please list the states/regions considered:

Pennsylvania and Georgia

E. Present Owner

1. Who is the current legal owner of the site? [□] Koine

2. Is there a purchase option or other legal or common control in the project? □ Yes □ No

3. Is there an existing or proposed lease for the project? □ Yes □ No

4. If yes to either above (E-2 or E-3), please explain (i.e. purchase price, term of lease):
II. PROJECT DATA

F. Project Narrative

1. Describe the project in detail, emphasizing the following:
   A. Specific operations of the company to be conducted at the project premises
      (product manufactured/warehouse, services rendered)
   B. Proposed product lines and market demands
   C. Need for the new facility
   D. Square footage of the old facility
   E. Square footage of the new facility
   F. Type of building to be constructed
   G. Major equipment to be purchased

   The scope of the business is to manufacture disposable paper cups for both hot and cold liquids. It will be to serve the fast food industry and hospitality industry. The new facility square footage is 10,000. We will be purchasing paper cup converting and printing equipment. Also, various equipment for overall operation such as forklifts, racks, pallet jacks etc.

2. For pollution controls, also describe:
   A. Type of pollution to be abated
   B. Method of abatement
   C. Existing orders of environmental agencies

N/A
III. EMPLOYMENT/SALES DATA

A. Employees

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>First year upon completion</th>
<th>Second year upon completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full time</td>
<td>120</td>
<td>130</td>
<td>150</td>
</tr>
<tr>
<td>Part time</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seasonal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>120</td>
<td>130</td>
<td>150</td>
</tr>
</tbody>
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B. Payroll

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<tr>
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<th>Current</th>
<th>First year upon completion</th>
<th>Second year upon completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total $</td>
<td>Apx. 3.4 Million</td>
<td>Apx. 3.7 Million</td>
<td>Apx. 4.3 Million</td>
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C. Average Annual Wages

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<th>Current</th>
<th>First year upon completion</th>
<th>Second year upon completion</th>
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<tbody>
<tr>
<td>Total $</td>
<td>Apx. 29K</td>
<td>Apx. 30K</td>
<td>Apx. 31K</td>
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D. Sales

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<th></th>
<th>Current</th>
<th>First year upon completion</th>
<th>Second year upon completion</th>
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</thead>
<tbody>
<tr>
<td>Total $</td>
<td>Est. 28 Million</td>
<td>Est. 29 Million</td>
<td>Est. 32 Million</td>
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IV. PROJECT CONSTRUCTION SCHEDULE

A. Key Dates (proposed)

1. Construction commencement
   Month & Year
   July 2016

2. Construction completion
   August 2016

3. Building Occupancy
   September 2016

B. Please check if any of the following applications/permits have been filed for the project:
   (Check all that apply)

☐ Change of Zone
☐ Special Use
☐ Variance
☐ Interior Alterations
☐ Building
☐ Site plan
V. PROJECT COSTS/FINANCING

A. Estimate the costs necessary for the construction, acquisition, rehabilitation, improvement and/or equipping of the project.

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Land</td>
<td>$1,575,000.00</td>
</tr>
<tr>
<td>2. Site Work</td>
<td>Apx. 245,000.00</td>
</tr>
<tr>
<td>3. Building (new construction)</td>
<td>Apx. 105,000.00</td>
</tr>
<tr>
<td>4. Building (rehabilitation)</td>
<td>Apx. 17,500.00</td>
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<tr>
<td>5. Engineering &amp; Architectural Fees</td>
<td>Apx. 175,000.00</td>
</tr>
<tr>
<td>6. Machinery &amp; Equipment</td>
<td>N/A</td>
</tr>
<tr>
<td>7. Other (specify)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**TOTAL PROJECT COST**

Apex 2,117,500.00

B. Please provide the amount of sales tax exemptions that your project requires

Apex 210,000.00

B1. If your project has a landlord/tenant arrangement, please provide the breakdown of the number above N/A

C. How does the company propose to finance the project?

<table>
<thead>
<tr>
<th>Amount</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Tax Exempt IDB*</td>
<td>N/A</td>
</tr>
<tr>
<td>2. Taxable IDB*</td>
<td>N/A</td>
</tr>
<tr>
<td>3. Conventional Mortgage (with IDA sale/leaseback)</td>
<td>1,000,000.00</td>
</tr>
<tr>
<td>4. Owner/User Self-Financing (with IDA sale/leaseback)</td>
<td>N/A</td>
</tr>
<tr>
<td>5. JDA/SBA</td>
<td>N/A</td>
</tr>
<tr>
<td>6. Other loans</td>
<td>N/A</td>
</tr>
<tr>
<td>7. Company/Owner Equity contribution</td>
<td>Apx. 750,000.00</td>
</tr>
</tbody>
</table>

**TOTAL AMOUNT FINANCED**

Apex 1,850,000.00

D. Please estimate when the above amounts will be required

July 2016

Month & Year

* The Agency Fee of one-half of a basis point (.005) will be applied against the total project cost or, where applicable, against the amount of the IDB issuance. For low-cost projects, there will be a minimum fee of $5,000.
VI. CERTIFICATIONS

A. Applicant Responsibilities

______________________________ (name of representative of entity
submitting application or name of individual submitting application) deposed and says
that s/he (choose and complete one of the following two options) (a) is a/the
President (title) of Arco Industries Inc.

(company name), the entity named in the attached application, or (b) is the individual
named in the attached application; that s/he has read the foregoing application and
knows the contents thereof; and that the same is true of his/her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf
of her/himself or on behalf of the entity named in the attached application. The
grounds of deponent’s belief relative to all matters in said application which are not
stated upon his/her own personal knowledge are investigations which deponent has
causedit to be made concerning the subject matter of this application as well as, if depon-
ent is not an individual applicant, information acquired by deponent in the course of
his/her duties in connection with said entity and from the books and papers of said ent-
ity.

As (a) the representative of said entity, or (b) the individual applicant (such entity or
individual applicant hereinafter referred to as the “Applicant”), deponent acknowledges
and agrees that the Applicant shall be and is responsible for all costs incurred by the
Town of Islip Industrial Development Agency (hereinafter referred to as the
“Agency”), acting on behalf of the Applicant in connection with this application and all
matters relating to the provision of financial assistance to which this application and all
matters relating to the provision of financial assistance to which this application relates.
If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary
negotiations or fails to act within a reasonable or specified period of time to take reason-
able, proper or requested action or withdraws, abandons, cancels or neglects the applica-
tion, then upon presentation of an invoice, the Applicant shall pay to the Agency, its
agents or assigns, all actual costs incurred with respect to the application up to that date
and time, including fees to transaction counsel for the Agency and fees of general coun-
sel for the Agency. Upon the successful conclusion of the transaction contemplated
herein, the Applicant shall pay to the Agency an administrative fee set by the Agency,
in accordance with its fee schedule in effect on the date of the foregoing application,
which amount is payable at closing.

______________________________
Print Name Gil Koline
Title President

State of New York
Notary Public
Commission Expires 01/31/2023

Sworn to be true on the day of May 20, 2023

[Signature]
VI. CERTIFICATIONS

B. Fee Structure

1. Application Fee—$1,000.00
   An application for IDA assistance must be accompanied by a non-refundable fee of
   $1,000 plus a $500 fee for the Town of Islip review of Environmental Assessment
   Form as required by the State Environmental Quality Review Act (SEQRA). (The
   $500 fee will be waived if the applicant’s project has already undergone a SEQRA
   review during a previous process, i.e. site plan, building permit, change of zone, etc.)

2. Agency Fee—.006 (for low-cost project, there will be a minimum fee of $5,000)
   Upon closing of any IDA project, the Agency will assess an administrative fee of
   one-half of a basis point (.006) against the size of the project. For IDB projects,
   the .006 will be measured against the final bond amount. For straight-lease transac-
   tions, the .006 will be measured against the projected total costs.

3. Agency Counsel—$250 per hour
   The Town of Islip Town Attorney’s Office acts as counsel to the Town of Islip
   IDA and must be reimbursed for time spent on IDA-related transactions. The
   Agency counsel bills all time spent on IDA matters at $250 per hour. For IDA clos-
   ings up to $5 million, the Agency counsel bills a minimum of $3,500. For projects
   greater than $5 million, the Agency counsel bills a minimum of $5,000. For all other
   activities, i.e. terminations, simple consents and waivers, transfer of assets, etc., the
   Agency counsel will bill at the aforementioned $250 per hour.

4. Processing Fee—$500
   During the course of IDA ownership/involvement, the Agency may occasionally be
   required, by the company, to consent to a variety of items, i.e. pre-payment of
   bonds, second mortgages, additional secured financing, etc. The Agency will charge
   a $500 processing fee for each of these requests.

5. Assignments & Assumptions—$1,500
   Occasionally, the IDA is asked to transfer benefits that were assigned to the original
   company, i.e. PILOT or mortgage recording tax benefits, to a different company,
   typically upon a sale of the IDA property. The new company often wishes to con-
   tinue IDA involvement with the property in order to retain the IDA incentives.
   The Agency will charge a $1,500 fee for each of these transactions.

6. PILOT Extensions/Modifications—.006
   Occasionally, the Agency is asked to extend or modify an existing Payment in Lieu
   of Taxes Agreement (PILOT). The .006 will be measured against the projected in-
   crease of the PILOT benefit
VI. CERTIFICATIONS

B. Fee Structure

7. Annual Administrative Fee—$1,000
   An Annual Administrative Fee of $1,000 will be charged to all projects to cover the cost of all the reporting and monitoring of the transaction. This fee is subject to periodic review and may be adjusted at the discretion of the Agency.

8. Bond/Transaction Counsel—fee negotiated separately
   While the Town of Islip IDA is represented locally by the Town of Islip Town Attorney’s Office, a separate Bond/Transaction Counsel is also necessary on any IDA project. Bond/Transaction counsels render “third party” opinions that the bond or straight lease transaction is authorized under all federal, state and local statutes. Bond/Transaction counsels also prepare all documents related to IDA transactions and coordinates all activities leading up to closing. The Town of Islip IDA has designed the firm of Nixon Peabody, LLP as its Bond/Transaction counsel and all fees are separately negotiated with them.

I have read and understand the aforementioned explanation of the fees associated with all the Town of Islip Industrial Agency Transaction.

Signature ____________________________

DATE
VII. REQUIRED ATTACHMENTS

A. Financial Information
   (Attach the following financial information of the owner and user)

1. Financial statements for the last two fiscal years (unless included in the Owner’s or User’s Annual Report)

2. Owner’s or User’s Annual Reports (or Form 10-K’s) for the two most recent fiscal years

3. Quarterly reports (Form 10-Q’s) and current reports (Form 8-K’s) since the most recent annual report, if any

4. In addition, if applicable, please attach the financial information described above in items A, B and C, of any expected guarantor of the proposed bond issue other that the Owner or the User

5. Upon request of the Applicant, the Agency will review the information submitted pursuant to this Section VIII and return all copies to the Applicant within two weeks after the induction date. Please indicate whether you require the information to be returned.
   ■ Yes     □ No

B. Environmental Assessment Form

   Please complete the attached EAF as required by the State Environmental Quality Review Act (SEQRA).

C. Form RP 485-b

   Please complete the attached Form RP 485-b as required by Section 485-b of the Real Property Tax Law
**Instructions for Completing**

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

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

### Part 1 - Project and Sponsor Information

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
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</table>

<table>
<thead>
<tr>
<th>Project Location (describe, and attach a location map):</th>
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<tbody>
<tr>
<td>50 Windsor Place, Central Islip, NY 11722</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Brief Description of Proposed Action:</th>
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<tbody>
<tr>
<td>The scope of the business is to manufacture disposable paper cups for both hot and cold liquids. Will serve the fast food industry and hospitality industry. Will purchase paper cup converting &amp; printing equipment.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant or Sponsor:</th>
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<tbody>
<tr>
<td>Avco Industries Inc.</td>
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<tr>
<th>Telephone:</th>
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<th>E-Mail:</th>
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<table>
<thead>
<tr>
<th>Address:</th>
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</thead>
<tbody>
<tr>
<td>50 Windsor Place</td>
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<table>
<thead>
<tr>
<th>City/PO:</th>
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<tbody>
<tr>
<td>Central Islip</td>
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</table>

<table>
<thead>
<tr>
<th>State:</th>
<th>Zip Code:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NY</td>
<td>11722</td>
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<table>
<thead>
<tr>
<th>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</th>
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<tbody>
<tr>
<td>NO</td>
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<td>![ ]</td>
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If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

<table>
<thead>
<tr>
<th>2. Does the proposed action require a permit, approval or funding from any other governmental Agency?</th>
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<tbody>
<tr>
<td>NO</td>
</tr>
<tr>
<td>![ ]</td>
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</table>

If Yes, list agency(s) name and permit or approval.

<table>
<thead>
<tr>
<th>3.a. Total acreage of the site of the proposed action?</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. acres</td>
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<table>
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<tr>
<th>3.b. Total acreage to be physically disturbed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A acres</td>
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<tr>
<th>3.c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</th>
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<tbody>
<tr>
<td>3.81 acres</td>
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<tr>
<th>4. Check all land uses that occur on, adjoining and near the proposed action.</th>
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| ![ ] | ![ ] |

| ![ ] | ![ ] |

Page 1 of 4
5. Is the proposed action,  
   a. A permitted use under the zoning regulations?  
      [ ] NO [ ] YES [ ] N/A  
   b. Consistent with the adopted comprehensive plan?  
      [ ] NO [ ] YES [ ] N/A

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  
   [ ] NO [ ] YES [ ] N/A

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  
   If Yes, identify:  
   [ ] NO [ ] YES [ ] N/A

8. a. Will the proposed action result in a substantial increase in traffic above present levels?  
   [ ] NO [ ] YES [ ] N/A  
   b. Are public transportation service(s) available at or near the site of the proposed action?  
      [ ] NO [ ] YES [ ] N/A  
   c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?  
      [ ] NO [ ] YES [ ] N/A

9. Does the proposed action meet or exceed the state energy code requirements?  
   If the proposed action will exceed requirements, describe design features and technologies:  
   [ ] NO [ ] YES [ ] N/A

10. Will the proposed action connect to an existing public/private water supply?  
    If No, describe method for providing potable water:  
    [ ] NO [ ] YES [ ] N/A

11. Will the proposed action connect to existing wastewater utilities?  
    If No, describe method for providing wastewater treatment:  
    [ ] NO [ ] YES [ ] N/A

12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  
    [ ] NO [ ] YES [ ] N/A  
   b. Is the proposed action located in an archaeological sensitive area?  
      [ ] NO [ ] YES [ ] N/A

13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain  
    wetlands or other waterbodies regulated by a federal, state or local agency?  
    [ ] NO [ ] YES [ ] N/A  
   b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  
      If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:  
      [ ] NO [ ] YES [ ] N/A

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
   [ ] Shoreline  [ ] Forest  [ ] Agricultural/grasslands  [ ] Early mid-successional  
   [ ] Wetland  [ ] Urban  [ ] Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed  
    by the State or Federal government as threatened or endangered?  
    [ ] NO [ ] YES [ ] N/A

16. Is the project site located in the 100 year flood plain?  
    [ ] NO [ ] YES [ ] N/A

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
   If Yes,  
   a. Will storm water discharges flow to adjacent properties?  
      [ ] NO [ ] YES  
   b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
      If Yes, briefly describe:  
      [ ] NO [ ] YES [ ] N/A

Page 2 of 4
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
   If Yes, explain purpose and size: ____________________________________________
   ☑ ☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
   If Yes, describe: ____________________________________________________________
   ☑ ☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
   If Yes, describe: ____________________________________________________________
   ☑ ☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Gil Koren
Signature: ___________________________ Date: 5/31/16

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

<table>
<thead>
<tr>
<th>Question</th>
<th>No, or small impact may occur</th>
<th>Moderate to large impact may occur</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>2. Will the proposed action result in a change in the use or intensity of use of land?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>3. Will the proposed action impair the character or quality of the existing community?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>7. Will the proposed action impact existing: a. public / private water supplies?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>b. public / private wastewater treatment utilities?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>No, or small impact may occur</td>
<td>Moderate to large impact may occur</td>
<td></td>
</tr>
<tr>
<td>-------------------------------</td>
<td>------------------------------------</td>
<td></td>
</tr>
<tr>
<td>10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</td>
<td>☐ ☐</td>
<td></td>
</tr>
<tr>
<td>11. Will the proposed action create a hazard to environmental resources or human health?</td>
<td>☐ ☐</td>
<td></td>
</tr>
</tbody>
</table>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

*Town of Felipa IDA*

**Name of Lead Agency**

**William G. Manning**

**Print or Type Name of Responsible Officer in Lead Agency**

**Signature of Responsible Officer in Lead Agency**

**6/6/14**

**Date**

**Executive Director/Secretary**

**Title of Responsible Office**

**Signature of Preparer (if different from Responsible Officer)**

PRINT
APPLICATION FOR REAL PROPERTY TAX EXEMPTION FOR COMMERCIAL, BUSINESS OR INDUSTRIAL PROPERTY
(Real Property Tax Law, Section 485-b)

(Instructions for completing this form are contained in Form RP-485-b-Ins)

1. Name and telephone no. of owner(s)
   Avco Industries Inc.

2. Mailing address of owner(s)
   120 Windsor Place
   Central Islip, NY 11722

Day No. [Redacted]
Evening No. ( ) Same as above
E-mail address (optional) N/A

3. Location of property (see instructions)

50 Windsor Place
   Street address
   Central Islip
   City/Town

Village (if any)
Central Islip
School district

Property identification (see tax bill or assessment roll)
Tax map number or section/block/lot 500/100/2/81.5

4. Description of property for which exemption is sought:
   a. [ ] New construction [x] Alteration [x] Installation [ ] Improvement
   b. General description of property (if necessary, attach plans or specifications):
      10,000 square foot industrial building to manufacture paper cups
   c. Type of construction: N/A
   d. Square footage: 10,000
   e. Total cost: 2,150,000.
   f. Date construction, alteration, installation or improvement was started: August 2016
   g. Date completed (attach copy of certificate of occupancy or other documentation of completion):
      Can provide upon completion
   h. Describe any real property replaced or removed in connection with the new construction,
      alteration, installation or improvement: N/A
5. Use of Property.
   a. Describe the primary use of the property and the type of business to be conducted.  
      Manufacture disposable paper cups for both hot & cold liquids
   b. Describe any other use or uses of the property.  N/A
   c. Is any part of the real property used for a purpose other than buying, selling, storing or developing goods or services; the manufacture or assembly of goods or the processing of raw materials; or hotel or motel purposes?  □ Yes  X No
   d. If yes, describe in detail the other use or uses of the property and state the extent to which the property is so used (e.g., 30% of floor space, 25% of income, etc.).

6. Other exemptions.
   a. Is the property receiving or has it ever received any other exemption from real property taxation?  
      □ Yes  X No
   b. If yes, what exemption was received?  ______ When?  ______
      Were payments in lieu of taxes made during the term of that exemption?  □ Yes  □ No
      If yes, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

CERTIFICATION

I, Gil Korine

_____________________________________, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.

Signature  _____________  Date  6/6/16

FOR ASSESSOR’S USE

1. Date application filed:  _____________
2. Applicable taxable status date:  _____________
3. Action on application:  □ Approved  □ Disapproved
4. Assessed valuation of parcel in first year of exemption:  $ _____________
5. Increase in total assessed valuation in first year of exemption:  $ _____________
6. Amount of exemption in first year:
   County:  __________________  Percent:  ________  Amount:  $ _____________
   City/Town:  __________________  Percent:  ________  Amount:  $ _____________
   Village:  __________________  Percent:  ________  Amount:  $ _____________
   School District:  __________________  Percent:  ________  Amount:  $ _____________

Assessor’s signature  _____________  Date  _____________
PILOT for Freeport Paper (50 Windsor Place, Central Islip NY)

Formula: 10-year abatement starting at 50% decreasing 5% annually

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Description</th>
<th>Assessed Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/18</td>
<td>100% normal tax on the taxable assessed value of $33,500</td>
<td></td>
</tr>
<tr>
<td>2018/19</td>
<td>100% normal tax on the taxable assessed value of $39,050</td>
<td></td>
</tr>
<tr>
<td>2019/20</td>
<td>100% normal tax on the taxable assessed value of $42,600</td>
<td></td>
</tr>
<tr>
<td>2020/21</td>
<td>100% normal tax on the taxable assessed value of $46,150</td>
<td></td>
</tr>
<tr>
<td>2021/22</td>
<td>100% normal tax on the taxable assessed value of $49,700</td>
<td></td>
</tr>
<tr>
<td>2022/23</td>
<td>100% normal tax on the taxable assessed value of $53,250</td>
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</tr>
<tr>
<td>2023/24</td>
<td>100% normal tax on the taxable assessed value of $56,800</td>
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<tr>
<td>2024/25</td>
<td>100% normal tax on the taxable assessed value of $60,350</td>
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<tr>
<td>2025/26</td>
<td>100% normal tax on the taxable assessed value of $63,900</td>
<td></td>
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<tr>
<td>2026/27</td>
<td>100% normal tax on the taxable assessed value of $67,450</td>
<td></td>
</tr>
<tr>
<td>2026/27</td>
<td>100% normal tax on the taxable assessed value of $71,000</td>
<td></td>
</tr>
</tbody>
</table>