



# TOWN OF ISLIP

## INDUSTRIAL DEVELOPMENT AGENCY

# 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 preview 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 59 Spence Street LLC  
Current Address c/o Marc Beige 120-08 Jamaica Ave Richmond Hill, NY 11418
2. Company Officer certifying this application  
Name Marc P Beige  
Mailing Address 120-08 Jamaica Ave Richmond Hill, NY 11418  
Telephone [REDACTED] Fax [REDACTED]  
Email [REDACTED]
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 State of Organization = New York
5. Principal Officers  

Name	Title
<u>Marc P Beige</u>	<u>Manager</u>
<u>Phyllis A Beige</u>	<u>Manager</u>
6. Principal Stockholders  

Name	Title
7. Owner's Legal Counsel  
Name Kevin Schlosser, Esq.  
Firm Name Meyer, Swozzi English & Klein PC  
Address 990 Stewart Avenue Suite 300 Garden City, NY 11530  
Telephone [REDACTED] Fax [REDACTED]  
Email [REDACTED]
8. Bank References  
HSBC Bank USA 534 Broadhollow Rd  
Melville, NY 11747  
[REDACTED]
9. Major Trade References  
Berdon LLP One Jericho Plaza Jericho NY 11753  
[REDACTED]
10. Nature of Business  
(i.e. "manufacturer of \_\_\_\_\_ for \_\_\_\_\_ industry" or "warehouse distributor of \_\_\_\_\_" or "real estate holding company")  
Real Estate Holding Company
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 SUMMIT MANUFACTURING LLC  
Current Address 59 SPENCE STREET BAY SHORE NY 11706
  2. Company Officer certifying this application  
Name LOUIS MARINELLO  
Mailing Address 100 SPENCE STREET BAY SHORE NY 11706  
Telephone [REDACTED] Fax [REDACTED]  
Email [REDACTED]
  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 NEW YORK
  5. Principal Officers                      Name                      Title  
LOUIS MARINELLO  
RICHARD RICKMAN  
ART LANDI
  6. Principal Stockholders              Name                      Title  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  7. User's Legal Counsel  
Name ALAN ADLER  
Firm Name \_\_\_\_\_  
Address 10 PARK PLACE MORRISTOWN NJ 07960  
Telephone [REDACTED] Fax [REDACTED]  
Email [REDACTED]
  8. Bank References  
MET BANK - SEAN UMHAFFER [REDACTED]  
401 BROADHOLLOW ROAD MELVILLE NY 11747
  9. Major Trade References  
NEW HAMPSHIRE PLASTICS
  10. Nature of Business  
(i.e. "manufacturer of \_\_\_ for \_\_\_ industry" or "warehouse distributor of \_\_\_" or "real estate holding company")  
MANUFACTURER OF ADVERTISING DISPLAYS
- ii. NAICS Code [REDACTED]

For help determining your NAICS code, please visit <http://www.naics.com>



## II. PROJECT DATA

### A. Location

1. Street Address 59 SPENCE STREET BAY SHORE NY 11706
2. Tax Map  
500 District #      200 Section #      2 Block #      064.001 Lot #
3. Acreage 5.19
4. Municipal Jurisdictions  
Town \_\_\_\_\_  
Village \_\_\_\_\_  
School District BRENTWOOD

### B. Description (Check all that apply)

- New Construction \_\_\_\_\_ Square Feet
- Addition to Existing Facility \_\_\_\_\_ Square Feet
- Acquisition of Existing Facility \_\_\_\_\_ Square Feet
- Acquisition & Renovation of Existing Facility \_\_\_\_\_ Square Feet
- Purchase of New Machinery & Equipment
- Other (specify) \_\_\_\_\_

### C. Related Facilities

1. Are other facilities or related companies located within the state?  Yes  No  
Address 100 SPENCE STREET BAY SHORE NY
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: \_\_\_\_\_

### E. Present Owner

1. Who is the current legal owner of the site? 59 SPENCE STREET LLC
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):

5 YEAR LEASE - EXPIRE 9/2018

## 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/warehoused, 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

---

DESIGN, ENGINEER AND MANUFACTURE OF ADVERTISING DISPLAYS

PURCHASE MACHINERY, EQUIPMENT AND OTHER ASSETS FROM COMPANY IN BRONX NY TO BE USED IN BAY SHORE FACILITY. NEW CUSTOMER BASE ACQUIRED WILL CREATE ADDITIONAL JOBS. EQUIPMENT PURCHASED INCLUDES INJECTION MOLDING, VACUUM FORMING AND MISCELLANEOUS ASSEMBLY MACHINERY.

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	Current	First year upon completion	Second year upon completion
Full time	225	232	236
Part time			
Seasonal			
Total	225	232	236

B. Payroll	Current	First year upon completion	Second year upon completion
Total \$	9,000,000	9,500,000	9,800,000

C. Average Annual Wages	Current	First year upon completion	Second year upon completion
Total \$	40,000	41,000	41,500

D. Sales	Current	First year upon completion	Second year upon completion
Total \$	50,000,000	53,000,000	56,000,000

### IV. PROJECT CONSTRUCTION SCHEDULE

#### A. Key Dates (proposed)

	Month & Year
1. Construction commencement	N/A
2. Construction completion	N/A
3. Building Occupancy	N/A

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

- |   |   |
|---|---|
| <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Interior Alterations |
| <input type="checkbox"/> Special Use    | <input type="checkbox"/> Building             |
| <input type="checkbox"/> Variance       | <input type="checkbox"/> Site plan            |



**V. PROJECT COSTS/FINANCING**

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

Item	Amount
1. Land	\$ _____
2. Site Work	_____
3. Building (new construction)	_____
4. Building (rehabilitation)	250,000
5. Engineering & Architectural Fees	_____
6. Machinery & Equipment	900,000
7. Other (specify) <i>SOFT COSTS</i>	250,000
<b>TOTAL PROJECT COST*</b>	<u>1,400,000</u>

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

\$ 0

**Bi. If your project has a landlord/tenant arrangement, please provide the breakdown of the number above \_\_\_\_\_**

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

	Amount	Term
1. Tax Exempt IDB*	_____	_____
2. Taxable IDB*	_____	_____
3. Conventional Mortgage (with IDA sale/leaseback)	_____	_____
4. Owner/User Self-Financing (with IDA sale/leaseback)	_____	_____
5. JDA/SBA	_____	_____
6. Other loans	1,400,000	5 YEAR
7. Company/Owner Equity contribution	_____	_____

**TOTAL AMOUNT FINANCED** \$ 1,400,000

**D. Please estimate when the above amounts will be required**

9 / 2015  
Month & Year

\* The Agency Fee of one-half of a basis point (.006) 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

LOUIS MARINELLO (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 SUMMIT MANUFACTURING LLC (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 caused to be made concerning the subject matter of this application as well as, if deponent 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 entity.

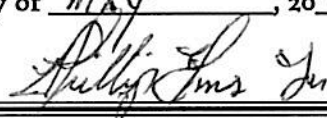
As (a) the representative of said entity, or (b) the individual applicant (such entity or individual applicant hereinafter referred to as the "Applicant"), deponent acknowledges and agrees that the Applicant shall be and is responsible for all costs incurred by the Town of Islip Industrial Development 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 reasonable, proper or requested action or withdraws, abandons, cancels or neglects the application, 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 counsel 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 LOUIS MARINELLO  
Title PRESIDENT

NOTARY

Sworn to before me this 19 day of MAY, 20 15



PHILLIP EHNES JR.  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01EH4619010  
Qualified in Suffolk County  
Commission Expires July 31, 20 17

## 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 transactions, 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 closings 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 continue 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 increase 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



\_\_\_\_\_

## 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 than 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 inducement 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

NOT REQUIRED PER BILL MANNIX/JOHN WALSER





617.20  
Appendix B  
Short Environmental Assessment Form

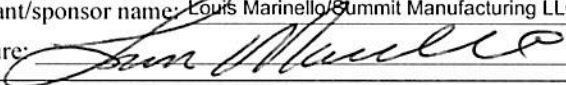
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Summit Manufacturing LLC			
Project Location (describe, and attach a location map): 59 Spence Street Bay Shore NY 11706			
Brief Description of Proposed Action: Purchase machinery, equipment and other assets from company in Bronx, NY to be used in Bay Shore facility. New customer base acquired will create additional jobs.			
Name of Applicant or Sponsor: Louis Marinello		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 59 Spence Street			
City/PO: Bay Shore		State: NY	Zip Code: 11706
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.19 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.19 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Louis Marinello/Summit Manufacturing LLC</u>		Date: <u>5/18/2015</u>
Signature: <u></u>		

**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?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**