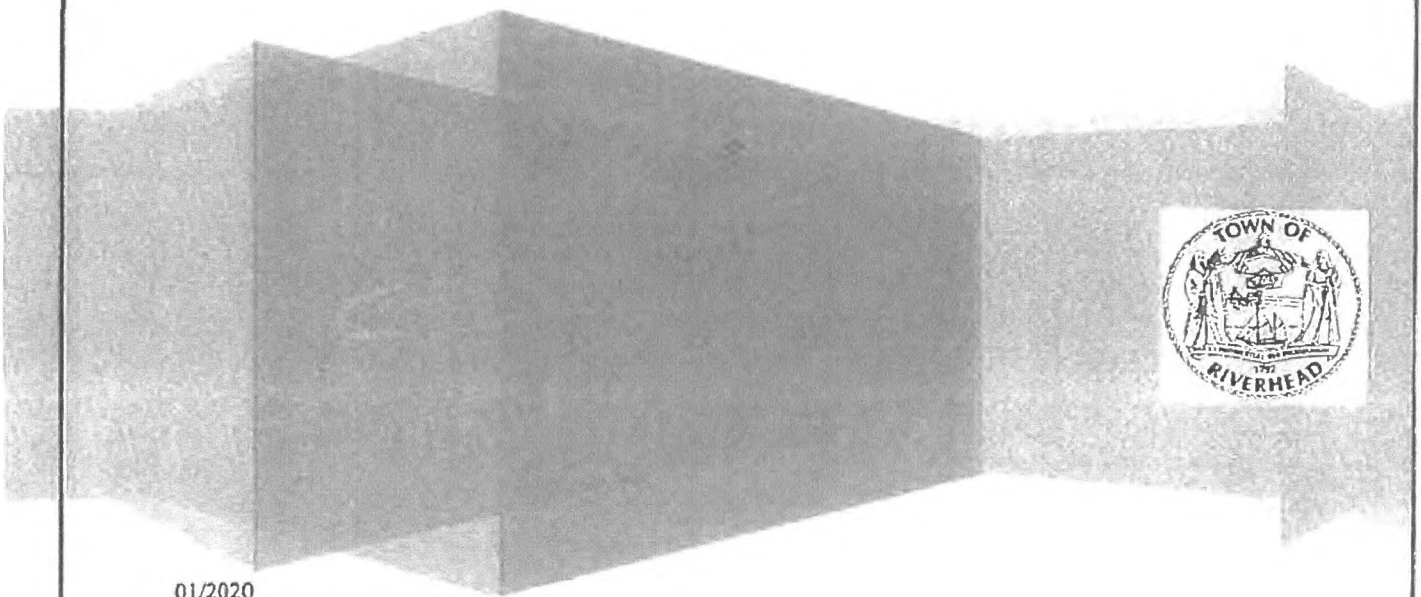


**Town of Riverhead**

**Industrial Development Agency  
Application for Financial Assistance**



01/2020

## PROJECT SUMMARY

### GENERAL

Name of Project Island Water Park a/k/a Island Extreme

Location of Project 5835 Middle Country Road a/k/a State Road 25, Calverton, New York

Urban Renewal Area  Empire Zone  Brownfield  Vacant  Blighted

### PROJECT TYPE

Industrial  Not-for-Profit  Commercial  Office  Other

Housing  Manufacturing  Retail  Services

### KEY DATES

Application Submitted originally submitted 10/30/18  
as resubmitted 4/2021 Proposed Public Hearing September 14, 2021

### PROJECT SIZE

Acreage 46 acres Building Sq Ft 75,000 square feet New Construction (sq. ft.) 75,000 square feet

Add Rehab/Expansion (sq. ft.) \_\_\_\_\_ Estimated Project Cost \$25,000,000.00

### TYPE OF ASSISTANCE REQUESTED

Tax Exempt Bonds  Taxable Bonds

Sales Tax  Mortgage Recording Tax  Real Property Tax Deferment

Standard 485-b  Not-for-Profit  Double 485B

Affordable Housing  Downtown Policy

Other  Additional

### JOBS/PAYROLL (Estimated)

Retained Jobs \_\_\_\_\_ Current Payroll \_\_\_\_\_ Avg. Annual Wage \_\_\_\_\_

New Jobs 350 Projected Payroll \_\_\_\_\_ New Avg. Annual Wage \_\_\_\_\_

Construction Jobs 25 Avg. Wage \_\_\_\_\_

### ASSESSED VALUE/TAXES

Current Assessed Value \$159,300.00 Projected Increase AV \_\_\_\_\_

Current Taxes \$110,411.00 Projected Increase in Taxes \_\_\_\_\_



**RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY**  
**TOWN OF RIVERHEAD**

200 Howell Avenue  
Riverhead, New York 11901

P (631) 369-5129  
F (631) 369-6925

---

**APPLICATION FOR FINANCIAL ASSISTANCE**

Date August 27, 2021

APPLICATION OF: Island Water Park Corp.

Name of owner/user of Proposed Project

5835 Middle Country Road, Calverton, New York

Address

Type of Application:

- Tax-Exempt Bond     Taxable Bond  
 Straight Lease         Refinance  
 Not-for-Profit         Other

Please respond to all items either by filling in blanks, by attachment (by marking space "See Attachment Number 1," etc.) or by N.A., where not applicable. Unless otherwise directed, this application must be filed in 1 copy and forwarded electronically. A non-refundable application fee is required at the time of submission of this application to the Riverhead Industrial Development Agency (the "Agency"). The non-refundable application fee is \$2,000 for applications under \$5 million and \$4,000 for applications for \$5 million or more. This fee will be applied to the Agency's Administrative Fee at closing.

If applicable and at the time of inducement, Bond Counsel will require a \$2,000 deposit which will be applied to actual out-of-pocket disbursements made during the inducement and negotiation processes, and will be reflected on their final statement at closing.

Information provided herein will not be made public by the Agency prior to the passage of an Official Inducement Resolution, but may be subject to disclosure under the New York State Freedom of Information Law.

**PLEASE NOTE:** Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application.

[www.riverheadida.org](http://www.riverheadida.org)

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Please answer all questions. Do not leave blanks. Answer N/A where applicable.

**Part I: Owner & User Data**

**1. Owner Data:**

A. Owner of Facility (Applicant for assistance): Island Water Park Corp.  
(Company Name)

Address: 5835 Middle Country Road  
Calverton, New York

Federal Employer ID #: [REDACTED] Website: N/A

NAICS Code: 531120

Owner Officer Certifying Application: Eric Scott

Title of Officer: President/Sole Shareholder

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

B. Business Type:

Sole Proprietorship  Partnership  Privately Held

Public Corporation  Listed on \_\_\_\_\_

Date & State of Incorporation/Formation: 06/10/2016-NYS

C. Nature of Business:

(e.g., "manufacturer of \_\_\_\_\_ for \_\_\_\_\_ industry"; "distributor of \_\_\_\_\_"; or "real estate holding company")

Real Estate Holding Company

D. Owner Counsel:

Firm Name: Certilman Balin Adler & Hyman, LLP



Address: 90 Merrick Avenue, 9th Floor  
East Meadow, New York 11554

Individual Attorney: Brendan J. DeRiggi, Esq.  
Daniel J. Baker, Esq.

Phone Number: (516) 296-7080

E-mail: bderiggi@certilmanbalin.com  
dbaker@certilmanbalin.com

E. Principal Stockholders, Members or Partners, if any, of the Owner (5% or more equity):

| Name  | Percent Owned   |
|---|---|
|  |  |
| _____   | _____   |
| _____   | _____   |
| _____   | _____   |

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

No.

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No.

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

N/A

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

Yes, Island Water Park Operations, LLC

I. List parent corporation, sister corporations and subsidiaries:

N/A

J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? If so, explain in full:

No.

K. Has the Owner/Company made a public offering or private placement of stock within the last 3 years? If so, please describe and provide the Offering Statement used.

No.

L. List major bank references of the Owner:

**2. User Data**

**\*\* (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) \*\***

A. User (together with the Owner, the "Applicant"): Island Water Park Operations, LLC  
(Company Name)

Address: 5835 Middle Country Road  
Calverton, New York

Federal Employer ID #: [REDACTED] Website: N/A

NAICS Code: 713110

User Officer Certifying Application: [REDACTED]

Title of Officer: Member/Manager

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

B. Business Type:

Sole Proprietorship  Partnership  Privately Held

Public Corporation  Listed on \_\_\_\_\_

Date and State of Incorporation/Formation: 6/10/16 New York

C. Nature of Business:

(e.g., "manufacturer of \_\_\_\_\_ for \_\_\_\_\_ industry"; "distributor of \_\_\_\_\_"; or "real estate holding company")

Indoor/Outdoor extreme water park, restaurants, spa, fitness center and recreational facility.

D. Are the User and the Owner Related Entities? Yes  No

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. User's Counsel:

Firm Name: Certilman Balin Adler & Hyman, LLP Phone Number: (516) 296-7080

Address: 90 Merrick Avenue, 9th Floor E-mail: bderiggi@certilmanbalin.com  
East Meadow, New York 11554 dbaker@certilmanbalin.com

Individual Attorney: Brendan J. DeRiggi, Esq.  
Daniel J. Baker, Esq.

F. Principal Stockholders or Partners, if any (5% or more equity):

| Name              | Percent Owned |
|-------------------|---------------|
| <u>Eric Scott</u> | <u>100%</u>   |
| _____             | _____         |
| _____             | _____         |
| _____             | _____         |

G. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

No.

ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No.

H. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

N/A

I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

Island Water Sports Corp. and Carolina Water Sports & Marine Corp.

J. List parent corporation, sister corporations and subsidiaries:

No.

K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

No.

L. List major bank references of the User:

[REDACTED]

**Part II – Applicant’s Operation at Current Location**

*\*\* (This section seeks information related to the current location of the applicant’s business operations. If the Owner and the User are unrelated entities, please answer separately for each.) \*\**

1. Current Location Address: N/A- start up company

2. Owned or Leased: Owned.

3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.):  
N/A

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services at this location:  
N/A

5. Are other facilities or related companies of the Applicant located within the State?  
Yes  No

A. If yes, list the Addresses:

6. If yes to above (“5”), will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities located within the State? Yes  No

A. If no, explain how current facilities will be utilized: \_\_\_\_\_

B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:

7. Has the Applicant actively considered sites in another state? Yes  No

A. If yes, please list states considered and explain: Applicant considered bringing this project to North Carolina, or Florida, but Applicant is from Long Island and he wanted to keep the project here.

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes  No

A. Please explain: \_\_\_\_\_  
\_\_\_\_\_

9. Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes  No

A. Please explain: \_\_\_\_\_  
\_\_\_\_\_

10. Number of full-time employees at current location and average salary: N/A

11. Current annual payroll: N/A

### **Part III – Proposed Project Data**

#### **1. Project Type:**

A. What type of transaction are you seeking?: (Check one)

Straight Lease  Taxable Bonds  Tax-Exempt Bonds   
Equipment Lease Only

B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption  Mortgage Recording Tax Exemption   
PILOT Agreement:  Bond Financing:

#### **2. Location of proposed project:**

A. Street Address: 5835 Middle Country Road, Calverton, New York

B. Tax Map: District 0600 Section 135.00 Block 01.00 Lot(s) 007.034



3. Project Components (check all appropriate categories):

- A. Acreage: 46 Acres
- B. Construction of a new building  Yes  No  
i. Square footage: 75,000 Square Feet
- C. Acquisition of an existing building  Yes  No  
i. Square footage of existing building: \_\_\_\_\_
- D. Construction of addition to an existing building  Yes  No  
i. Square footage of addition: \_\_\_\_\_  
ii. Total square footage upon completion: \_\_\_\_\_
- E. Renovations of an existing building  Yes  No  
i. Square footage: \_\_\_\_\_
- F. Demolition of an existing building  Yes  No  
i. Square footage: \_\_\_\_\_
- G. Installation of machinery and/or Equipment  Yes  No  
i. List principal items or categories of equipment to be acquired: Kitchen equipment, (including but not limited to refrigerators, freezers, stoves etc.), computer systems, plumbing, furniture, fire suppression lighting, HVAC, plumbing, computer systems, televisions, interior windows, security system, attractions, water heaters, desert air, flooring, decor, smart controls, paint, railings, camera system, IT infrastructure, parking lot, drainage, grease traps, landscaping, signage, fencing, utility vehicles & bathroom fixtures.

4. Current Use(s) at Proposed Location:

A. Present use of the proposed location: Vacant land under partial construction.

B. Does the Applicant currently hold fee title to the proposed location?

- i. If no, please list the present owner of the site: \_\_\_\_\_
- ii. If yes, indicate:  
a) Date of Purchase March 26, 2003  
b) Purchase Price \$1,100,000.00  
c) Balance of existing mortgage \$4,200,000.00  
d) Holder of mortgage [REDACTED]  
e) Special conditions \_\_\_\_\_

C. Is there an option or contract to purchase the site?  Yes  No

D. Is there an existing or proposed lease for the site?  Yes  No

E. If yes to C. or D. above, please attach a copy of the option, contract or lease and indicate:

- i. Date signed: \_\_\_\_\_  
ii. Purchase Price: \_\_\_\_\_



iii. Proposed settlement/closing date: \_\_\_\_\_  
\_\_\_\_\_

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site. What will the building or buildings to be acquired, constructed or expanded be used for: Indoor/outdoor extreme water sports park, with spa, fitness center, restaurants and other recreational activities.

\_\_\_\_\_  
\_\_\_\_\_

B. Proposed product lines and market demands: N/A

\_\_\_\_\_

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

N/A  
\_\_\_\_\_  
\_\_\_\_\_

D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location?      Yes       No

i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?

5% wake board sales, souvenirs and clothing sales

E. Existing Assessed Land Value from latest tax bill: \$159,300.00  
Total Assessed Value from latest tax bill: \$933,800.00 (partial new AV)  
Current Tax amount on property: \$208,497.42

**Retail Questionnaire**

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

- A. Will any portion of the project consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes or  No. If the answer is yes, please continue. If no, proceed to section V

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the 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).

- B. What percentage of square feet of the Project will be primarily used in making sales of goods or services to customers who personally visit the project? 5 %. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to page 11, Adaptive Reuse.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project: N/A

~~1. Will the project be operated by a not-for-profit corporation  Yes or  No.~~

- ~~2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (Long Island) in which the project will be located?~~

~~Yes or  No~~

~~If yes, please provide a third party market analysis or other documentation supporting your response.~~

- ~~3. 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 municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?~~

~~Yes or  No~~

~~If yes, please provide a third party market analysis or other documentation supporting your response.~~

- ~~4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?~~

~~Yes or  No.~~

~~If yes, explain \_\_\_\_\_~~

~~5. Is the project located in a Highly Distressed Area?  Yes or  No~~

**Adaptive Reuse Determination**

NOT APPLICABLE

~~(Adaptive Reuse is the process of adapting old structures or sites for new purposes)~~

- A) What is the age of the structure (in years) \_\_\_\_\_
- B) Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure not being utilized or being utilized for a use for which the structure was not designed or intended)  Yes or  No. How many years? \_\_\_\_\_
- C) Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class)  Yes or  No  
If yes, what is the current market rate average income for this type of property: \_\_\_\_\_  
and please provide dollar amount of income currently being generated, if any: \_\_\_\_\_
- D) Does the site have historical significance?  Yes or  No
- E) Are you applying for either State/Federal Historical Tax Credit Programs?  Yes or  No. If yes, provide estimated value of tax credits \_\_\_\_\_
- F) Summarize the financial obstacles to development that this project faces without Agency or other public assistance. Please provide the Agency with documentation to support the financial obstacles to development (you may be asked to provide cash flow projections, documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- G) Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the Agency documentation of this support in the form of signed letters from these entities:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- H) Please indicate other factors that you would like the Agency to consider such as: structure or site presents significant public safety hazard and/or environmental remediation costs, site or structure is located in distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Project Work:

A. Builder or contractor information:

Island Water Park Corp. (self general contractor)

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B. Architect Information:

[REDACTED]

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C. Has construction work on this project begun? If yes, complete the following:

|      |                 |     |                                     |    |                          |            |      |
|------|-----------------|-----|-------------------------------------|----|--------------------------|------------|------|
| i.   | Site Clearance: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | % COMPLETE | 50%  |
| ii.  | Foundation:     | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | % COMPLETE | 100% |
| iii. | Footings:       | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | % COMPLETE | 100% |
| iv.  | Steel:          | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | % COMPLETE | 50%  |
| v.   | Masonry:        | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | % COMPLETE |      |

Other: \_\_\_\_\_

D. Will the project meet zoning requirements at the proposed location?

Yes  No

- a) What is the present town zoning? Planned Recreational Park (PRP)
- b) What town zoning is required? Planned Recreational Park (PRP)
- c) If a change of zoning is required, please provide the details/status of any change of zoning request.

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E. Have site plans been submitted to the appropriate planning department? Yes  No

F. Has the project received site plan approval? Yes  No  But, awaiting amended site plan approval.  
If yes, please provide the Agency with a copy of the planning department approval along with the related SEQRA approval.

G. Is the proposed project located on a site where environmental constraints inhibits the development/use of the property? If yes, explain:

Yes, but have received DEC approval and permits.

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7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: March 26, 2003

ii. Construction/Renovation/Equipping: In process.

B. Provide an accurate estimate of the time schedule to complete the project **and** when the first use of the project is expected to occur: September 1, 2021

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**Part IV – Project Costs and Financing**

1. Project Costs:

A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement, and/or equipping of the project location. This page must be completed in addition to any attachments of sources and uses and/or detailed budgets. Translate your attached detailed budget to match the line items below. Be sure that the totals equal.

| <u>Description</u>                   | <u>Amount</u>           |
|--------------------------------------|-------------------------|
| Land* (cost or current market value) | \$ <u>1,100,000.00</u>  |
| Acquisition and Rehabilitation**     | \$ _____                |
| New construction                     | \$ <u>16,000,000.00</u> |
| New additions/expansions of existing | \$ _____                |
| Site Work                            | \$ <u>4,000,000.00</u>  |
| Machinery and Equipment              | \$ <u>3,150,000.00</u>  |
| Legal Fees                           | \$ <u>250,000.00</u>    |
| Architectural/Engineering Fees       | \$ <u>500,000.00</u>    |
| Financial Charges                    | \$ <u>TBD</u>           |
| Other (Specify)                      | \$ _____                |
| Total                                | \$ <u>25,000,000.00</u> |

\* If acquiring land, please note that Federal law prohibits the use of 25% or more of tax-exempt IDB proceeds for the purchase of land.

\*\* If acquiring existing buildings, please note that Federal law prohibits the acquisition of existing buildings with tax-exempt IDB proceeds unless the rehabilitation expenses of the building are equal to or greater than 15% of the portion of the cost of acquiring the building that is financed with tax-exempt IDB proceeds. Rehabilitation does not include any amount expended on new construction (additions or expansions).

2. Method of Financing: (Must equal budget on page 13)

|  | Amount           | Term        |
|--|------------------|-------------|
| A. Tax-exempt bond financing:  | \$ _____         | _____ years |
| B. Taxable bond financing:   | \$ _____         | _____ years |
| C. Conventional Mortgage:  | \$ 15,000,000.00 | _____ years |
| D. SBA (504) or other governmental financing:                                    | \$ _____         | _____ years |
| E. Public Sources (include sum of all State and federal grants and tax credits): | \$ _____         |             |
| F. Other loans:  | \$ _____         | _____ years |
| G. Owner/User equity contribution***:  | \$ 10,000,000.00 | _____ years |
| Total Project Costs  | \$ 25,000,000.00 |             |

i. What percentage of the project costs will be financed from public sector sources?

Zero

\*\*\* If a project financing with IDB proceeds is to be owned by a realty company/partnership, but will be subleased for use by another person, at least a 5% owner equity contribution is suggested.

3. Project Financing:

A. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

N/A

B. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

N/A

D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

N/A

E. Has a commitment for financing been received as of this application date Yes  No   
If so, please attach a copy of the commitment and provide the institution name and contact:

---

**Part V – Requested Project Benefits**

**1. Mortgage Recording Tax Benefit:**

A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 15,000,000.00

B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .75%):

\$ 112,500.00

**2. Sales and Use Tax Benefit:**

A. Estimated gross amount of COSTS for goods and services that will be subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ 15,000,000.00 (\$25,000,000.00 X 60%)

B. Estimated State and local Sales and Use Tax exemption (typically a product of 8.625% and figure above):

\$ 1,293,750.00

C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ 100%

ii. User: \$ \_\_\_\_\_

**\*\*Please attach a copy of the calculations used to derive the above numbers**

**3. Real Property Tax Benefit:**

A. Identify and describe if the project will utilize a real property tax exemption benefit in addition to the Agency's PILOT benefit:

N/A

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**B. Agency PILOT Benefit:**

RIDA provides real property tax abatements on the increased assessment (value added) as the result of the project. The real property tax abatement is applied uniformly to all eligible taxing jurisdictions. As a general rule the term of the real property tax abatement is 10 years. The basic real property tax abatement provided by RIDA is based upon the equivalent of Section 485(b) of the New York State Real Property Tax Law. This section provides for a 50% real property tax abatement on the increased assessed value in the first year; 45% real property tax abatement in the second year; 40% abatement in the third year; and thereafter declining 5% per year over a 10-year period. A 485(b) real property tax abatement is the standard that RIDA provides. An enhanced or reduced real property tax abatement is considered and/or provided under certain circumstances.

\_\_\_\_ We are requesting the standard PILOT Abatement

Yes  No Based upon the RIDA Uniform Tax Exempt Policy, I believe this project qualifies for an enhanced real property tax abatement or one that deviates from the standard and request consideration for a variation from the standard abatement in order to make the project viable.

If you check yes above, please provide a brief explanation as to why:

Due to the size of the project and resulting in the economic growth and benefits this project requires enhanced

abatements to be successful.

- i. Term of PILOT requested: 20 years
- ii. Upon acceptance of this application, the Agency staff will draft a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attach such information to Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and the schedule will become part of the application.

**\*\* This application will not be deemed complete and final until Exhibit A hereto has been completed and executed\*\***



**Part VI – Measures of Growth and Benefits**

- List the Applicant's and each users present employment at the proposed location, and estimates of (i) employment at the proposed project location at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area\* ("LMA") that would fill the full-time and part-time jobs at the end of the second year following completion:

\* The Labor Market Area includes Nassau and Suffolk Counties.

|             | <u>Present</u> | <u>First Year</u> | <u>Second Year</u> | <u>Residents of LMA</u> |
|-------------|----------------|-------------------|--------------------|-------------------------|
| Full-Time   | <u>0</u>       | <u>125</u>        | <u>240</u>         | <u>95%</u>              |
| Part-Time** | <u>0</u>       | <u>300</u>        | <u>420</u>         | <u>95%</u>              |

**Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should outline the titles and corresponding pay scale/benefits.**

\*\* Agency staff converts Part-Time jobs into FTEs for state reporting purposes by dividing the number of Part-Time jobs by two (2).

- Salary and Fringe Benefits:

| <b>Category of Jobs to be Retained and Created</b> | <b>Average Salary</b> | <b>Average Fringe Benefits</b> |
|--|-----------------------|--------------------------------|
| Salary Wage Earners                                | ██████████            | ██████████*                    |
| Commission Wage Earners                            | ██████████            | ██████████***                  |
| Hourly Wage Earners                                | ██████████            | ██████████***                  |
| 1099 and Contract Workers                          | ██████████            | ██████████                     |

\*\*\* Full-Time employees will get Fringe Benefits which include health insurance, 401(k), work's compensation and paid vacations.

- INDIRECT/CONSTRUCTION JOBS** – please indicate the projected number of indirect construction jobs that will be created as a result of the project: 93 jobs (24 direct construction jobs; 22 indirect construction jobs/47 induced impact)

Please provide the estimated average wage for the indirect jobs: \$30,000.00

- What, if any, will be the expected increase in the annual gross dollar amount of sales (or rent)?  
\$ 55,000,000.00 (estimate)

- How many jobs will be retained as a result of this project? 0 jobs

- Describe other public benefits anticipated as a result of this Project.

Local economy will prosper. Real estate values will increase. Local businesses will receive higher sales. Local discretionary income will increase. Sales tax collected will increase for the town and the county. In addition, the products and services that Island Water Park will provide are not readily available to the residents which include the wake boards and surf boards, etc.  
Also, the amusement and recreational services are unique to Riverhead and all of Long Island.

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*Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.*

|                    |                    |
|--------------------|--------------------|
| 1. Total employees | 2. Total employees |
| 3. Total employees | 4. Total employees |
| 5. Total employees | 6. Total employees |
| 7. Total employees | 8. Total employees |

**Part VII – Representations, Certifications and Indemnification**

1. Is the Applicant in any litigation or does the Applicant anticipate any litigation which would have a material adverse effect on the Applicant's financial condition? (if yes, furnish details on a separate sheet)

Yes  No

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices? (If yes, furnish details on a separate sheet)

Yes  No

3. Is there a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency? (If yes, explain why)

Yes  No

The increased costs due to the extremely unusual delays, the pandemic, the increased risk, the additional costs to make the project environmentally friendly, the costs to expedite opening a facility that will have outdoor use during the pandemic, the increased cost of materials and the greater uncertainty that comes with opening while the pandemic is still an issue have all contributed to a serious need for the Agency's financial assistance.

4. If the Project could be undertaken without the financial assistance of the Agency, then provide a statement in the space below indicating why the Project should be undertaken by the Agency and what would be the impact on the Applicant and on the municipality if the applicant was unable to obtain financial assistance?

The history of this project has spanned 20 years and has gone through numerous changes in it's size and scope with many obstacles to get past. In addition, changes to the business model and investors has contributed to the long delays. As a result, the Applicant has invested significant amounts of it's own equity into the project and does not want to walk away from the investment. But, in order to obtain additional financing and finalize construction, and then open and run such a unique water park operation, Applicant must rely on assistance from the Agency to see this through completion.

5. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither

restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

Initial ES

6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law and any amendment thereto, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies").

Initial ES

7. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

Initial ES

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

Initial ES

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

Initial ES

10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

Initial ES



11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who 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 including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

Initial ES

12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project.

Initial ES

13. The Applicant confirms and hereby acknowledges it has received the Agency's Local Labor Policy attached hereto as Schedule B and agrees to comply with the same.

Initial ES

14. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's [Recapture and Termination] Policy, attached hereto as Schedule C.

Initial ES

Date: 4/20/2021

[Signature]  
Applicant Signature

Eric Scott Eric Scott  
Printed Name

President  
Print Title

Sworn to me before this 20th  
Day of April, 2021

[Signature]

**TINA LEBLOND GRAF**  
Notary Public, State of New York  
No. 01LE6010616  
Qualified in Suffolk County,  
Commission Expires July 20, 2022

Continued from page 21

Date: 4/20/2021

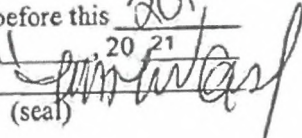


Facility User Applicant Signature

Eric Scott Eric Scott

Printed Name

Print Title Member/Manager

Sworn to me before this 20th  
Day of April, 2021  
  
(seal)

TINA LEBLOND GRAF  
Notary Public, State of New York  
No. 01LE6010616  
Qualified in Suffolk County  
Commission Expires July 20, 2022

**Part VIII – Submission of Materials**

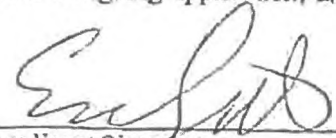
1. A cover letter providing a narrative of the project and the purpose. (New build, renovations and/or equipment purchases). Identify specific uses occurring within the project. Describe any new tenants and end users. Provide an historical picture and overview of the project.
2. Certified Financial statements for the last two fiscal years (unless included in the Applicant's annual report).
3. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
4. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
5. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
6. Completed Long Environmental Assessment Form and/or applicable short form.
7. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.
8. A copy of the most recent real property tax bill for the proposed project location.
9. Attach a map highlighting the location of the project.
10. An electronic copy and 2 paper copies of preliminary plans or sketches of the proposed project.
11. Attach a detailed budget for the project
12. A copy of the proposed employment schedule reference on page 17 under Part VI Measures of Growth
13. Socio/Economic Impact Study or Market Study if requested or if you answered yes to questions 2 or 3 within the Retail Questionnaire on page 10, then you must also submit a third party market study.
14. Attach an explanation of how you calculated the requested sales tax exemption.
15. In addition to 7 hard copies, **THE APPLICATION MUST BE PROVIDED IN ELECTRONIC FORM** along with a separate electronic redacted version to be used by the Agency in the event of a FOIL request. Signatures, ID Numbers, personal contact phone numbers and other confidential information should be redacted. If you have any questions, please contact the Agency personnel.

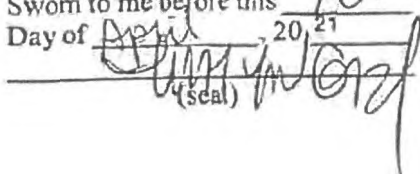
**Part IX – Certification**

Eric Scott (name of representative of company submitting application) deposes and says that he or she is the President (title) of Island Water Park Corp., the corporation (company name) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as information acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Riverhead Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. 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 or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, 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 bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion and sale 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, and all other appropriate fees, which amounts are payable at closing.

  
\_\_\_\_\_  
Applicant Signature

Sworn to me before this 20th  
Day of April, 2021  
  
(seal)

TINA LEBLOND GRAF  
Notary Public, State of New York  
No. 01LE6010616  
Qualified in Suffolk County  
Commission Expires July 20, 2022



**EXHIBIT A**

**Proposed PILOT Schedule**

Upon acceptance of the Application and completion of the Cost Benefit Analysis, the Agency will attach the proposed PILOT Schedule, together with the estimates of net exemptions based on estimated tax rates and assessment values to this Exhibit.

## SCHEDULE A

### RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY FEE SCHEDULE

A non-refundable application fee of \$2,000 for applications for projects costs under \$5 million and \$4,000 for applications for project costs over \$5 million is required at the time of application. This fee will be credited to the Agency's Administrative Fee, payable at closing. The Administrative Fee charged by the Agency at closing are based on the project costs as determined by the Agency (and as depicted in Section IV of the application for financial assistance) and is as follows:

¾ of 1% of the total project costs for financial assistance on the first \$10 million.

¼ of 1% of the total project costs for financial assistance on projects over \$10,000,000

1% of the increase of the total project over the original cost projections for amended applications post initial financial approval.

#### Reporting/Compliance Fee:

State law requires that the Town of Riverhead Industrial Development Agency file certain financial and compliance reports with the State of New York. Much of the information within these reports is required to be furnished by your company and the IDA is obligated to meet a state submission deadline.

Annual Compliance Reporting fee for Lease Projects \$250 annually

Annual Compliance Reporting fee for Bond Projects \$300 annually

Annual Compliance Reporting fee for Commercial Mixed Use and Multi Family Housing Projects \$500 (with 2) or more residential units and/or more than 3 commercial tenant spaces)

\*Compliance fees apply to each phase of a project which necessitates a separate NYS filing for reporting.

#### Late Reporting/Compliance Fee: commencing the day following report due date

State law requires that the Town of Riverhead Industrial Development Agency file an Annual Financial and Compliance Report with the State of New York. Much of the information within this report is required to be furnished by your company and the IDA is obligated to meet a state submission deadline. In order to meet this deadline, the Agency will impose a \$500 penalty for late or incomplete filings (applied the day immediately following the due date) with an additional two hundred and a \$250 pro-ratable fee for every 30 days thereafter until the submission of the report or benefit recapture provision is implemented. For timely incomplete submissions, the pro-rata fee will commence from the date of notification by the Agency of the deficiencies.

#### Processing Fee:

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. prepayment of bonds, sales tax extension, etc. The Agency will charge a \$250 processing fee for each request.

#### Assignments & Assumptions:

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 the sale of the IDA property. The new company often wishes to continue IDA involvement to maintain the viability of the project and needs to retain the incentives. The Agency will charge a \$4000 fee for each of these transactions if requests are made prior to any transfer, otherwise the assignment/assumption will require a full administrative fee of ¾ of 1%.

#### Reprocessing/Refinance Fee:

During the course of IDA ownership/involvement, the Agency may be required, by the company, to consent to a variety of simple refinancing mechanisms i.e. second mortgages, additional secured financing, refinancing, etc. The Agency will charge a \$2500 processing fee for each request and reserves the right to increase the fee to reflect the complexity of each transaction, but not to exceed the basic administrative application fee.

**Late PILOT Payment:**

In addition to requirements of GML 874(5), the Agency shall impose its own 5% penalty, plus \$1000 administrative fee for delinquent PILOT payments that are 5 days late, commencing on the sixth day.

**Re-Notification Fee**

Occasionally, an applicant will cause an adjournment of a public hearing. The IDA will charge a fee of \$100 per requested adjournment to re-notify and repost public notice and payment by the applicant of any necessary stenography or incidental costs associated with the reprocessing.

**Recapture Fee**

Ten percent 10% of the recapture amount will be assessed on the amount determined to be recaptured.

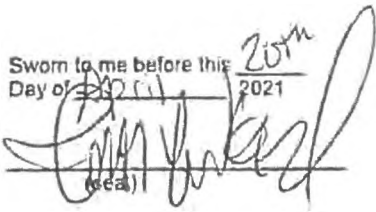
- All Agency fees are non-refundable and are as amended from time to time.

Adopted as Amended 6-1-2020



Applicant Signature

Sworn to me before this 20<sup>th</sup>  
Day of July 2021



TINA LEBLOND GRAF  
Notary Public, State of New York  
No. 01LE6010616  
Qualified in Suffolk County  
Commission Expires July 20, 2022

**SCHEDULE B**

**Agency's Local Labor Policy**

**Purpose**

The purpose of this part is to request companies benefitting from the Riverhead Industrial Development Agency (the "Agency) programs to engage local residents from the Town of Riverhead and the County of Suffolk during the construction phase of projects through the addition of an amendment to the Agency project application. All Agency projects are subject to monitoring by the Riverhead IDA.

**Construction Jobs**

Construction jobs, although limited in duration, are vital to the overall employment opportunities within the region since construction wages earned by local residents are reinvested in the local economy. It is hereby established to be the policy of the Agency that companies to which it has provided inducement use best efforts to employ local residents during the construction phase of projects. This will ensure that maximum public benefit is realized from Agency assistance.

**Requirements of the Applicant**

As a condition of receiving inducement and/or financial assistance from the Agency, the Company will agree to satisfy the following requirements, in form and substance satisfactory to the Agency.

The Company hereby represents and warrants that it will use commercially reasonable efforts to advertise, hire and cause any agent of the Company, general contractor, subcontractor, or subcontractor to a subcontractor working on the Project, to hire employees who live within Suffolk County, prioritizing Riverhead Residents. The Agency understands and acknowledges that at certain times local labor may not be available.

Submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged for the construction phase of the project by companies benefitting from the Agency programs. Said report shall identify the name, title, mailing address, phone/fax/email of the project contact person who will be responsible and accountable for providing information about the award of construction contracts relative to the project.

3. The Agency, may at any time during the benefit period, enhance the monitoring and reporting requirements relative to tracking and encouraging the use of local labor.

ES Initial

**SCHEDULE C**  
**RECAPTURE AND TERMINATION POLICY**  
**RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY**  
**EFFECTIVE June 16, 2016**

Pursuant to Sections 874(10) and (11) of Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), the Riverhead Industrial Development Agency (the "Agency") is required to adopt policies (i) for the discontinuance or suspension of any financial assistance provided by the Agency to a project or the modification of any payment in lieu of tax agreement and (ii) for the return of all or part of the financial assistance provided by the Agency to a project.

**Termination or Suspension of Financial Assistance**

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to terminate or suspend the Financial Assistance (defined below) provided to a project upon the occurrence of an Event of Default, as such term is defined and described in the Lease Agreement entered into by the Agency and a project applicant (the "Applicant") or any other document entered into by such parties in connection with a project (the "Project Documents"). Such Events of Default may include, but shall not be limited to, the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Documents; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Documents or any other materials delivered pursuant to the Project Documents.

The decision of whether to terminate or suspend Financial Assistance and the timing of such termination or suspension of Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and shall be subject to the notice and cure periods provided for in the Project Documents.

For the purposes of this policy, the term "Financial Assistance" shall mean all direct monetary benefits, tax exemptions and abatements and other financial assistance, if any, derived solely from the Agency's participation in the transaction contemplated by the Project Documents including, but not limited to:

- (i) any exemption from any applicable mortgage recording tax with respect to the Facility on mortgages granted by the Agency on the Facility at the request of the Applicant;
- (ii) sales tax exemption savings realized by or for the benefit of the Applicant, including the savings realized by any agent of the Applicant pursuant to the Project Documents in connection with the Facility; and

(iii) real property tax abatements granted under the Project Documents.

### **I. Recapture of Financial Assistance**

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to recapture all or part of the Financial Assistance provided to a project upon the occurrence of a Recapture Event, as such term is defined and described in the Project Documents at least as stringent as stated in the attached Exhibit A and Exhibit B. Such Recapture Events may include, but shall not be limited to the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Documents; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Documents or any other materials delivered pursuant to the Project Documents.

The timing of the recapture of the Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and is subject to the notice and cure periods provided for in the Project Documents. The percentage of such Financial Assistance to be recaptured shall be determined by the provisions of the Project Documents along with statutory interest as provided by law.

All fees and costs including reasonable attorney fees shall be paid by the Applicant.

All recaptured amounts of Financial Assistance shall be redistributed to the appropriate affected taxing jurisdiction, unless agreed to otherwise by any local taxing jurisdiction.

The Agency may determine to terminate, suspend and/or recapture Financial Assistance in its sole discretion. Such actions may be exercised simultaneously or separately and are not mutually exclusive of one another.

### **II. Modification of Payment In Lieu of Tax Agreement**

In the case of any Event of Default or Recapture Event, in lieu of terminating, suspending or recapturing the Financial Assistance, the Agency may, in its sole discretion, adjust the payments in lieu of taxes due under the Project Documents, so that the payments in lieu of taxes payable under the Project Documents are adjusted upward retroactively and/or prospectively for each tax year until such time as the Applicant has complied with the provisions of the Project Documents. The amount of such adjustments shall be determined by the provisions of the Project Documents.



**EXHIBIT A to Schedule C**  
**PROJECT AGREEMENT RECAPTURE PROVISIONS**

Termination, Modification and/or Recapture of Agency Financial Assistance. It is understood and agreed by the Parties hereto that the Agency is entering into the Ground Lease Agreement, the Lease Agreement, the PILOT Agreement, the Sales Tax Authorization Letter and the Project Agreement in order to provide Financial Assistance to the Company for the Facility and to accomplish the public purposes of the Act. The Company hereby makes the following representations and covenants in order to induce the Agency to proceed with the Project/Facility:

(a) In accordance with Section 875(3) of the New York General Municipal Law, the policies of the Agency, and the Resolutions, the Company covenants and agrees that it may be subject to a Recapture Event (as hereinafter defined) resulting in the potential recapture of any and all Financial Assistance, as described below, if the Company receives, or its Subagents receives any Financial Assistance from the Agency, and it is determined by the Agency that:

(1) the Project shall be placed in service no later than five (5) years from the date hereof and shall have received a valid and subsisting Certificate of Occupancy for all structures and uses; or  
(2) the Company or its Subagents, if any, authorized to make purchases for the benefit of the Project is not entitled to the sales and use tax exemption benefits; or

(3) the sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the Company or its Subagents, if any; or

(4) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or

(5) the Company has made a material false or misleading statement, or omitted any information which, if included, would have rendered any information in the application or supporting documentation false or misleading in any material respect, on its application for Financial Assistance; or

(6) the Company fails to meet and maintain the thresholds and requirements representing certain material terms and conditions, said Investment Commitment, Employment Commitment, and Local Labor Commitment, all as further defined below, being additional purposes to be achieved by the Agency with respect to its determination to provide Financial Assistance to the Project and required by the Agency to be complied with and adhered to, as evidenced by submission, as so required by the Agency, of written confirmation certifying and confirming on an annual basis beginning in the first year in which Financial Assistance is so claimed, through the conclusion of the later of either two (2) years following the (i) construction completion date or (ii) the calendar year of the termination of the PILOT Agreement or final bond payment whichever is later (said date hereinafter referred to as the "Project Completion Date" and the time period so referenced being hereinafter defined as the "Material Terms and Conditions Monitoring Period") confirming the following:

(a) Investment Commitment - that the total investment actually made with respect to the Project at the Project's construction completion date equals or exceeds (insert amount) (which represents the product of 85% multiplied by (insert amount) being the total project cost as stated in the Company's application for Financial Assistance); and

(b) Employment Commitment - that there are at least (insert number) existing full time equivalent ("FTE") employees located at, or to be located at, the Facility as stated in the Company's application for Financial Assistance (the "Baseline FTE"); and

• the number of current FTE employees in the then current year at the Facility; and that the Company has maintained and created FTE employment at the Facility equal to (insert number) FTE employees (representing the sum of (insert number) Baseline FTE plus the product

of 85% multiplied by (insert number) (being the total number of new FTE employee positions as proposed to be created by the Company as stated in the Company's application for Financial Assistance); and

(c) Local Labor Commitment - that the Company adheres to and undertakes or has undertaken construction activities in compliance with the Agency's Local Labor Workforce Policy on an annual reporting basis during the construction period; and

(d) Project Assessment Reporting Commitment - that the Company shall provide, annually, to the Agency, certain information to confirm that the Project is achieving the investment, job retention, job creation, and other objectives of the Project.

In order to accomplish the foregoing, the Company shall provide annually, to the Agency, a certified statement and documentation: i) enumerating the full time equivalent jobs retained and the full time equivalent jobs created as a result of the Financial Assistance, by category, including full time equivalent independent contractors or employees of independent contractors that work at the Project location, and (ii) indicating that the salary and fringe benefit averages or ranges for categories of jobs retained and jobs created in form as supplied by the Agency and as may be amended from time to time by the Agency.

The findings made by the Agency with respect to Section 3(a)(1), (2), (3) and/or (4) and/or failure to provide the written confirmation as required by Section 3(a)(5) with respect to the thresholds and requirements as identified in Section 3(a)(5), above, and/or failure to meet the thresholds and requirements as identified in Section 3(a)(5) above, may potentially be determined by the Agency, in accordance with the Sales Tax Authorization Letter and Section 6.15 Recapture of Agency Benefits contained in the Lease Agreement and/or a failure to comply with the Agency's policies and Resolutions (collectively, findings and determinations made as described herein with respect to Section 3(a)(1), (2), (3) and/or (4) and/or the failure under Section 3(a)(5) to submit the required certification and/or the failure to meet the required thresholds and requirements as specified in Section 3(a)(5) are hereby defined as a "Recapture Event"). If the Agency declares a Recapture Event, the Company agrees and covenants that it will (i) cooperate with the Agency in its efforts to recover or recapture any or all Financial Assistance obtained by the Company and (ii) promptly pay over any or all such amounts to the Agency that the Agency demands in connection therewith. Upon receipt of such amounts, the Agency shall then redistribute such amounts to the appropriate affected tax jurisdiction(s). The Company further understands and agrees that in the event that the Company fails to pay over such amounts to the Agency, the New York State Tax Commissioner may assess and determine the New York State and local sales and use tax due from the Company, together with any relevant penalties and interest due on such amounts.

(b) In accordance with the Resolutions the Company further: (i) covenants that the purchase of goods and services relating to the Project and subject to New York State and local sales and use taxes are estimated in an amount up to (insert amount), and, therefore, the value of the sales and use tax exemption benefits authorized and approved by the Agency, subject to Section 3(a) of this Agent Agreement, cannot exceed (insert amount).

(c) The Company acknowledges and understands that a Recapture Event made with respect to Section 3(a)(4) of this Project Agreement will, in addition, immediately result in the loss and forfeiture of the Company's right and ability to obtain any and all future Financial Assistance with respect to the Project.



**EXHIBIT B to Schedule C  
LEASE AGREEMENT RECAPTURE PROVISIONS**

Recapture of Agency Benefits.

(a) It is understood and agreed by the parties to this Lease Agreement that the Agency is entering into this Lease Agreement in order to accomplish the public purposes of the Act. In consideration therefor, the Company hereby agrees as follows:

(i) If there shall occur a Recapture Event (as defined below) prior to the completion of the construction and equipping of the Project and the Company thereafter sells all or substantially all of the Project or causes all or substantially all of the Project to be sold within two years of the exercise of such option to terminate this Lease Agreement, the Company shall pay to the Agency, as a return of public benefits conferred by the Agency, all Benefits as defined below.

(ii) If there shall occur a Recapture Event after the earlier of (i) the date on which the Project shall have been substantially completed, or (ii) twenty-four months from the date of execution of this Lease Agreement (the earlier of said dates hereinafter the "Operations Commencement Date"), the Company shall pay to the Agency as a return of public benefits conferred by the Agency, the amounts set forth in this paragraph (a)(ii) of Section 6.15.

1. one hundred percent (100%) of the Benefits if the Recapture Event occurs within the first six (6) years after the Operations Commencement Date;
2. eighty percent (80%) of the Benefits if the Recapture Event occurs during the seventh (7th) year after the Operations Commencement Date;
3. sixty percent (60%) of the Benefits if the Recapture Event occurs during the eighth (8th) year after the Operations Commencement Date;
4. forty percent (40%) of the Benefits if the Recapture Event occurs during the ninth (9th) year after the Operations Commencement Date;
5. twenty percent (20%) of the Benefits if the Recapture Event occurs during the tenth (10th) year after the Operations Commencement Date.

The term "Benefits" shall mean, collectively, all Financial Assistance realized by the Company including, but not limited to, exemption from real property tax, mortgage recording tax, transfer tax, sales or use tax, and filing and recording fees.

The term "Recapture Event" shall mean any of the following events:

1. The Company shall have liquidated its operations and/or assets or shall have ceased all or substantially all of its operations at the Project (whether by relocation to another facility or otherwise, or whether to another facility either within or outside of the Town);
2. The Company shall have leased all or any portion of the Project in violation of the limitations imposed by Section 7.1 hereof, without the prior written consent of the Agency;
3. The Company shall have effected substantial changes in the scope and nature of the Company's operations at the Project;
4. The Company shall have transferred all or substantially all of its employees to a location outside of the Town; or
5. The Company shall have sold, leased, transferred or otherwise disposed of all or substantially all of its interest in the Project.

Notwithstanding the foregoing, a Recapture Event shall not be deemed to have occurred if the Recapture Event shall have arisen as a direct immediate result of (i) a taking or condemnation by governmental authority of all or substantially all of the Project, (ii) the inability at law of the Company to rebuild, repair, restore or replace the Project after the damage or destruction of the project, in whole or in part, to substantially its condition prior to such event, which inability shall

have arisen in good faith through no fault on the part of the Company, or (iii) a matter to which the Agency shall have given its express prior written consent.

6. The submission of any knowingly materially false or knowingly materially misleading information in the Application or proceedings held by the Agency on the Application. This is a continuing obligation of the Company.

7. Failure to comply with the requirements of General Municipal Law Section 875.

(b) The Company covenants and agrees to furnish the Agency with written notification upon any Recapture Event occurring within ten (10) years of the Operations Commencement Date, which notification shall set forth the terms thereof. The provisions of this Section 6.15 shall survive the termination of this Lease Agreement for any reason whatsoever, notwithstanding any provision of this Lease Agreement to the contrary.

(c) In the event any payment owing by the Company under this Section 6.15 shall not be paid on demand by the Company, such payment shall bear interest from the date of such demand at the rate of nine percent (9%) per annum until the Company shall have paid such payment in full, together with such accrued interest to the date of payment, to the Agency.

(d) The Agency, in its sole discretion, may waive all or any portion of any payment owing by the Company under this Section 6.15.

(e) The Company covenants and agrees to furnish the Agency with written notification upon any such disposition of the Project or any portion thereof made within ten (10) years of its completion, which notification shall set forth the terms of such sale. The provisions of this Section 6.15 shall survive the termination of this Lease Agreement for any reason whatsoever, notwithstanding any provision of this Lease Agreement to the contrary.

(f) In the event of a conflict between this section 6.15 "Recapture of Agency Benefits" and the General Municipal Law Section 875, Section 875 shall control.

**RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY**  
**TOWN OF RIVERHEAD**



200 Howell Avenue  
Riverhead, NY 11901

(631) 369-5129

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

Section 859 of the General Municipal Law requires additional financial reporting requirements by all IDA's in New York State and is of particular importance to IDA applicants. (copy attached). This section requires the Agency to transmit financial statements within 90 days following each December end of the Agency's fiscal year., prepared by an independent, certified public accountant, to the New York State Comptroller, the Commissioner of the New York State Department of Economic Development, and the governing body of the municipality for whose benefit the Agency was created (Town of Riverhead). These audited financial statements shall include supplemental schedules listing the following information:

All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.

All new bond issues shall be listed and for each new bond issue, the following information is required:

Name of the project financed with the bond proceeds.

Name and address of each owner of the project.

The amount of tax exemptions granted for each project.

Purpose for which the bond was issued.

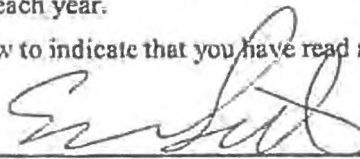
Bond interest rate at issuance and, if variable, the range of interest rates applicable.


Bond maturity date.

Federal tax status of the bond issue.

The Public Authorities Reform Act of 2009, Section 2800 requires annual reports of operations and accomplishments which includes projects undertaken by the Agency. The Annual Compliance Reports shall include company provided information relative to individual projects including but not limited; to capital investment made, salaries, employee count, exemptions received, and pilot payments made. Your company must submit this information no later than February 10<sup>th</sup> of each year.


Please sign below to indicate that you have read and understood the above.

  
Chief Executive Officer of Applicant

  
Date

617.21  
Appendix C  
State Environmental Quality Review  
SHORT ENVIRONMENTAL ASSESSMENT FORM  
For UNLISTED ACTIONS Only

**PART I-PROJECT INFORMATION ( To be completed by Applicant or Project Sponsor)**

|  |                 |
|--|-----------------|
| 1. APPLICANT/SPONSOR   | 2. PROJECT NAME |
| 3. PROJECT LOCATION:<br>Municipality _____ County _____  |                 |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)   |                 |
| 5. IS PROPOSED ACTION:<br><input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration   |                 |
| 6. DESCRIBE PROJECT BRIEFLY:   |                 |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially _____ acres      Ultimately _____ acres   |                 |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly   |                 |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other<br>Describe: |                 |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OF LOCAL)?<br><input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals   |                 |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval  |                 |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input type="checkbox"/> Yes <input type="checkbox"/> No   |                 |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE  |                 |
| Applicant/sponsor name: _____  | Date: _____     |
| Signature:    |                 |

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

**OVER**  
**1**

**PART I — PROJECT INFORMATION**  
**Prepared by Project Sponsor**

**NOTICE:** This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, including Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Please provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

|  |       |                    |
|--|-------|--------------------|
| Name of Action   |       |                    |
| Location of Action (Include Street Address, Municipality and County) |       |                    |
| Name of Applicant/Sponsor (and contact person)                       |       | Business Telephone |
| Address  |       |                    |
| City/PO  | State | Zip Code           |
| Name of Owner (if different)   |       | Business Telephone |
| Address  |       |                    |
| City/PO  | State | Zip Code           |
| Description of Action:   |       |                    |

**Please Complete Each Question—Indicate N/A if Not Applicable**

**A. SITE DESCRIPTION**

1. Present land use:     Urban    Industrial    Commercial    Residential (suburban)  
 Rural (non farm)    Agricultural    Other \_\_\_\_\_

2. Total Acreage of project area: \_\_\_\_\_ acres.

| APPROXIMATE ACREAGE  | CURRENTLY   | AFTER COMPLETION |
|--|-------------|------------------|
| Meadow or Brushland (Non-agricultural)                       | _____ acres | _____ acres      |
| Forested   | _____ acres | _____ acres      |
| Agricultural (includes orchards, cropland, pasture, etc.)    | _____ acres | _____ acres      |
| Wetland (Freshwater or Tidal as per Articles 24, 25, or ECL) | _____ acres | _____ acres      |
| Water Surface Area   | _____ acres | _____ acres      |
| Unvegetated (rock, earth or fill)                            | _____ acres | _____ acres      |
| Roads, and other paved surfaces                              | _____ acres | _____ acres      |
| Buildings (ground floor coverage)                            | _____ acres | _____ acres      |
| Other (indicate type)  | _____ acres | _____ acres      |



Totals \_\_\_\_\_ acres \_\_\_\_\_ acres

3. What is predominant soil type(s) on the project site? \_\_\_\_\_
  - a. Soil drainage:  Well drained (\_\_\_\_% of site);  Moderately well drained (\_\_\_\_% of site);  
 Poorly drained (\_\_\_\_% of site).
  - b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See NYCRR 370).
4. Are there bedrock outcroppings on project site?  Yes  No
  - a. What is depth to bedrock? \_\_\_\_\_ (in feet).
5. Approximate percentage of proposed site with slopes: 0-10% \_\_\_\_\_%; 10-15% \_\_\_\_\_%; 15% or greater \_\_\_\_\_%
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No.
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  
 Yes  No.
8. What is the depth of the water table? \_\_ (in feet)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No.
10. Do hunting, fishing, or shell fishing opportunities currently exist in the project area?  Yes  No.
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No. According to: \_\_\_\_\_  
Identify each species: \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site (i.e., cliffs, dunes, other geological formations)  Yes  No. If yes, describe: \_\_\_\_\_  
\_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No. If yes, describe: \_\_\_\_\_  
\_\_\_\_\_
14. Does the project site include scenic views known to be important to the community?  
 Yes  No.
15. Streams within or contiguous to project area:
  - a. Name of stream and name of river to which it is tributary: \_\_\_\_\_
16. Lakes, ponds, wetland areas within or contiguous to project area?  Yes  No.
  - a. Name \_\_\_\_\_
  - b. Size (in acres) \_\_\_\_\_
17. Is site served by existing public utilities?  Yes  No.
  - a. If Yes, does sufficient capacity exist to allow connection?  Yes  No.
  - b. If Yes, will improvements be necessary to allow connections?  Yes  No.
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA Sections 303 and 304?  Yes  No. If yes, describe: \_\_\_\_\_
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR 617?  Yes  No.
20. Has the site ever been used for storage or disposal of solid or hazardous waste?  Yes  No.

**B. PROJECT DESCRIPTION**

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

- a. Total contiguous acreage owned or controlled by project sponsor: \_\_\_ acres.
- b. Project acreage to be developed: \_\_\_ acres initially; \_\_\_ acres ultimately.
- c. Project acreage to remain undeveloped: \_\_\_ acres.
- d. Length of project, in miles \_\_\_\_\_ (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed \_\_\_\_%;
- f. The number of off-street parking spaces existing: \_\_\_ proposed: \_\_\_\_\_
- g. Maximum vehicular trips generated per hour \_\_\_\_\_ (upon completion of project)?
- h. If residential, number and type of housing units:

|            | One-Family | Two-Family | Multiple-Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | _____      | _____      | _____           | _____       |
| Ultimately | _____      | _____      | _____           | _____       |

- i. Dimension (in feet) of largest proposed structure \_\_\_' height; \_\_\_ width \_\_\_ length
  - j. Linear feet of frontage along a public thoroughfare project will occupy is? \_\_\_ ft.
2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? \_\_\_ tons/cubic yards.
3. Will disturbed areas be reclaimed?  Yes  No  N/A.
- a. If yes, for what intended purpose is the site being reclaimed? \_\_\_\_\_
  - b. Will topsoil be stockpiled for reclamation?  Yes  No.
  - c. Will upper subsoil be stockpiled for reclamation?  Yes  No.
4. How many acres of vegetation (trees, shrubs, ground cover) will be removed from site? \_\_\_ acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  Yes  No.
6. The anticipated period of construction (including demolition): \_\_\_\_\_ months (including demolition)
7. If multi-phased:
- a. Total number of phases anticipated \_\_\_\_\_
  - b. Anticipated date of commencement Phase I: \_\_\_ month \_\_\_\_\_ year (including demolition)
  - c. Approximate completion date of final phase: \_\_\_ month \_\_\_\_\_ year
  - d. Is Phase I functionally necessary to subsequent phases?  Yes  No.
8. Will blasting occur during construction?  Yes  No.
9. Number of jobs generated: during construction \_\_\_; after project is complete \_\_\_.
10. Number of jobs eliminated by this project: \_\_\_.
11. Will project require relocation of any people, businesses, or facilities?  Yes  No.  
If yes, explain: \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_
  - b. Name of water body into which effluent will be discharged \_\_\_\_\_

13. Is subsurface liquid waste disposal involved?  Yes  No Type \_\_\_\_\_
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No.
- If yes, what is the amount generated per month? \_\_\_\_\_ tons.
  - If yes, will an existing solid waste facility be used?  Yes  No
  - If yes, give name \_\_\_\_\_
  - Will any wastes not go into a sewage disposal system or into a sanitary landfill?  
 Yes  No.
  - If yes, explain: \_\_\_\_\_
17. Will the project involve disposal of solid waste?  Yes  No.
- If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month.
  - If yes, what is the anticipated site life? \_\_\_\_\_ years.
18. Will project use herbicides or pesticides?  Yes  No. If yes, identify: \_\_\_\_\_
19. Will project routinely produce odors (more than one hour per day)?  Yes  No.
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No.
21. Will project result in an increase in energy use?  Yes  No.  
If yes, indicate type(s) \_\_\_\_\_
22. If water supply is from wells, indicate pumping capacity \_\_\_\_\_ gallons/minute.
23. Total anticipated water usage per day: \_\_\_\_\_ gallons/day.
24. Does project involve any local, state or federal funding?  Yes  No  
If yes, explain: \_\_\_\_\_

Approvals/Permits Required.

|                                    |  | Type | Submittal Date |
|------------------------------------|--|------|----------------|
| City, Town, Village Board          | <input type="checkbox"/> Yes <input type="checkbox"/> No |      |                |
| City, Town, Village Planning Board | <input type="checkbox"/> Yes <input type="checkbox"/> No |      |                |
| City, Town Zoning Board            | <input type="checkbox"/> Yes <input type="checkbox"/> No |      |                |
| City, County Health Department     | <input type="checkbox"/> Yes <input type="checkbox"/> No |      |                |
| Other Local Agencies               | <input type="checkbox"/> Yes <input type="checkbox"/> No |      |                |
| Other Regional Agencies            | <input type="checkbox"/> Yes <input type="checkbox"/> No |      |                |
| State Agencies                     | <input type="checkbox"/> Yes <input type="checkbox"/> No |      |                |
| Federal Agencies                   | <input type="checkbox"/> Yes <input type="checkbox"/> No |      |                |

**C. ZONING AND PLANNING INFORMATION**

1. Does proposed action involve a planning or zoning decision?  Yes  No.  
If yes, indicate specific decision required:  
 zoning amendment;  zoning variance;  special use permit;  subdivision;  site plan;  
 new/revision of master plan;  resource management plan;  other \_\_\_\_\_
2. What is the present zoning classification(s) of the site? \_\_\_\_\_
3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
\_\_\_\_\_
4. What is the proposed zoning of the site? \_\_\_\_\_
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? \_\_\_\_\_
6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  
 Yes  No.
7. What are the predominant land use(s) and zoning classifications within a 1/4-mile radius of proposed action? \_\_\_\_\_
8. Is the proposed action compatible with adjoining, surrounding land uses within a 1/4-mile radius?  Yes  No.
9. If the proposed action requires the subdivision of land, how many lots are proposed? \_\_\_\_\_  
a. What is the minimum lot size proposed? \_\_\_\_\_
10. Will proposed action require any authorization(s) for the formation or extension of sewer or water districts?  Yes  No.
11. Will the proposed action create an increased demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No.
12. Will the proposed action result in the generation of traffic significantly above present levels?  
 Yes  No.  
a. If yes, is the existing road network adequate to handle the additional traffic?  
 Yes  No.

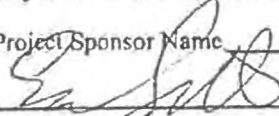
**D. INFORMATIONAL DETAILS**

Attach any additional information as needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. VERIFICATION**

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

Applicant/Project Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

Signature  \_\_\_\_\_ Title \_\_\_\_\_

**If the action is in the Coastal Area, and you are a state agency, complete a Coastal Assessment Form before proceeding with its assessment.**

**FULL  
ENVIRONMENTAL  
ASSESSMENT  
FORM**



**Full Environmental Assessment Form  
Part I - Project and Setting**

**Instructions for Completing Part I**

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

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

**A. Project and Applicant/Sponsor Information.**

|  |                       |                         |
|--|-----------------------|-------------------------|
| Name of Action or Project:<br>Island Water Park  |                       |                         |
| Project Location (describe, and attach a general location map):<br>S/S NYS Route 25, 2376' E/O Wading River- Manorville Road Calverton NY  |                       |                         |
| Brief Description of Proposed Action (include purpose or need):<br>Proposed creation of a water ski/wake board park at a site that was previously disturbed and excavated, excavation of approximately 11 acres to create a ground water feed lake. Installation of cable tow systems on towers (no powerboats) to tow water skiers/wake boarders. Construction of approximately 52,000 square foot buildings which include offices, sport shop, fitness center, restaurants/snack bar/ meeting rooms and warehouse/showroom. recreational areas will also be provided to include but not limited to canoeing, kayaking, volleyball, picnicking, etc. Natural and Restored areas of approximately 25 acres, approximately 1.6 acres of landscaping will be provided, approximately 1.75 acres of paving walks and other impervious surfaces and approximately 1.6 acres of previous surfaces( gravel parking, wood chip trails, etc.) will be installed. Sanitary Systems in conformance with SCDHS regulations will be installed on site. |                       |                         |
| Name of Applicant/Sponsor:<br>Island Water Park Corp.  | Telephone: [REDACTED] | E-Mail: [REDACTED]      |
| Address: [REDACTED]  |                       |                         |
| City/PO: [REDACTED]  | State: New York       | Zip Code: [REDACTED]    |
| Project Contact (if not same as sponsor; give name and title/role):<br>Mia Tagliagambe, Project Engineer   | Telephone: [REDACTED] | E-Mail: [REDACTED]      |
| Address:<br>[REDACTED]   |                       |                         |
| City/PO:<br>[REDACTED]   | State:<br>New York    | Zip Code:<br>[REDACTED] |
| Property Owner (if not same as sponsor):<br>Eric Scott   | Telephone: [REDACTED] | E-Mail: [REDACTED]      |
| Address:<br>[REDACTED]   |                       |                         |
| City/PO: [REDACTED]  | State: [REDACTED]     | Zip Code: [REDACTED]    |

**B. Government Approvals**

| B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)   |  |  |
|--|--|--|
| Government Entity  | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
| a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |  |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Amended Site Plan                                | 3/3/2011                               |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |
| d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |
| e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |  |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |  |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |  |  |
| i. Coastal Resources. <ul style="list-style-type: none"> <li> <span style="margin-left: 20px;">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</span> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> </li> <li> <span style="margin-left: 20px;">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</span> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> </li> <li> <span style="margin-left: 20px;">iii. Is the project site within a Coastal Erosion Hazard Area?</span> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> </li> </ul> |  |  |

**C. Planning and Zoning**

|  |   |
|--|---|
| <b>C.1. Planning and zoning actions.</b>   |   |
| Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?                                    | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part I</li> </ul>  |   |
| <b>C.2. Adopted land use plans.</b>  |   |
| a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes, identify the plan(s):  |   |
| _____  |   |
| _____  |   |
| _____  |   |
| c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes, identify the plan(s):  |   |
| _____  |   |
| _____  |   |
| _____  |   |

**C.3. Zoning**

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

b. Is the use permitted or allowed by a special or conditional use pennit?  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? Riverhead CSD

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

c. Which fire protection and emergency medical services serve the project site?  
Manorville Fire & Riverhead Ambulance.

d. What parks serve the project site?  
Brookhaven State Park, Robert Cushman Murphy County Park.

**D. Project Details**

**D.I. 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)? Commercial and Recreational

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 41.6 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 3.3 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 41.6 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: \_\_\_\_\_ 12 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase I (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

|                             | One Family | Two Family | Three Family | Multiple Family (four or more) |
|-----------------------------|------------|------------|--------------|--------------------------------|
| Initial Phase               | _____      | _____      | _____        | _____                          |
| At completion of all phases | _____      | _____      | _____        | _____                          |

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 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): \_\_\_\_\_

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: \_\_\_\_\_

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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: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: \_\_\_\_\_
- 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: \_\_\_\_\_ 9,598.5 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): \_\_\_\_\_  
 Total waste flow for the building is 9589.5 gpd. Total waste flow water flow from the recreational areabathroom building will be 3,870 gpd.

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

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- 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



Yes  No  
 Yes  No

• Do existing sewer lines serve the project site?  
 • Will a line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 5.3 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 42.5 acres (parcel size)

ii. Describe types of new point sources: On-site stormwater management structures and rain gardens.

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)?  
On-site stormwater management structures and rain gardens.

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

• Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) \_\_\_\_\_

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 (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ 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): \_\_\_\_\_

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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): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No  
 If Yes:  
 i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of 10 am to 1 pm  
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
 iii. Parking spaces: Existing 0 Proposed 160 Net increase/decrease \_\_\_\_\_  
 iv. Does the proposed action include any shared use parking?  Yes  No  
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_  
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No  
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No  
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No  
 If Yes:  
 i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_  
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_  
 iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.  
 i. During Construction:  
 • Monday - Friday: 7 A.M. to 5 P.M.  
 • Saturday: 7 A.M. to 5 P.M.  
 • Sunday: none  
 • Holidays: none  
 ii. During Operations:  
 • Monday - Friday: 11:30 A.M. to 8:00 P.M.  
 • Saturday: 10:00 A.M. to 8:00 P.M.  
 • Sunday: 10:00 A.M. to 8:00 P.M.  
 • Holidays: 11:30 A.M. to 8:00 P.M.

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:  
 \_\_\_\_\_  
 \_\_\_\_\_

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:  
LED Soffit down lighting and there will be wall packs on the exterior of the building. LED pole lighting throughout the parking lot and driveway etc.  
 \_\_\_\_\_

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: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_

5. 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

6. 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): Transportation, Recreation/open space

ii. If mix of uses, generally describe: \_\_\_\_\_

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                               | 1.2 Acres       | 5.3 Acres                        | 4.1 Acres          |
| • Forested   | 5.1 Acres       | 5.1 Acres                        | 0                  |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0               | 19.1 Acres                       | 19.1 Acres         |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        | 0               | 0                                | 0                  |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           | 11.3 Acres      | 11.3 Acres                       | 0 Acres            |
| • Wetlands (freshwater or tidal)   | 0               | 0                                | 0                  |
| • Non-vegetated (bare rock, earth or fill)   | 0               | 0                                | 0                  |
| • Other Describe: _____  | 0               | 0                                | 0                  |

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

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

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

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

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

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: \_\_\_\_\_  
 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): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_



iv. 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? \_\_\_\_\_ N/A feet

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:

|     |       |        |
|-----|-------|--------|
| HsA | _____ | 37 %   |
| RdB | _____ | 13.7 % |
| CpC | _____ | 12.1 % |

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6 feet

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

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 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: Man made Lake

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: \_\_\_\_\_

|   |  |   |
|---|--|---|
| m. Identify the predominant wildlife species that occupy or use the project site:<br>Tiger Salamander _____<br>_____  |  | _____   |
| n. Does the project site contain a designated significant natural community?<br>If Yes:<br>i. Describe the habitat/community (composition, function, and basis for designation): _____<br>_____   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Source(s) of description or evaluation: _____<br>iii. Extent of community/habitat:<br>• Currently: _____ acres<br>• Following completion of project as proposed: _____ acres<br>• 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?<br>If Yes:<br>i. Species and listing (endangered or threatened): _____<br>Tiger Salamander _____   |  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 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?<br>If Yes:<br>i. Species and listing: _____<br>Tiger Salamander _____  |  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?<br>If yes, give a brief description of how the proposed action may affect that use: _____<br>_____   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>E.3. Designated Public Resources On or Near Project Site</b>   |  |   |
| 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?<br>If Yes, provide county plus district name/number: _____   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b. Are agricultural lands consisting of highly productive soils present?<br>i. If Yes: acreage(s) on project site? _____<br>ii. Source(s) of soil rating(s): _____  |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?<br>If Yes:<br>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature<br>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____<br>_____ |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?<br>If Yes:<br>i. CEA name: _____<br>ii. Basis for designation: _____<br>iii. Designating agency and date: _____   |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

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: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ 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.

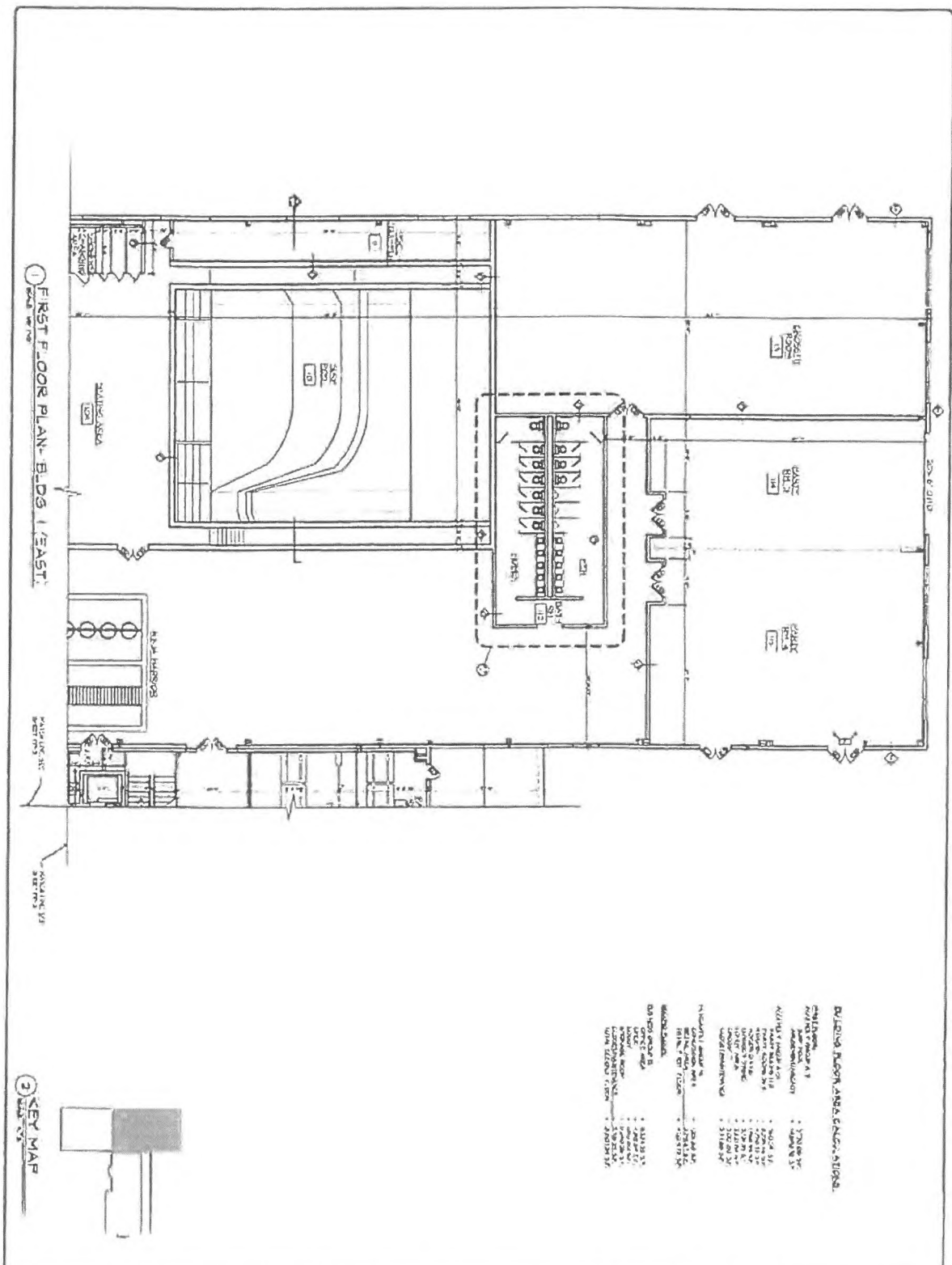
**G. Verification**

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

→ Applicant/Sponsor Name ERIC SCOTT Date 3/9/20

→ Signature [Signature] Title 3/9/20

# SITE PLANS



1 FIRST FLOOR PLAN- BLDG 1 (EAST)

2 KEY MAP

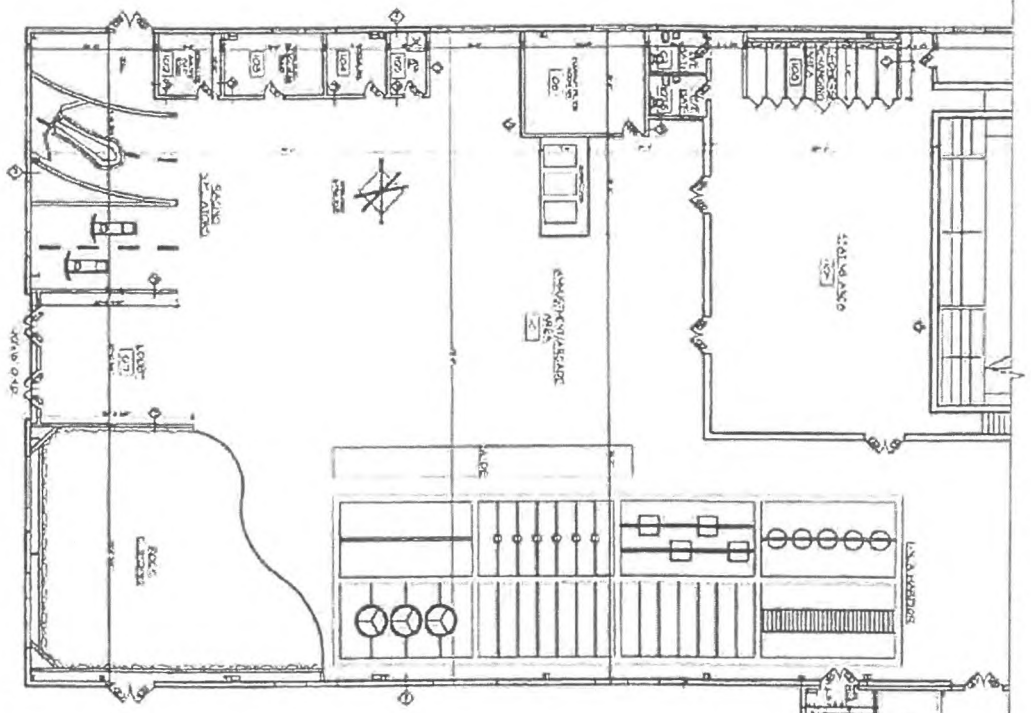
- BUILDING ROOM AREA SCHEDULE**
- | Room No. | Description | Area (Sq. Ft.) |
|----------|-------------|----------------|
| 101      | RESTROOMS   | 1,200          |
| 102      | RESTROOMS   | 1,200          |
| 103      | RESTROOMS   | 1,200          |
| 104      | RESTROOMS   | 1,200          |
| 105      | RESTROOMS   | 1,200          |
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| 199      | RESTROOMS   | 1,200          |
| 200      | RESTROOMS   | 1,200          |

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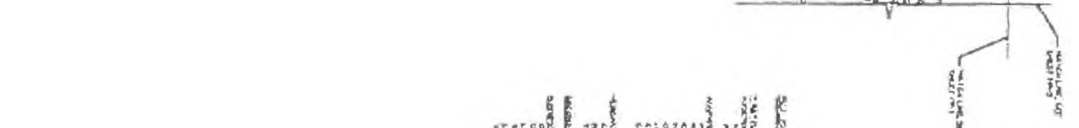
**ISLAND WATER PARK**  
**BUILDING NO. 1**  
**HOLAR COURT ROAD (R125)**  
**CALVERTON NY**  
**W.D. FIRST FLOOR PLAN**

DATE: 10/1/77  
 DRAWN BY: JAP  
 CHECKED BY: JAP





1 FIRST FLOOR PLAN- BLDG. (WEST)



2 KEY MAP

- SCHEDULE FOR AREA ESTIMATION**
- 1. AREA
  - 2. PERIMETER
  - 3. VOLUME
  - 4. WEIGHT
  - 5. COST
  - 6. FINISH
  - 7. MATERIALS
  - 8. LABOR
  - 9. EQUIPMENT
  - 10. UTILITIES
  - 11. SPECIALTIES
  - 12. OTHER

|   |  |   |   |
|---|--|---|---|
|   | <p><b>ISLAND WATER PARK</b><br/>         BUILDING NO. 1<br/>         MOUNTAIN VIEW ROAD (R. 25)<br/>         CALVERTON, NY</p> | <p>DATE: 10/15/88<br/>         DRAWN BY: JAZ<br/>         CHECKED BY: JAZ</p> | <p>10/15/88<br/>         10/15/88<br/>         10/15/88</p> |
| <p>10/15/88<br/>         10/15/88<br/>         10/15/88</p> | <p>10/15/88<br/>         10/15/88<br/>         10/15/88</p>  | <p>10/15/88<br/>         10/15/88<br/>         10/15/88</p>                   | <p>10/15/88<br/>         10/15/88<br/>         10/15/88</p> |



TRAVIS A. SMITH, AIA, LEED AP  
 ARCHITECT  
 10000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80231  
 (303) 751-1000

DATE: 08/14/13  
 DRAWN BY: J. SMITH  
 CHECKED BY: T. SMITH

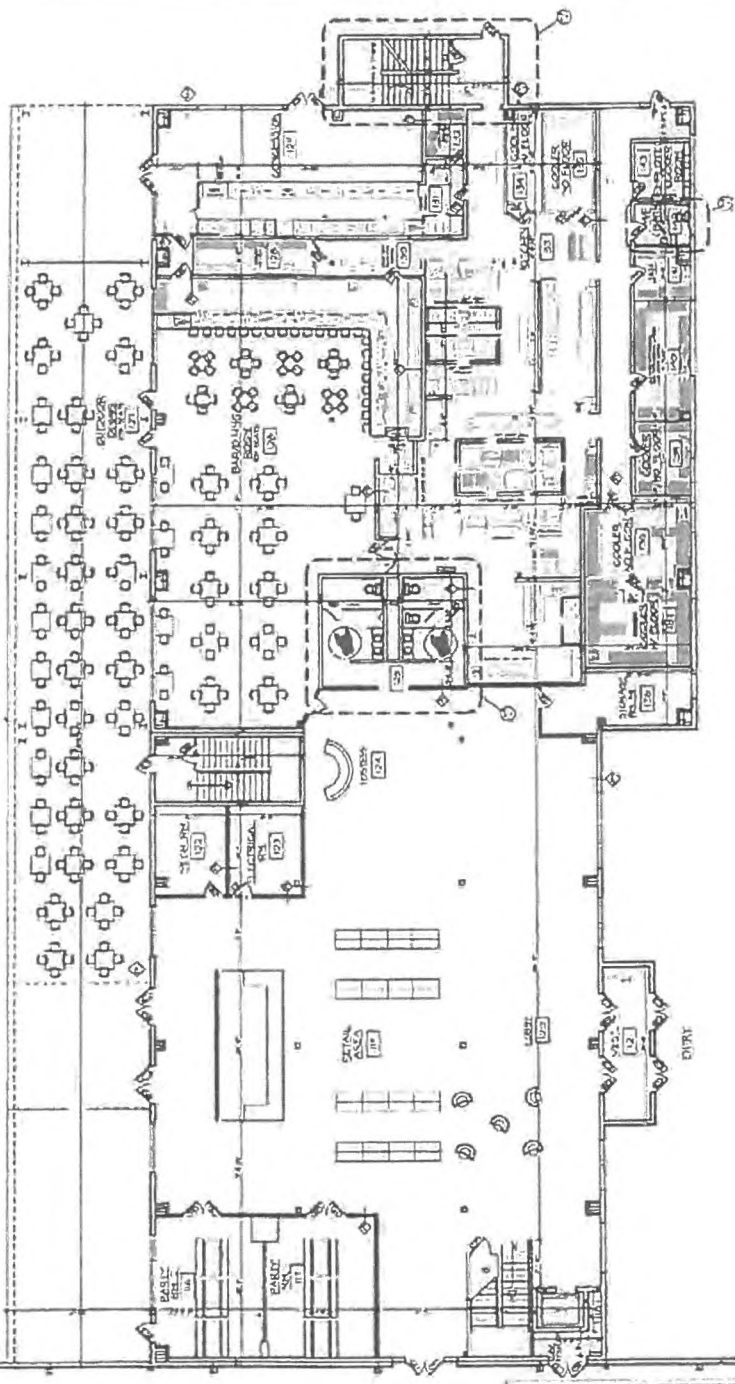
PROJECT: ISLAND WATER PARK  
 BUILDING NO. 2  
 HUMAN RESOURCE BLDG. (19, 20)  
 2ND FLOOR PLAN

PROJECT NO.: 1301

CURRENT REVISIONS:

REVISIONS:

DATE: 08/14/13

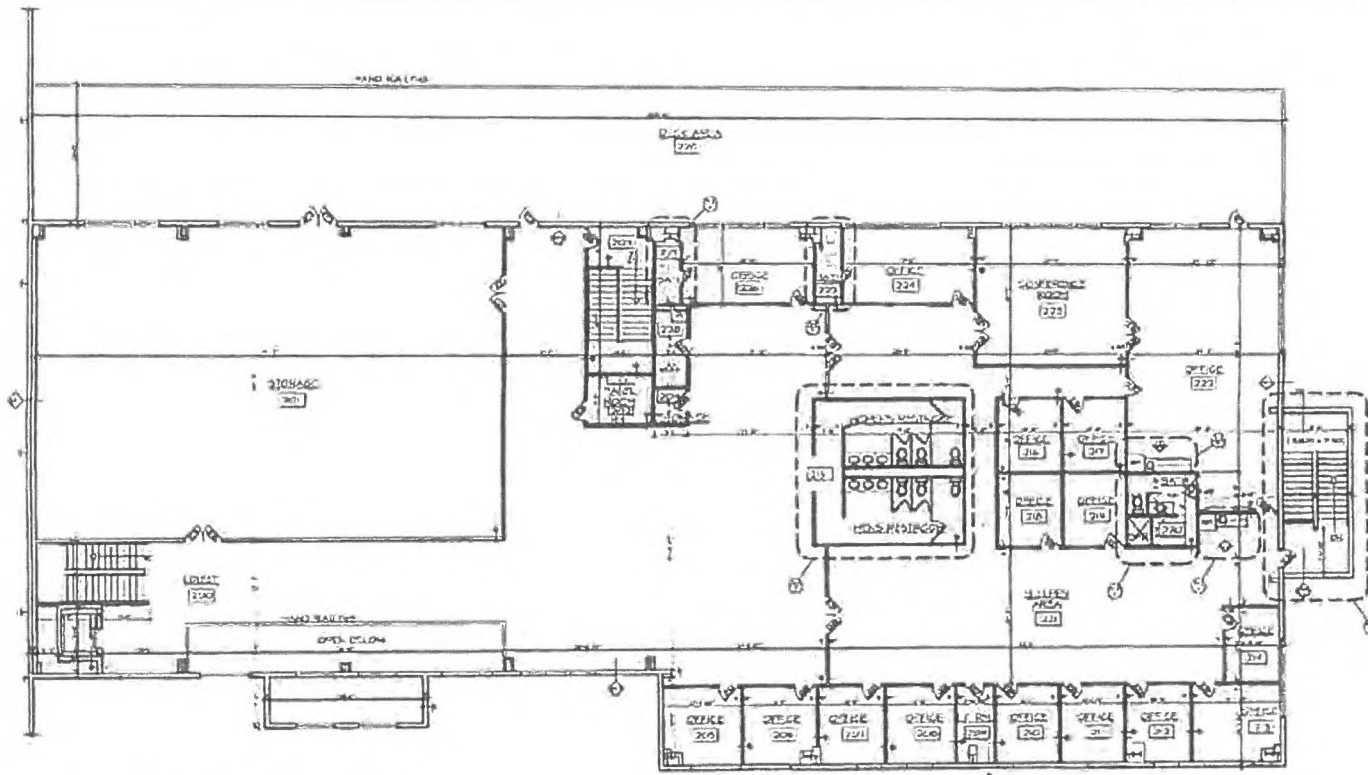


BUILDING COOLING AREA CALCULATIONS:

- COOLING AREA: 10,000 SF
- COOLING LOAD: 10,000 BTU/H
- COOLING CAPACITY: 10,000 BTU/H
- COOLING DEFICIT: 0 BTU/H
- COOLING SURPLUS: 0 BTU/H
- COOLING DEFICIT PER HOUR: 0 BTU/H
- COOLING SURPLUS PER HOUR: 0 BTU/H
- COOLING DEFICIT PER DAY: 0 BTU/H
- COOLING SURPLUS PER DAY: 0 BTU/H
- COOLING DEFICIT PER MONTH: 0 BTU/H
- COOLING SURPLUS PER MONTH: 0 BTU/H
- COOLING DEFICIT PER YEAR: 0 BTU/H
- COOLING SURPLUS PER YEAR: 0 BTU/H

1 FIRST FLOOR PLAN - BLDG 2  
 (REV. 08/14/13)

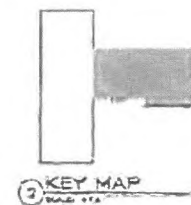
2 KEY MAP  
 (REV. 08/14/13)



① SECOND FLOOR PLAN- BLDG. 2  
PAGE 18 OF 20

**BUILDING FLOOR AREA CALCULATIONS**

|                         |                       |
|-------------------------|-----------------------|
| <b>BIOSHARE</b>         |                       |
| BIOSHARE 201            | = 9,111.00 SF         |
| BIOSHARE 202            | = 1,446.00 SF         |
| <b>RECEPTION</b>        |                       |
| RECEPTION 226           | = 1,402.00 SF         |
| RECEPTION 227           | = 1,338.00 SF         |
| RECEPTION 228           | = 1,176.00 SF         |
| RECEPTION 229           | = 1,048.00 SF         |
| RECEPTION 230           | = 1,240.00 SF         |
| RECEPTION 231           | = 1,176.00 SF         |
| RECEPTION 232           | = 1,176.00 SF         |
| RECEPTION 233           | = 1,176.00 SF         |
| RECEPTION 234           | = 1,176.00 SF         |
| <b>CONFERENCE ROOM</b>  |                       |
| CONFERENCE ROOM 225     | = 1,520.00 SF         |
| <b>OFFICE</b>           |                       |
| OFFICE 209              | = 1,048.00 SF         |
| OFFICE 210              | = 1,048.00 SF         |
| OFFICE 211              | = 1,048.00 SF         |
| OFFICE 212              | = 1,048.00 SF         |
| OFFICE 213              | = 1,048.00 SF         |
| OFFICE 214              | = 1,048.00 SF         |
| <b>STAIRWELL</b>        |                       |
| STAIRWELL 203           | = 834.00 SF           |
| STAIRWELL 204           | = 834.00 SF           |
| STAIRWELL 205           | = 834.00 SF           |
| STAIRWELL 206           | = 834.00 SF           |
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| STAIRWELL 212           | = 834.00 SF           |
| STAIRWELL 213           | = 834.00 SF           |
| STAIRWELL 214           | = 834.00 SF           |
| <b>TOTAL FLOOR AREA</b> | <b>= 41,112.00 SF</b> |



JAZZ ARCHITECTS, LLC  
1000 10TH AVENUE, SUITE 1000  
DENVER, CO 80202  
303.733.1000

2018.10.16

150415  
AS A PART OF THE PROJECT NETWORK

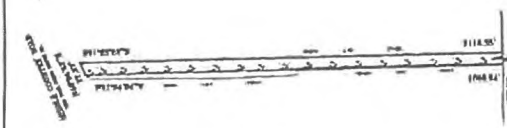
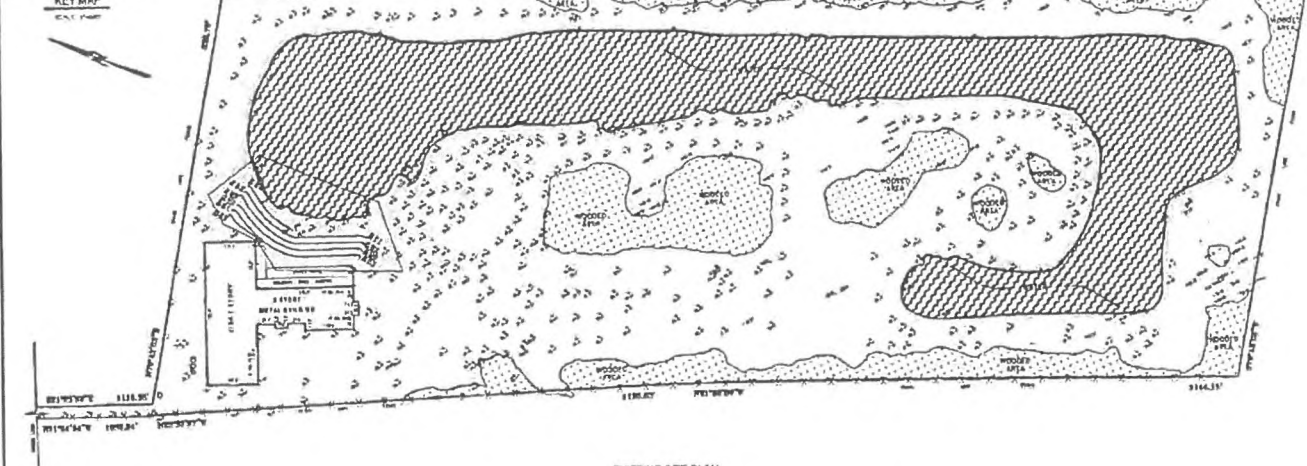
PROJECT: ISLAND WATER PARK  
BUILDING NO. 2  
FLOOR: SECOND FLOOR (S. 201)  
DATE: 10/16/18  
SCALE: 1/8" = 1'-0"

PROJECT NO.: 201

DATE: 10/16/18

SYMBOL: 4

SHEET NO. 18 OF 20



**EXISTING SITE PLAN**  
SCALE: 1"=80'

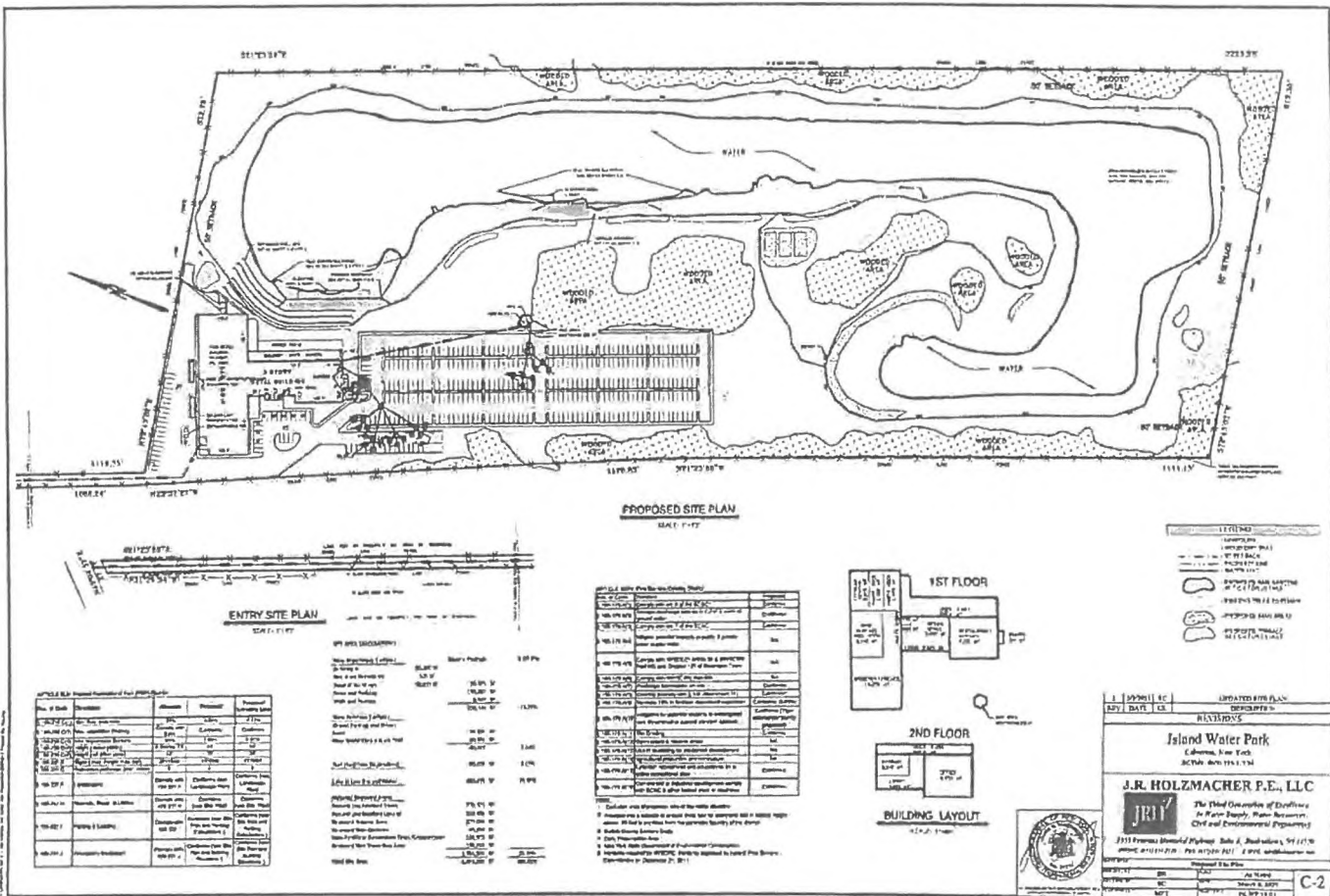
**NOTES**

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES ARE SHOWN AS DOTTED LINES.
3. ALL UTILITIES SHALL BE DEPTHS AS SHOWN ON THE PLAN.
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|  |      |      |             |
|--|------|------|-------------|
| REV  | DATE | BY   | DESCRIPTION |
|  |      |      |             |
| <b>REVISED SITE PLAN</b>   |      |      |             |
| <b>WATERWORKS</b>  |      |      |             |
| <b>Island Water Park</b>   |      |      |             |
| Columbia, New York   |      |      |             |
| REVISION NO. 1111-1111   |      |      |             |
| <b>J.R. HOLZMACHER P.E., LLC</b>   |      |      |             |
| The First Generation of Excellence<br>In Water Supply, Water Resources,<br>EPC and Environmental Engineering |      |      |             |
| 2011 Palisades Mall North, Westbury, New York 11591<br>Phone: (516) 334-1111 Fax: (516) 334-1111             |      |      |             |
| DATE   | BY   | CHKD | APP'D       |
|  |      |      |             |
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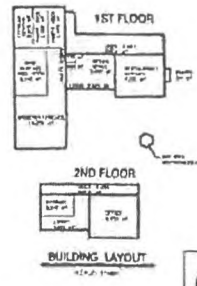
C-1



| No. | Code    | Description | Amount | Percent | Amount |
|-----|---------|-------------|--------|---------|--------|
| 1   | 100-001 | Site Plan   | 100.00 | 100%    | 100.00 |
| 2   | 100-002 | Site Plan   | 100.00 | 100%    | 100.00 |
| 3   | 100-003 | Site Plan   | 100.00 | 100%    | 100.00 |
| 4   | 100-004 | Site Plan   | 100.00 | 100%    | 100.00 |
| 5   | 100-005 | Site Plan   | 100.00 | 100%    | 100.00 |
| 6   | 100-006 | Site Plan   | 100.00 | 100%    | 100.00 |
| 7   | 100-007 | Site Plan   | 100.00 | 100%    | 100.00 |
| 8   | 100-008 | Site Plan   | 100.00 | 100%    | 100.00 |
| 9   | 100-009 | Site Plan   | 100.00 | 100%    | 100.00 |
| 10  | 100-010 | Site Plan   | 100.00 | 100%    | 100.00 |

| Item | Description | Amount | Percent | Amount |
|------|-------------|--------|---------|--------|
| 1    | Site Plan   | 100.00 | 100%    | 100.00 |
| 2    | Site Plan   | 100.00 | 100%    | 100.00 |
| 3    | Site Plan   | 100.00 | 100%    | 100.00 |
| 4    | Site Plan   | 100.00 | 100%    | 100.00 |
| 5    | Site Plan   | 100.00 | 100%    | 100.00 |
| 6    | Site Plan   | 100.00 | 100%    | 100.00 |
| 7    | Site Plan   | 100.00 | 100%    | 100.00 |
| 8    | Site Plan   | 100.00 | 100%    | 100.00 |
| 9    | Site Plan   | 100.00 | 100%    | 100.00 |
| 10   | Site Plan   | 100.00 | 100%    | 100.00 |

| Code | Description | Amount | Percent | Amount |
|------|-------------|--------|---------|--------|
| 1    | Site Plan   | 100.00 | 100%    | 100.00 |
| 2    | Site Plan   | 100.00 | 100%    | 100.00 |
| 3    | Site Plan   | 100.00 | 100%    | 100.00 |
| 4    | Site Plan   | 100.00 | 100%    | 100.00 |
| 5    | Site Plan   | 100.00 | 100%    | 100.00 |
| 6    | Site Plan   | 100.00 | 100%    | 100.00 |
| 7    | Site Plan   | 100.00 | 100%    | 100.00 |
| 8    | Site Plan   | 100.00 | 100%    | 100.00 |
| 9    | Site Plan   | 100.00 | 100%    | 100.00 |
| 10   | Site Plan   | 100.00 | 100%    | 100.00 |



| Symbol   | Description        |
|----------|--------------------|
| (Symbol) | Proposed Building  |
| (Symbol) | Proposed Parking   |
| (Symbol) | Proposed Landscape |
| (Symbol) | Proposed Water     |
| (Symbol) | Proposed Access    |

**Island Water Park**  
 Columbia, New York  
 300 N. 10th St. 11911 NY

**J.R. HOLZMACHER P.E., LLC**  
 The Most Diverse of Offices  
 in Water Supply, Water Resources,  
 Civil and Environmental Engineering

1111 Front Street, Suite 100, New York, NY 10017  
 Phone: (212) 693-1111 Fax: (212) 693-1111

Prepared by: J.R. Holzmacher  
 Checked by: J.R. Holzmacher  
 Date: 10/15/11

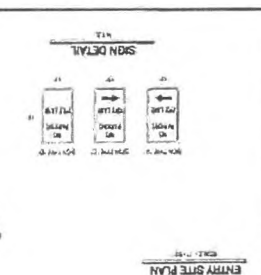
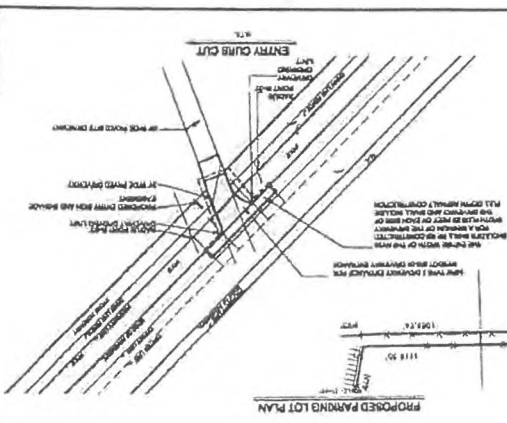
**C-2**



**J.R. HOLZMACHER P.E., LLC**  
 15177 Parkwood Road, Suite 100, Houston, TX 77057  
 Phone: 281-415-1111  
 Fax: 281-415-1112  
 www.jrholtz.com

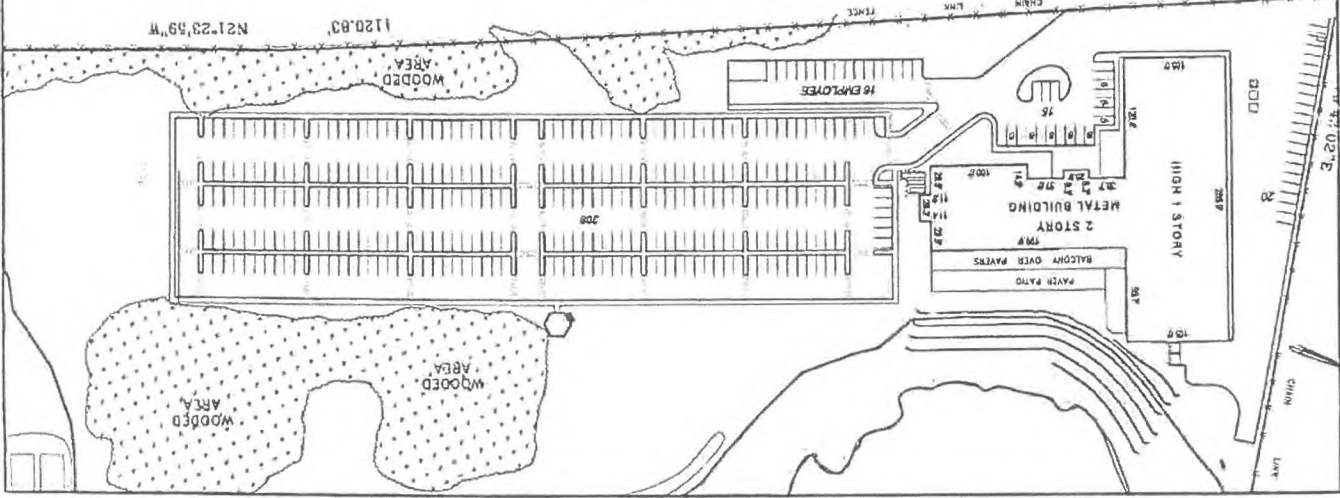
**Island Water Park**  
 19047787 BRYAN  
 HOUSTON, TX 77057

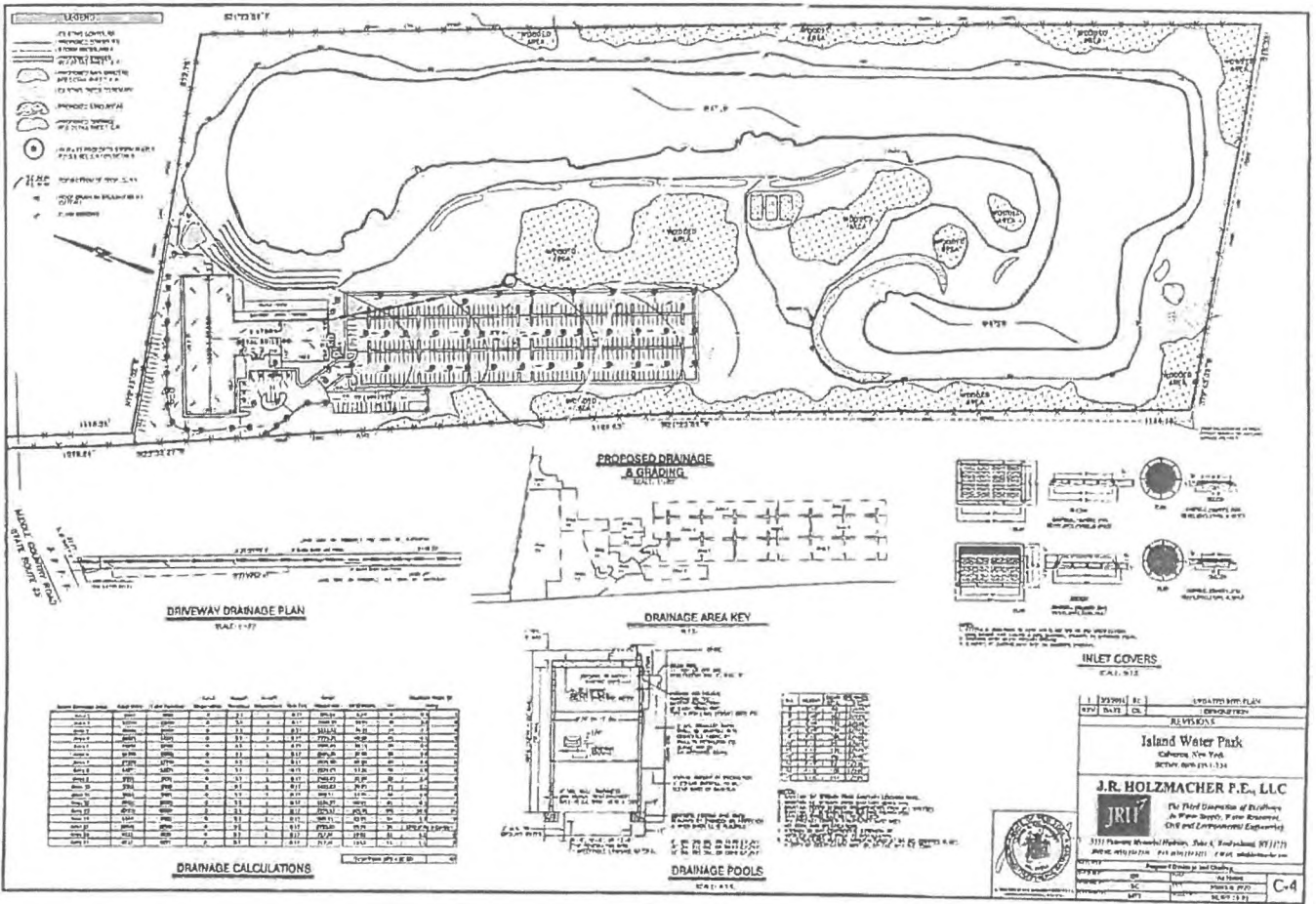
**PROPOSED PAVING**  
 1. 150000.00  
 2. 150000.00  
 3. 150000.00



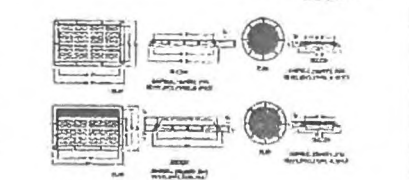
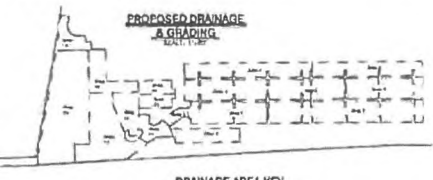
**PARKING CALC.**

| TYPE          | AREA (SQ. FT.) | NO. OF SPACES |
|---------------|----------------|---------------|
| 1. 12' x 18'  | 1000           | 100           |
| 2. 12' x 18'  | 1000           | 100           |
| 3. 12' x 18'  | 1000           | 100           |
| 4. 12' x 18'  | 1000           | 100           |
| 5. 12' x 18'  | 1000           | 100           |
| 6. 12' x 18'  | 1000           | 100           |
| 7. 12' x 18'  | 1000           | 100           |
| 8. 12' x 18'  | 1000           | 100           |
| 9. 12' x 18'  | 1000           | 100           |
| 10. 12' x 18' | 1000           | 100           |
| 11. 12' x 18' | 1000           | 100           |
| 12. 12' x 18' | 1000           | 100           |
| 13. 12' x 18' | 1000           | 100           |
| 14. 12' x 18' | 1000           | 100           |
| 15. 12' x 18' | 1000           | 100           |
| 16. 12' x 18' | 1000           | 100           |
| 17. 12' x 18' | 1000           | 100           |
| 18. 12' x 18' | 1000           | 100           |
| 19. 12' x 18' | 1000           | 100           |
| 20. 12' x 18' | 1000           | 100           |
| 21. 12' x 18' | 1000           | 100           |
| 22. 12' x 18' | 1000           | 100           |
| 23. 12' x 18' | 1000           | 100           |
| 24. 12' x 18' | 1000           | 100           |
| 25. 12' x 18' | 1000           | 100           |
| 26. 12' x 18' | 1000           | 100           |
| 27. 12' x 18' | 1000           | 100           |
| 28. 12' x 18' | 1000           | 100           |
| 29. 12' x 18' | 1000           | 100           |
| 30. 12' x 18' | 1000           | 100           |
| 31. 12' x 18' | 1000           | 100           |
| 32. 12' x 18' | 1000           | 100           |
| 33. 12' x 18' | 1000           | 100           |
| 34. 12' x 18' | 1000           | 100           |
| 35. 12' x 18' | 1000           | 100           |
| 36. 12' x 18' | 1000           | 100           |
| 37. 12' x 18' | 1000           | 100           |
| 38. 12' x 18' | 1000           | 100           |
| 39. 12' x 18' | 1000           | 100           |
| 40. 12' x 18' | 1000           | 100           |
| 41. 12' x 18' | 1000           | 100           |
| 42. 12' x 18' | 1000           | 100           |
| 43. 12' x 18' | 1000           | 100           |
| 44. 12' x 18' | 1000           | 100           |
| 45. 12' x 18' | 1000           | 100           |
| 46. 12' x 18' | 1000           | 100           |
| 47. 12' x 18' | 1000           | 100           |
| 48. 12' x 18' | 1000           | 100           |
| 49. 12' x 18' | 1000           | 100           |
| 50. 12' x 18' | 1000           | 100           |



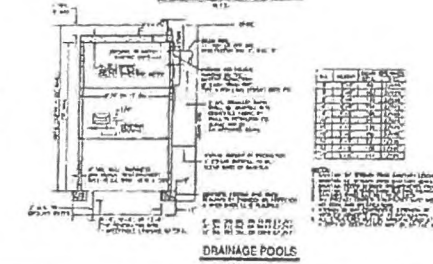


- LEGEND:**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - EXISTING DRIVEWAY
  - PROPOSED DRIVEWAY
  - EXISTING POOL
  - PROPOSED POOL
  - EXISTING WALKWAY
  - PROPOSED WALKWAY
  - EXISTING FENCE
  - PROPOSED FENCE
  - EXISTING UTILITY
  - PROPOSED UTILITY
  - EXISTING ROAD
  - PROPOSED ROAD
  - EXISTING CURB
  - PROPOSED CURB
  - EXISTING SIDEWALK
  - PROPOSED SIDEWALK
  - EXISTING LANDSCAPE
  - PROPOSED LANDSCAPE
  - EXISTING TREES
  - PROPOSED TREES
  - EXISTING PLANTS
  - PROPOSED PLANTS
  - EXISTING LIGHTS
  - PROPOSED LIGHTS
  - EXISTING SIGNAGE
  - PROPOSED SIGNAGE
  - EXISTING UTILITIES
  - PROPOSED UTILITIES
  - EXISTING EROSION CONTROL
  - PROPOSED EROSION CONTROL
  - EXISTING DRAINAGE
  - PROPOSED DRAINAGE
  - EXISTING GRADING
  - PROPOSED GRADING



**DRAINAGE CALCULATIONS**  
SCALE: 1"=10'

| Station | Area | Flow | Velocity | Depth | Time | Notes |
|---------|------|------|----------|-------|------|-------|
| 1+00    | 100  | 1.0  | 1.0      | 1.0   | 1.0  |       |
| 2+00    | 200  | 2.0  | 2.0      | 2.0   | 2.0  |       |
| 3+00    | 300  | 3.0  | 3.0      | 3.0   | 3.0  |       |
| 4+00    | 400  | 4.0  | 4.0      | 4.0   | 4.0  |       |
| 5+00    | 500  | 5.0  | 5.0      | 5.0   | 5.0  |       |
| 6+00    | 600  | 6.0  | 6.0      | 6.0   | 6.0  |       |
| 7+00    | 700  | 7.0  | 7.0      | 7.0   | 7.0  |       |
| 8+00    | 800  | 8.0  | 8.0      | 8.0   | 8.0  |       |
| 9+00    | 900  | 9.0  | 9.0      | 9.0   | 9.0  |       |
| 10+00   | 1000 | 10.0 | 10.0     | 10.0  | 10.0 |       |
| 11+00   | 1100 | 11.0 | 11.0     | 11.0  | 11.0 |       |
| 12+00   | 1200 | 12.0 | 12.0     | 12.0  | 12.0 |       |
| 13+00   | 1300 | 13.0 | 13.0     | 13.0  | 13.0 |       |
| 14+00   | 1400 | 14.0 | 14.0     | 14.0  | 14.0 |       |
| 15+00   | 1500 | 15.0 | 15.0     | 15.0  | 15.0 |       |
| 16+00   | 1600 | 16.0 | 16.0     | 16.0  | 16.0 |       |
| 17+00   | 1700 | 17.0 | 17.0     | 17.0  | 17.0 |       |
| 18+00   | 1800 | 18.0 | 18.0     | 18.0  | 18.0 |       |
| 19+00   | 1900 | 19.0 | 19.0     | 19.0  | 19.0 |       |
| 20+00   | 2000 | 20.0 | 20.0     | 20.0  | 20.0 |       |



**DRAINAGE POOLS**  
SCALE: 1"=10'

| Station | Area | Flow | Velocity | Depth | Time | Notes |
|---------|------|------|----------|-------|------|-------|
| 1+00    | 100  | 1.0  | 1.0      | 1.0   | 1.0  |       |
| 2+00    | 200  | 2.0  | 2.0      | 2.0   | 2.0  |       |
| 3+00    | 300  | 3.0  | 3.0      | 3.0   | 3.0  |       |
| 4+00    | 400  | 4.0  | 4.0      | 4.0   | 4.0  |       |
| 5+00    | 500  | 5.0  | 5.0      | 5.0   | 5.0  |       |
| 6+00    | 600  | 6.0  | 6.0      | 6.0   | 6.0  |       |
| 7+00    | 700  | 7.0  | 7.0      | 7.0   | 7.0  |       |
| 8+00    | 800  | 8.0  | 8.0      | 8.0   | 8.0  |       |
| 9+00    | 900  | 9.0  | 9.0      | 9.0   | 9.0  |       |
| 10+00   | 1000 | 10.0 | 10.0     | 10.0  | 10.0 |       |
| 11+00   | 1100 | 11.0 | 11.0     | 11.0  | 11.0 |       |
| 12+00   | 1200 | 12.0 | 12.0     | 12.0  | 12.0 |       |
| 13+00   | 1300 | 13.0 | 13.0     | 13.0  | 13.0 |       |
| 14+00   | 1400 | 14.0 | 14.0     | 14.0  | 14.0 |       |
| 15+00   | 1500 | 15.0 | 15.0     | 15.0  | 15.0 |       |
| 16+00   | 1600 | 16.0 | 16.0     | 16.0  | 16.0 |       |
| 17+00   | 1700 | 17.0 | 17.0     | 17.0  | 17.0 |       |
| 18+00   | 1800 | 18.0 | 18.0     | 18.0  | 18.0 |       |
| 19+00   | 1900 | 19.0 | 19.0     | 19.0  | 19.0 |       |
| 20+00   | 2000 | 20.0 | 20.0     | 20.0  | 20.0 |       |

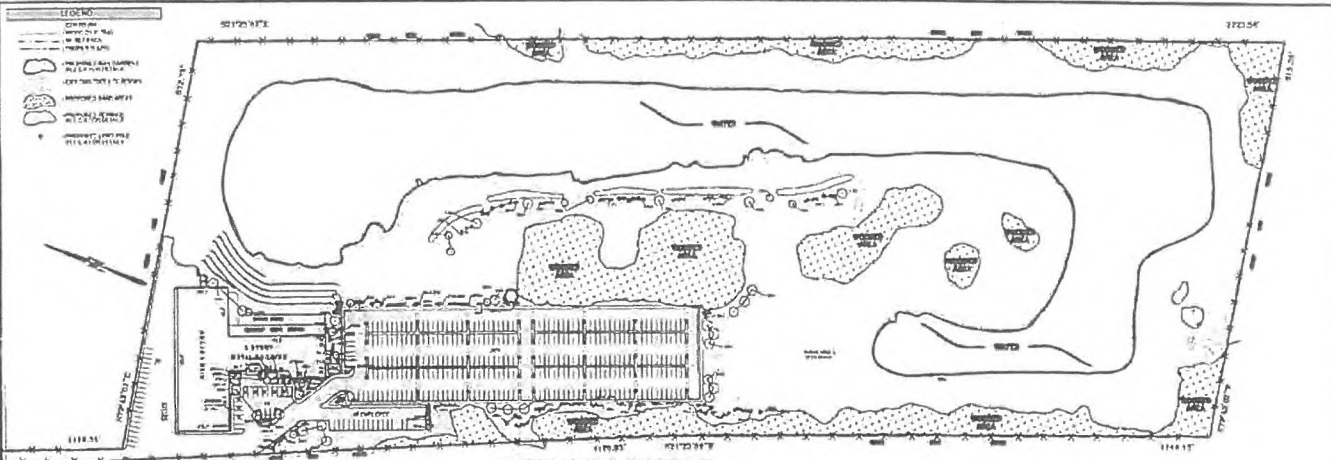
**ISLAND WATER PARK**  
Caldwell, New York  
SECTION 005.11.1.3.4

**J.R. HOLZMACHER P.E., LLC**  
The First Division of Engineers  
in Water Supply, Storm Drainage,  
Civil and Environmental Engineering

3311 Pleasant Woodland Highway, Suite 4, Easton, NY 12175  
PHONE: 518.537.5100 Fax: 518.537.5101 E-MAIL: joholz@icloud.com

DATE: 08/15/2018  
BY: J.R. HOLZMACHER  
CHECKED: J.R. HOLZMACHER  
SCALE: AS SHOWN

**C-4**



PROPOSED LIGHTING & LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

| PLANTING LIST - ALL PROPOSED PLANT MATERIAL TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT | Quantity | Plant Name           | Plant Size    | Plant Spacing | Plant Spacing |
|---|----------|----------------------|---------------|---------------|---------------|
| 1   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 2   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 3   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 4   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 5   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 6   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 7   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 8   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 9   | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 10  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |

| PLANTING LIST - ALL PROPOSED PLANT MATERIAL TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT | Quantity | Plant Name           | Plant Size    | Plant Spacing | Plant Spacing |
|---|----------|----------------------|---------------|---------------|---------------|
| 11  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 12  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 13  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 14  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 15  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 16  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 17  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 18  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 19  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |
| 20  | 10       | Red Maple - Standard | 6' to 8' tall | 12' x 12'     | 1000          |

1. ALL PLANTING SHALL BE INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.
5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.

**NOTES:**  
1. ALL PLANTING SHALL BE INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.  
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.

**PLANTING LIST - ALL PROPOSED PLANT MATERIAL TO BE LOCATED IN THE FIELD BY LANDSCAPE ARCHITECT**  
1. ALL PLANTING SHALL BE INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.  
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SCHEDULES OF THE CONTRACT DOCUMENTS.

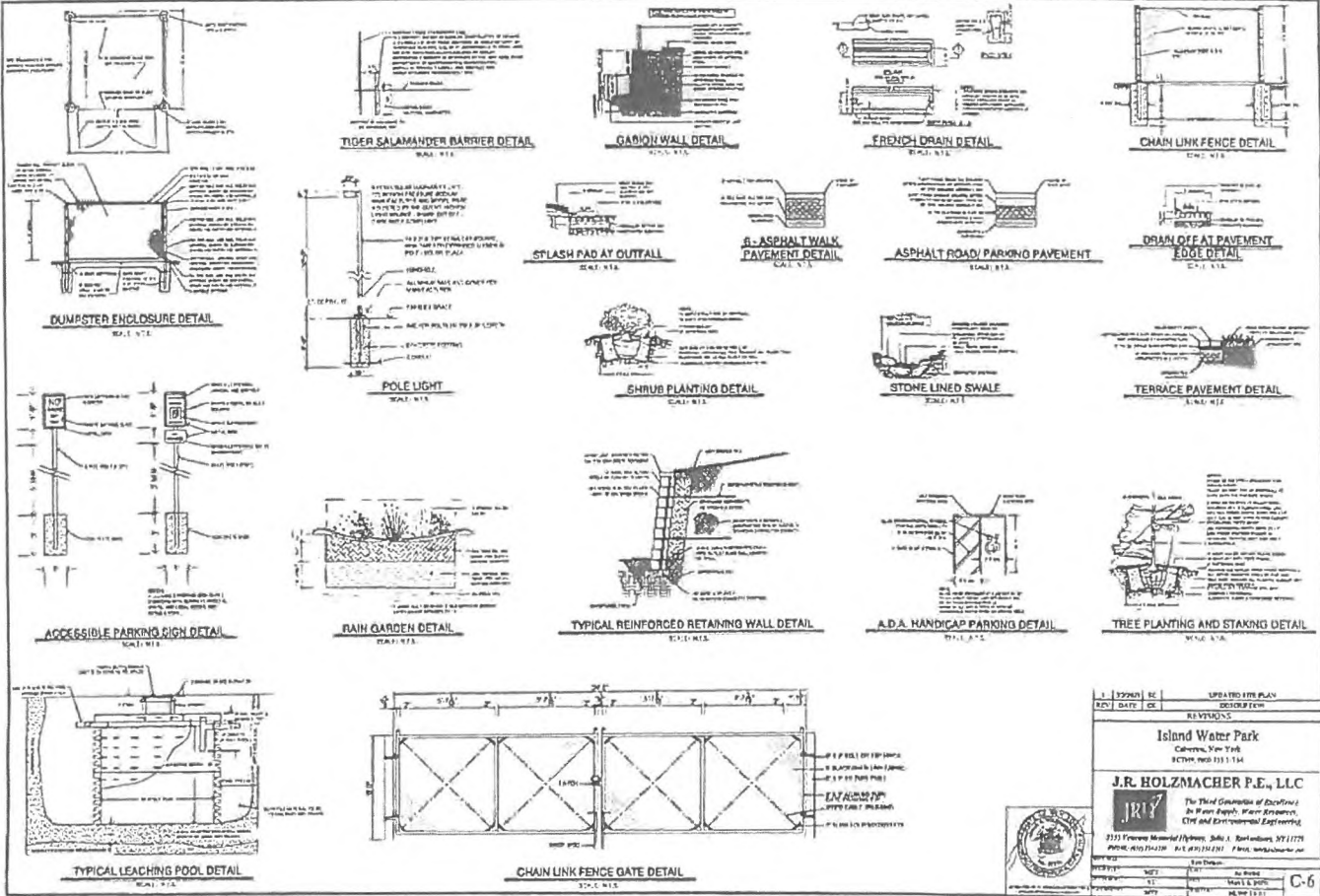
| REV. DATE | DESCRIPTION                 |
|-----------|-----------------------------|
| 01        | ISSUED FOR PERMIT           |
| 02        | REVISED PER PERMIT COMMENTS |

Island Water Park  
Landscape Architecture  
1111 Avenue of the Americas, Suite A, New York, NY 10020  
Tel: 212-692-1111

J.R. HOLZMACHER P.E., LLC  
The First Generation of Excellence  
In Water Supply, Water Resources,  
Civil and Environmental Engineering

Proposed Lighting & Landscape Plan  
Island Water Park  
New York, NY

DATE: 01/15/11  
SCALE: AS SHOWN  
SHEET NO. C-5



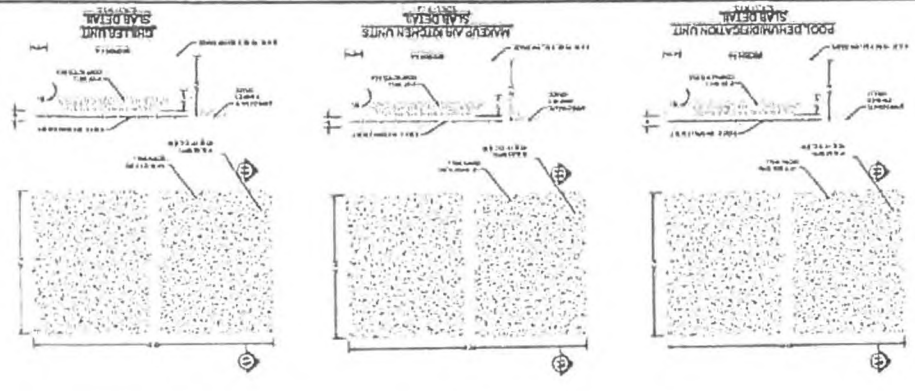
| REV  | DATE         | BY  | DESCRIPTION |
|--|--------------|-----|-------------|
| REVISIONS  |              |     |             |
| <b>Island Water Park</b><br>Central, New York<br>SECTION 1103.114  |              |     |             |
| <b>J.R. HOLZMACHER P.E., LLC</b><br>The Third Generation of Excellence<br>in Water Supply, Water Resources,<br>Civil and Environmental Engineering |              |     |             |
| 2115 Fennell Boulevard/Hyatts, Suite 1, Hyattsville, NY 11778<br>800.462.7422 / 631.472.2121 / www.jrh-engineers.com                               |              |     |             |
| DATE   | SCALE        | BY  | CHK'D       |
| 11/11/11   | 1/4" = 1'-0" | SWP | SWP         |



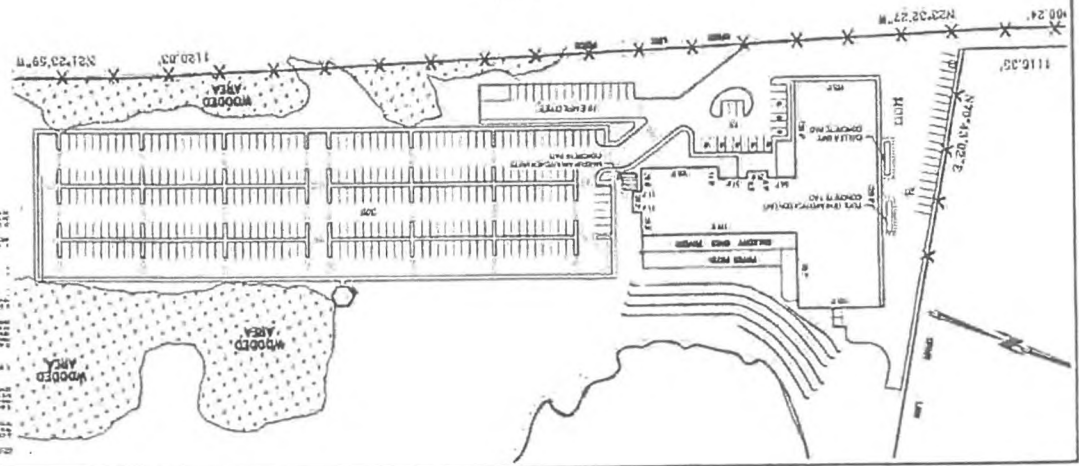


**J.R. HOLZMECHER P.E., LLC**  
 CONSULTANTS  
 Island West Park  
 CAROLINA, N.J. 07061-5001  
 TEL: (908) 761-4500  
 FAX: (908) 761-4501  
 WWW: www.jrh-engineering.com

1. 19961101  
 L. DATE: 08/28/08  
 L. DATE: 08/28/08



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"





JOB DESCRIPTION

"Island Water Park" Food & Beverage employee pars broken down by revenue center

| <u>Senior Management:</u>    | <u>Position</u>             | <u>Total</u> | <u>Salary</u> | <u>Description:</u>  |
|------------------------------|-----------------------------|--------------|---------------|--|
| <u>Management:</u>           | Vice President F/B          | 1            | [REDACTED]    | Oversees all aspects of Food and Beverage. Establishes all F&B goals including Sales, Budgets, and Staffing.           |
| <u>Main Restaurant:</u>      |                             |              |               |  |
| <u>Management:</u>           | General Manager             | 1            | [REDACTED]    | Manages all of the day to day activities of the F&B department. Oversees the daily execution of all levels of service. |
|                              | AGM                         | 1            | [REDACTED]    |  |
|                              | Executive Chef              | 1            | [REDACTED]    | Oversees all kitchen activities including staffing, budgets and ordering.  |
|                              | Sous Chef                   | 2            | [REDACTED]    | Oversees all kitchen activities including staffing, budgets and ordering. Handles the daily execution.                 |
|                              | Managers                    | 2            | [REDACTED]    | Oversees the staff and guests insuring a safe and satisfactory experience.   |
| <u>FOH Hourly Employees:</u> |                             |              |               |  |
|                              | Servers Full Time           | 10           | [REDACTED]    | Serve the guests food and beverages in a safe and satisfactory experience.   |
|                              | Servers Part Time           | 30           | [REDACTED]    | Serve the guests food and beverages in a safe and satisfactory experience.   |
|                              | Bartenders Full Time        | 5            | [REDACTED]    | Serve the guests food and beverages in a safe and satisfactory experience.   |
|                              | Bartenders Part Time        | 20           | [REDACTED]    | Serve the guests food and beverages in a safe and satisfactory experience.   |
|                              | Server Assistants Part Time | 30           | [REDACTED]    | Serve the guests food and beverages in a safe and satisfactory experience.   |
|                              | Hosts Part Time             | 20           | [REDACTED]    | Responsibilities include greeting and seating the guest as well as addressing ant guest concerns.                      |
| <u>BOH Hourly Employees:</u> |                             |              |               |  |
|                              | Line Cooks Full Time        | 15           | [REDACTED]    | Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.                      |
|                              | Line Cooks Part Time        | 30           | [REDACTED]    | Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.                      |
|                              | Prep Cooks Full Time        | 10           | [REDACTED]    | Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.                      |
|                              | Prep Cooks Part time        | 5            | [REDACTED]    | Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.                      |
|                              | Dishwashers Full Time       | 3            | [REDACTED]    | Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.                      |

|                      |                       |            |            |   |
|----------------------|-----------------------|------------|------------|---|
|                      | Dishwashers Part Time | 3          | [REDACTED] | Responsibilities include preparing food safely for our guests as well as cleaning and sanitizing.   |
| <b>Snack Bar:</b>    |                       |            |            |   |
| <b>Management:</b>   |                       |            |            |   |
|                      | General Manager       | 1          | [REDACTED] | Manages all of the day to day activities of the Snack Bar. Oversees the daily execution of service. |
|                      | Assistant Managers    | 2          | [REDACTED] | Manages all of the day to day activities of the Snack Bar. Oversees the daily execution of service. |
| <b>FOH Hourly:</b>   |                       |            |            |   |
|                      | Servers Part Time     | 9          | [REDACTED] | Serve the guests food and beverages in a safe and satisfactory experience.                          |
| <b>BOH Hourly:</b>   |                       |            |            |   |
|                      | Line Cooks Full Time  | 5          | [REDACTED] | Serve the guests food and beverages in a safe and satisfactory experience.                          |
| <b>F&amp;B Total</b> |                       | <b>206</b> |            |   |

**"Island Water Park" Entertainments and Attractions**

**Employee Pars Broken Down by Revenue Center**

|                                  |                       |    |            | Description:   |
|----------------------------------|-----------------------|----|------------|--|
| Senior Management:               | Vice President E/A    | 1  | [REDACTED] | Oversees all aspects of attractions and the facility. Establishes all F&B goals including Sales, Budgets, and Staffing.                    |
| <b><u>Inside/ Outside</u></b>    |                       |    |            |  |
| Entertainments /Events           | General Manager       | 1  | [REDACTED] | Coordinates and schedules entertainment for the park and its guests.   |
| Attraction's /Parties            | AGM                   | 1  | [REDACTED] | Coordinates and schedules entertainment for the park and its guests.   |
|                                  | General Manager       | 1  | [REDACTED] | Coordinates and schedules entertainment for the park and its guests.   |
| Concession/Outpost               | AGM                   | 1  | [REDACTED] | Coordinates and schedules entertainment for the park and its guests.   |
|                                  | General Manager       | 1  | [REDACTED] | Manages all of the day to day activities of the Concession and Outposts. Oversees the daily execution of service.                          |
| Spa manager                      | Manager               | 1  | [REDACTED] |  |
| Out Post Logistics/ Distribution | Manager               | 1  | [REDACTED] | Schedules out post delivery and overall execution.   |
| <b><u>Team Members</u></b>       |                       |    |            |  |
| Inside Attractions               | Park Leads Full Time  | 20 | [REDACTED] | Oversees the attraction attendant insuring the safety and satisfaction of our guests. Perform safety inspections of all of our attractions |
|                                  | Attractions Attendant | 30 | [REDACTED] | Insures the safety and satisfaction of our guests  |

|                             |                       |            |            |  |
|-----------------------------|-----------------------|------------|------------|--|
| Outside Attractions         | Park Leads Full Time  | 14         | [REDACTED] | Oversees the attraction attendant insuring the safety and satisfaction of our guests. Perform safety inspections of all of our attractions |
|                             | Attractions Attendant | 38         | [REDACTED] | Insures the safety and satisfaction of our guests  |
|                             | Lifeguards            | 45         | [REDACTED] | Insures the safety and satisfaction of our guests  |
| Cable Park                  | Attractions Attendant | 20         | [REDACTED] | Insures the safety and satisfaction of our guests  |
| Transportation              | Drivers Part Time     | 15         | [REDACTED] | Safely move the guests throughout the property.  |
| Spa                         | Attendants Part Time  | 10         | [REDACTED] | Provide guests a safe and relaxing spa experience  |
|                             | Maintenance Part Time | 30         | [REDACTED] | Maintain the grounds and repairs any attractions or equipment  |
| <b>Amusement Employees:</b> |                       | <b>230</b> |            |  |
| <b>Total Employees:</b>     |                       | <b>436</b> |            |  |

\*All salaried and full time employees will be offered health insurance with employer contribution as well as a 401K option. We will also be providing earned vacation and sick time.  
\*\*All part time employees will be offered health insurance in compliance with both federal and state guidelines based on hours worked.

# Projected 1st Year

| Note: Negative figures in ( )       |                  | PRO FORMA 12-MONTH PROJECTION |     |     |     |       |     |      |      |     |     |                |                |                |        |            |  |
|-------------------------------------|------------------|-------------------------------|-----|-----|-----|-------|-----|------|------|-----|-----|----------------|----------------|----------------|--------|------------|--|
| Island Water Park                   |                  |                               | Jan | Feb | Mar | April | May | June | July | Aug | Sep | Oct<br>Month 1 | Nov<br>Month 2 | Dec<br>Month 3 | Totals | Percentage |  |
| Monthly Guests                      |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>TOTAL TICKET REVENUES (\$)</b>   | Ticket Price     | 69                            | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 77.53%     |  |
| <b>F/B REVENUE</b>                  | Avg Check        | 20                            | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 22.47%     |  |
| GYM MEMBERSHIPS                     |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>GYM REVENUE 1st Year</b>         |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.00%      |  |
| Surf Pool Num. Guests               |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>SURF POOL REVENUE</b>            |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.00%      |  |
| Birthday Parties                    |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>BIRTHDAY REVENUE</b>             |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.00%      |  |
| Sky Diving                          |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>SKY DIVING REVENUE</b>           |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.00%      |  |
| MISC. REVENUE OTHER                 |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>TOTAL REVENUE</b>                |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 100.00%    |  |
| <b>OPERATING EXP.</b>               |                  |                               |     |     |     |       |     |      |      |     |     |                |                |                |        |            |  |
| <b>COST OF SALES</b>                | Fixed / Variable | % of labor                    | Jan | Feb | Mar | April | May | June | July | Aug | Sep | Oct            | Nov            |                |        |            |  |
| Executives (5)                      | Fixed            |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 2.93%      |  |
| Administration (1)                  | Fixed            |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.13%      |  |
| <b>TOTAL</b>                        |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>KITCHEN</b>                      |                  |                               |     |     |     |       |     |      |      |     |     |                |                |                |        |            |  |
| Managers (6)                        | Fixed            |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 1.31%      |  |
| Front of House (55)                 | Variable         | 6.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Back of House (35)                  | Variable         | 6.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Snack Bar (30)                      | Variable         | 6.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Concession Stand (40)               | Variable         | 6.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Banquets (2)                        | Variable         | 6.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>Cost of Labor F/B</b>            |                  | 30.00%                        | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 11.27%     |  |
| <b>Cost of Goods F/B</b>            |                  | 35.00%                        | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 13.15%     |  |
| <b>TOTAL Labor / Goods F/B</b>      |                  |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>PARK EMPLOYEES</b>               |                  |                               |     |     |     |       |     |      |      |     |     |                |                |                |        |            |  |
| Managers (4)                        | Fixed            |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Inside Leads (5)                    | Variable         | 3.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Inside Attraction Attendants (45)   | Variable         | 5.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Outside Leads (11)                  | Variable         | 3.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Outside Attraction Attendant (35)   | Variable         | 5.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Life Guards (30)                    | Variable         | 5.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Cable Park Attendants (30)          | Variable         | 5.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| Transportation (15)                 | Variable         | 4.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        |            |  |
| <b>Cost of Labor Park</b>           | Fixed / Variable |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 39.36%     |  |
| <b>MISC</b>                         |                  |                               |     |     |     |       |     |      |      |     |     |                |                |                |        |            |  |
| Payroll Tax                         | Fixed/Variable   | 9.00%                         | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 4.83%      |  |
| Car & Truck Expense                 | Fixed            |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.19%      |  |
| Depreciation/Amortization           | Fixed            |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 1.17%      |  |
| Delivery Charges                    | Variable         |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.04%      |  |
| Rent Management Company             | Fixed            |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 6.46%      |  |
| Projected Mortgage/Interest Payment | Fixed            |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 2.41%      |  |
| Legal Fees                          | Variable         |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.70%      |  |
| Accountant Services                 | Variable         |                               | 0   | 0   | 0   | 0     | 0   | 0    | 0    | 0   | 0   | 0              | 0              | 0              |        | 0.07%      |  |











|                               |                |       |                |
|-------------------------------|----------------|-------|----------------|
| Repair & Maintenance          | Variable       |       | 0.37%          |
| Supplies                      | Fixed/Variable |       | 0.37%          |
| Taxes                         | Variable       |       | 0.75%          |
| License (Liquor)              | Fixed          |       | 0.07%          |
| License (NY Attraction) (TBD) | Fixed          |       | 0.12%          |
| Telephone & Utilities         | Fixed/Variable |       | 3.73%          |
| Travel & Entertainment        | Fixed/Variable |       | 0.37%          |
| Other Operating Expense (TBD) | Variable       | 5.00% | 8.29%          |
| Total                         |                |       |                |
| <b>TOTAL EXPENSE</b>          |                |       | <b>100.00%</b> |
|                               |                |       |                |
| <b>GROSS REVENUE</b>          |                |       |                |
|                               |                |       |                |
| <b>NET INCOME</b>             |                |       | <b>40%</b>     |







|                               |                |       |  |                |
|-------------------------------|----------------|-------|--|----------------|
| Accountant Services           | Variable       |       |  | 0.07%          |
| Rent - Equipment (Lights)     | Fixed/Variable |       |  | 0.23%          |
| Insurance                     | Fixed          |       |  | 1.14%          |
| Repair & Maintenance          | Variable       |       |  | 0.34%          |
| Supplies                      | Fixed/Variable |       |  | 0.34%          |
| Taxes                         | Variable       |       |  | 0.68%          |
| License (Liquor)              | Fixed          |       |  | 0.07%          |
| License (NY Attraction) (TBD) | Fixed          |       |  | 0.11%          |
| Telephone & Utilities         | Fixed/Variable |       |  | 3.41%          |
| Travel & Entertainment        | Fixed/Variable |       |  | 0.34%          |
| Other Operating Expense (TBD) | Variable       | 5.00% |  | 8.34%          |
| Total                         |                |       |  |                |
| <b>TOTAL EXPENSE</b>          |                |       |  | <b>100.00%</b> |
| <b>GROSS REVENUE</b>          |                |       |  |                |
| <b>NET INCOME</b>             |                |       |  | <b>40%</b>     |







|                               |                |       |  |                |
|-------------------------------|----------------|-------|--|----------------|
| Accountant Services           | Variable       |       |  | 0.06%          |
| Rent - Equipment (Lights)     | Fixed/Variable |       |  | 0.21%          |
| Insurance                     | Fixed          |       |  | 1.05%          |
| Repair & Maintenance          | Variable       |       |  | 0.32%          |
| Supplies                      | Fixed/Variable |       |  | 0.32%          |
| Taxes                         | Variable       |       |  | 0.63%          |
| License (Liquor)              | Fixed          |       |  | 0.06%          |
| License (NY Attraction) (TBD) | Fixed          |       |  | 0.11%          |
| Telephone & Utilities         | Fixed/Variable |       |  | 3.16%          |
| Travel & Entertainment        | Fixed/Variable |       |  | 0.32%          |
| Other Operating Expense (TBD) | Variable       | 5.00% |  | 8.52%          |
| Total                         |                |       |  |                |
| <b>TOTAL EXPENSE</b>          |                |       |  | <b>100.00%</b> |
| <b>GROSS REVENUE</b>          |                |       |  |                |
| <b>NET INCOME</b>             |                |       |  | <b>41%</b>     |







|                               |                |       |  |                |
|-------------------------------|----------------|-------|--|----------------|
| Rent - Equipment (Lights)     | Fixed/Variable |       |  | 0.20%          |
| Insurance                     | Fixed          |       |  | 0.98%          |
| Repair & Maintenance          | Variable       |       |  | 0.29%          |
| Supplies                      | Fixed/Variable |       |  | 0.29%          |
| Taxes                         | Variable       |       |  | 0.59%          |
| License (Liquor)              | Fixed          |       |  | 0.06%          |
| License (NY Attraction) (TBD) | Fixed          |       |  | 0.10%          |
| Telephone & Utilities         | Fixed/Variable |       |  | 2.93%          |
| Travel & Entertainment        | Fixed/Variable |       |  | 0.29%          |
| Other Operating Expense (TBD) | Variable       | 5.00% |  | 8.68%          |
| Total                         |                |       |  |                |
| <b>TOTAL EXPENSE</b>          |                |       |  | <b>100.00%</b> |
| <b>GROSS REVENUE</b>          |                |       |  |                |
|                               |                |       |  |                |
| <b>NET INCOME</b>             |                |       |  | <b>42%</b>     |