

Town of Brookhaven

Industrial Development Agency

Meeting Agenda

Wednesday, September 17, 2025 at 10:00 AM

1. Roll Call
2. Minutes
 - a. August 20, 2025
3. CFO's Report
 - a. Budget vs Actual Report – August 31, 2025
Budget
4. Applications
 - a. 240 Blue Point Realty, LLC / Coco Architectural Grilles & Metalcraft Co.
 - b. Ronk Hub Phase 2A – Pink Fin Ronkonkoma Station – Subtenant Application
5. Resolutions
 - a. 240 Blue Point Realty, LLC / Coco Architectural Grilles & Metalcraft Co.
 - b. Ronk Hub Phase 2A – Pink Fin Ronkonkoma Station – Subtenant Application
 - c. Intercounty Associates II, LLC / 10 National Medford, LLC
6. CEO's Report
 - a. Vineyards at Coram / Ornstein Leyton Company Request
 - b. KCE NY 31, LLC / Key Capture Energy, LLC Request
 - c. Job Creation Numbers
7. Executive Session

The next IDA meeting is scheduled for Wednesday, October 22, 2025.

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

August 20, 2025

Members Present: Frederick C. Braun, III
Martin Callahan
Felix J. Grucci, Jr. (via Zoom)
Mitchell H. Pally
John Rose
Frank C. Trotta

Excused Member: Ann-Marie Scheidt

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori J. LaPonte, Chief Financial Officer
Amy Illardo, Director of Marketing
Jocelyn Linse, Executive Assistant
Annette Eaderesto, IDA Counsel
Barry Carrigan, Nixon Peabody, LLP
John Anzalone, Harris Beach Murtha, PLLC
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
Andrew Komaromi, Harris Beach Murtha, PLLC (via Zoom)
Matthew Koch, Intercounty Appliance (via Zoom)
Drew Presberg, Presberg Law, P.C. (via Zoom)

Chairman Braun opened the IDA meeting at 10:50 A.M. on Wednesday, August 20, 2025, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum as present.

Meeting Minutes of July 16, 2025

The motion to approve these Minutes as presented was made by Mr. Callahan and seconded by Mr. Pally. All voted in favor.

CFO's Report

Ms. LaPonte presented the Operating vs. Budget Report for the period ending July 31, 2025. There have been four closings to date this year, RA Oak Run, LLC, Biocogent Martosc, LLC,

214 W. Main Owner, LLC and AE-Manorville 2, LLC. The advertising budget is over due to the housing study conducted by Camoin Associates. Interest rates are still holding steady but there have been notifications from the bank that they will be dropping by a quarter of a percent. Certificates of deposit have been opened to lock in rates.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been filed in a timely fashion. PILOT payments have been made in accordance with State guidelines and disbursed within the mandated 30-day deadline.

The motion to accept the report was made by Mr. Rose, seconded by Mr. Trotta, and unanimously approved.

Lawrence Aviation Solar Farm, LLC – Resolution

A public hearing was held with no comments received. The motion to approve this resolution was made by Mr. Pally and seconded by Mr. Callahan. All voted in favor.

Port Jefferson Commons, LLC – Resolution

A public hearing was held with comment received from the Village of Port Jefferson which was shared with the IDA Board Members.

The motion to approve the resolution was made by Mr. Callahan, seconded by Mr. Grucci, and unanimously approved.

CEO's Report

Intercounty Appliance Request

This project requested an extension of their PILOT at the last meeting. It was determined that the PILOT extension would start at \$477,000 in the first year and would increase by \$25,000 for ten years until the 2034/2035 tax year. This will retain the current jobs in the Town.

The motion to approve this request was made by Mr. Trotta and seconded by Mr. Callahan. All voted in favor.

FSA / HRA

More information has been gathered on the costs of offering Agency employees FSA and HRA accounts. The annual cost is \$800 with a one-time set up fee of \$400. \$5,000 will be allocated for each employee.

Mr. Pally made a motion to approve granting this benefit to Agency employees. The motion was seconded by Mr. Callahan and unanimously approved.

Community Development LI Annual Luncheon Sponsorship

Mr. Callahan made a motion to sponsor this luncheon to be held on October 7th at a cost of \$3,000. The motion was seconded by Mr. Trotta and approved with Mr. Braun and Mr. Pally recusing themselves.

The motion to close the IDA meeting at 11:11 A.M. was made by Mr. Pally and seconded by Mr. Rose. All voted in favor.

**FORM APPLICATION FOR FINANCIAL ASSISTANCE
TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
1 Independence Hill, 2nd Floor, Farmingville, New York 11738
631 406-4244**

DATE: 8/29/2025__

APPLICATION OF: 240 Blue Point Reality LLC/James Coco Jr and Coco
Architectural Grilles & Metalcraft

ADDRESS: Name of Owner and/or User of Proposed Project
740 Bluepoint Road (building being purchased)

Holtsville NY 11742

Type of Application: ☐ Tax-Exempt Bond ☐ Taxable Bond
☒ Straight Lease ☐ Refunding Bond

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. Application must be filed in two copies. A non-refundable application fee is required at the time of submission of this application to the Agency. The non-refundable application fee is \$3,000 for applications under \$5 million and \$4,000 for applications of \$5 million or more, and should be made payable to the Town of Brookhaven Industrial Development Agency.

Transaction Counsel to the Agency may require a retainer which will be applied to fees incurred and 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.

Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application. Incomplete applications will not be considered. The Board reserves the right to require that the applicant pay for the preparation of a Cost Benefit Analysis, and the right to approve the company completing the analysis.

PLEASE NOTE: It is the policy of the Brookhaven IDA to encourage the use of local labor and the payment of the area standard wage during construction on the project.

IDA benefits may not be conferred upon the Company until the Lease and Project Agreement have been executed.

INDEX

PART I OWNER AND USER DATA

PART II OPERATION AT CURRENT LOCATION

PART III PROJECT DATA

PART IV PROJECT COSTS AND FINANCING

PART V PROJECT BENEFITS

PART VI EMPLOYMENT DATA

PART VII REPRESENTATIONS, CERTIFICATIONS AND INDEMNIFICATION

PART VIII SUBMISSION OF MATERIALS

EXHIBIT A	Proposed PILOT Schedule
SCHEDULE A	Agency's Fee Schedule
SCHEDULE B	Construction Wage Policy
SCHEDULE C	Recapture and Termination Pol

Part I: Owner & User Data

1. Owner Data:

A. Owner (Applicant for assistance): 240 Blue Point Reality LLC /James Coco Jr

Address: 740 Bluepoint Road (This is pending bank approval)

Holtsville NY 11742

Federal Employer ID #: [REDACTED]

Website: www.cocometalcraft.com

NAICS Code:

Owner Officer Certifying Application: James Coco Jr

Title of Officer: President

Phone Number [REDACTED]

E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Limited Liability Company ☒

Privately Held ☐ Public Corporation ☐ Listed on

State of Incorporation/Formation: NY

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: Law office of Andrew Crabtree P.C.

Address: 225 Broadhollow Road

Suite 303 Melville NY 11747

Individual Attorney: Andrew Crabtree Esq.

Phone Number: 631-753-0200 ext12

E-mail: Andrew@crabtreesq.com

E. Principal Stockholders, Members or Partners, if any, of the Owner:

Name	Percent Owned
James Coco Jr	50%
James Coco Sr	25%
Phyllis Coco	25%

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:

N/A

I. List parent corporation, sister corporations and subsidiaries:

Coco Architectural Grilles & Metalcraft, Inc., JC Enterprises Display Fixture Co., Inc., Advanced Architectural Grilles, Inc.

- 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? (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:

N/A

- K. List major bank references of the Owner:

TD Bank – Farmingdale, Sandra Lopez T: 631-752-9170 Email: Sandra.Lopez@td.com

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"): Coco Architectural Grilles & Metalcraft Co
Inc.

173 Allen Blvd (current) Farmingdale NY 11735
Address: _____

Federal Employer ID #: _____ Website: www.cocometalcraft.com

NAICS Code: 332323

User Officer Certifying Application: James Coco Jr

Title of Officer: President

Phone Number: _____ E-mail: _____

- B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☒

Public Corporation ☐ Listed on Subchapter s-corp

State of Incorporation/Formation: New York

- C. Nature of Business: (e.g., "manufacturer of ___ for ___ industry"; "distributor of ___"; or "real estate holding company") We are a leading manufacturer of custom linear bar grilles, decorative perforated grilles, and other architectural metal products built on four generations of experience. Our products can be found in high-end residential, commercial, institutional, and historic renovation projects.

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: Same as above

Firm Name: _____

Address: _____

Individual Attorney: _____

Phone Number: _____

E-mail: _____

F. Principal Stockholders or Partners, if any:

Name	Percent Owned
James Coco Jr	50%
James Coco Sr	25%
Phyllis Coco	25%

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 "F", 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:

N/A

- J. List parent corporation, sister corporations and subsidiaries:

Parent Corporation: JC Enterprises Display Fixture Co., Inc. – DBA Coco Architectural Grilles & Metalcraft

Another DBA (Unused) – Advanced Architectural Grilles

- 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:

TD Bank – Farmingdale, Sandra Lopez T: 631-752-9170 Email: Sandra.Lopez@td.com

Part II – Operation at Current Location

***** (if the Owner and the User are unrelated entities, answer separately for each) *****

173-175 Allen Blvd Farmingdale NY 11735

1. Current Location Address: _____

2. Owned or Leased: Leased

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

Approx 8200 Square Feet -173 Allen Blvd-

Approx 5040 Square feet -175 Allen Blvd – All on 1 floor.

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:

We are a manufacturing company specializing in custom fabricated metal products for construction. Our architectural metalwork is made to customer spec regarding size, material, finish, installation requirements, and special features. We work in Aluminum, Brass, Bronze, Stainless Steel, and Steel using CNC Laser Cutting, Punch Press, Bending, Saw Cutting Welding, Metal Finishing, and other processes to produce our products.

5. Are other facilities or related companies of the Applicant located within the State?

Yes ☐ No ☒

A. If yes, list the Address: _____

6. Will the completion of the project result in the removal of any facility or facilities of the Applicant from one area of the state to another OR in the abandonment of any facility or facilities of the Applicant 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:

Most of our work is in the NY metro area and Eastern Long Island. We have simply outgrown our space. There is no more floor space for us to utilize, and we have maxed out in amperage as well. Our growth has been stunted by the leased space. We have had to get rid of some machinery to make room for more important machinery due to the lack of floor space and electrical service. The new building will allow us to rearrange to the most efficient workflow and allow additional space for us to expand.

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

A. If yes, please list states considered and explain: We have considered North Carolina as a potential state to move to because of the pricing and availability of quality buildings, low property taxes, and a favorable business environment.

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

A. Please explain: Property tax abatement in particular, would provide much needed assistance to help offset the excessive cost of servicing acquisition and construction loans and high costs of doing business in NYS as we plan to grow and hire additional employees

9. Number of full-time equivalent employees (FTE's) at current location and average salary (indicate hourly or yearly salary):

22 Employees (annual gross 64K – not considering shop overtime pay)

Part III – 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: ☒

2. Location of project:

A. Street Address: 740 Bluepoint Road Holtsville NY 11742

B. Tax Map: District 020 Section 85 Block 0300 Lot(s) 08.00

C. Municipal Jurisdiction:

i. Town: Holtsville
ii. Village: Brookhaven
iii. School District: Sachem

D. Acreage: 2.25 AC

3. Project Components (check all appropriate categories):

- A. Construction of a new building ☐ Yes ☒ No
i. Square footage: _____
- B. Renovations of an existing building ☒ Yes ☐ No
i. Square footage: 16000 SQ Ft
- C. Demolition of an existing building ☐ Yes ☒ No
i. Square footage: _____
- D. Land to be cleared or disturbed ☐ Yes ☒ No
i. Square footage/acreage: _____
- E. Construction of addition to an existing building ☐ Yes ☒ No
i. Square footage of addition: _____

ii. Total square footage upon completion: N/a _____

F. Acquisition of an existing building – from LLC ☒ Yes ☐ No

i. Square footage of existing building: 16000 Sq f

G. Installation of machinery and/or equipment ☒ Yes ☐ No

i. List principal items or categories of equipment to be acquired:

Manufacturing equipment is existing, just needs electrical distribution.

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location? No

i. If no, please list current owner - 740 Realty Corporation by Rafael Agoglia

B. Present use of the proposed location: Previously used for warehouse and distribution, it is now vacant.

C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?) ☐ Yes ☒ No

i. If yes, explain: _____

D. Is there a purchase contract for the site? (If yes, explain): ☒ Yes ☐ No

We are currently under contract awaiting final approval of the fund from underwriting.

E. Is there an existing or proposed lease for the site? (If yes, explain): ☐ Yes ☒ No

5. Proposed Use:

Describe the specific operations of the Applicant or other users to be conducted at the project site:

A. Our operation begins with a request for quote. Client decides the type of grille, the style of the grille, material to use, powder coating chosen, sizes parts and descriptions, details on type of screws. Once all the details are decided the quote is created and includes client's name/business, job names, and shipment instructions. Once the client approves the quote, a sales order gets created, and deposits are received. Drawings are constructed by the engineers and sent to the customer. They will either approve or change drawings, Once the drawings get approved, the job is submitted to the shop for fabrication. At completion, Quality checks are done, and job is packaged and crated / boxed. Customer is notified of the completion of an invoice (final payment is given) The job is then picked up/shipped or delivered. Majority of our sales are from the above list. We also have metal work and laser work and customized decorative options.

B. Proposed product lines and market demands: Being in business since 1909, we have expanded our product line. This would include convector enclosures, wall panels, kick plates, desks, tables, consoles, handles & pulls, ornamental trim, access doors, railings, cladding, brake formed profiles, extrusions, louvers, tree grates, signage, retail displays, column covers, trench boxes, precision sheet metal, corner guards, decorative grille designs. The product lines can be done in metals of Aluminum, Brass, Bronze, Stainless Steel, Steel. Our finish options include, but are not limited to, antiqued, brushed, painted, or satin and mirror finishes.

- 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: **None**

- D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

High property taxes present a significant hurdle to our property acquisition (40k+) including maintaining the required debt to equity ratio to service the loan. Collaborating with the IDA to secure long-term tax reductions over the next decade will allow for certainty as to the Applicant's real estate tax burden, allowing cost certainty to the Applicant to plan to invest in more business growth.

- E. 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 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? _____

- F. To what extent will the project utilize resource conservation, energy efficiency, green technologies, and alternative / renewable energy measures?

Our new facility will actively integrate conservation practices through concrete measures such as deploying energy-efficient lighting, evaluating, and potentially installing smart thermostats, replacing air filters regularly, optimizing electronic systems, and eliminating plastic water bottle usage by providing filtered water coolers. We are also eager to hear innovative ideas for expanding our initiatives.

6. Project Work:

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

- | | | | | |
|--------------------|------------------------------|--|------------|-------|
| i. Site Clearance: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| ii. Foundation: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| iii. Footings: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| iv. Steel: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| v. Masonry: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| vi. Other: | _____ | | | |

- B. What is the current zoning? Industrial Manufacturing and Processing

- C. Will the project meet zoning requirements at the proposed location?

Yes ☒

No ☐

- D. If a change of zoning is required, please provide the details/status of the change of zone request: N/A
-

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

F. Is a change of use application required? Yes ☐ No ☐

7. Project Completion Schedule:

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

i. Acquisition 10/1/2025

ii. Construction/Renovation/Equipping: Upon Acquisition

- 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: _____

The bank has advised Applicant it can close in September 2025. Our existing lease expires 10/31/25.

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:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ 3,950,000_____
Building(s) demolition/construction	\$ 0_____
Building renovation	\$ 120,000_____
Site Work	\$ _____
Machinery and Equipment	\$ 307,000 – moving/electrical set up_____
Legal Fees(+appraiser, environ)	\$79,000._____
Architectural/Engineering Fees	\$ _____
Financial Charges	\$ 22,000_____
Other	
Total	\$ 4,478,000_____

Please provide the percentage of materials and labor that will be sourced locally (Suffolk/Nassau Counties) 100%

Please note, IDA fees are based on the total project costs listed above. At the completion of your project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be adjusted as a result of the certified cost affidavit. Money will not be refunded if the final project cost is less than the amount listed above.

2. Method of Financing:

	Amount	Term
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ 1975000 _____	<u>20</u> years
D. SBA (504) or other governmental financing:	\$ 1580000 _____	<u>20</u> years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ 0 _____	_____ years
G. Owner/User equity contribution:	\$ 923,000 _____	_____ years

Total Project Costs \$ 4,478,000 _____

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

3. Project Financing:

- A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes ☒ No ☐

- i. If yes, provide detail on a separate sheet. Deposit payment on property 395K,
Plus \$5K for good will to the bank

- B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details: No

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

NO

- 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

Part V – Project Benefits

1. **Mortgage Recording Tax Benefit:**

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

\$4,478,000 _____

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

\$33,585 _____

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

- A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$110,000 _____

- B. Estimated State and local Sales and Use Tax exemption (product of 8.75% and figure above):

\$9,625 _____

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

i. Owner: \$ _____

ii. User: \$ _____

3. **Real Property Tax Benefit:**

- A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit: No _____

- B. Agency PILOT Benefit:

i. Term of PILOT requested: 10 Years

ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and attach such information to Exhibit A hereto. Applicant hereby requests such PILOT benefit as described on Exhibit A.

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

Part VI – Employment Data

1. List the Applicant's and each user's present employment and estimates of (i) employment at the proposed project location, not just new employment, 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:

Present number of FTEs **: 22 8/29/2025 60 to 70K (combination of office & shop)
Date Average Annual Salary of Jobs to be Retained
FTEs to be Created in First Year: 2026 ____ (fill in year)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
FTE				1									1

FTEs to be Created in Second Year: 2027 ____ (fill in year)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
FTE				1						1			2

Number of Residents of LMA:

Full-Time: 22 **Cumulative Total FTEs ** After Year 2** 25

Part-Time: 0_____

Construction Jobs to be Created: We estimate a total of (7) temporary construction jobs being created for the project: (3) for window replacement, (2) for repainting and repair of drywall, and (2) plumbers for bathroom additions and renovations.

*** The Labor Market Area includes the County/City/Town/Village in which the project is located as well as Nassau and Suffolk Counties.**

**** To calculate FTEs (Full-Time Equivalent Employees) please use the following example: if an organization considers 40 hours per week as full-time and there are four employees who work 10 hours each per week, the cumulative hours for those employees equal 1 FTE.**

2. Salary and Fringe Benefits:

Category of Jobs to be Created	Average Salary	Average Fringe Benefits
Salary Wage Earners	(Office) \$70,900	401k w/Profit Sharing, Medical
Commission Wage Earners	N/A	N/A
Hourly Wage Earners	(Shop) \$47,100	401K w/Profit Sharing
1099 and Contract Workers	\$52,000	N/A

What is the annualized salary range of jobs to created? 47K to 71K

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

Part VII – Representations, Certifications and Indemnification

1. Is the Applicant in 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 Applicant would proceed with this project without the Agency's assistance? (If no, please explain why; if yes, please explain why the Agency should grant the benefits requested)

 Yes ☐ No ☒

Yes, we have decided to try to stay in NY, keep our investment here, preserve these jobs, and add others despite an environment which is high cost, high taxes, and seemingly against promoting business and business growth. Long Island has already seen a great loss in manufacturing jobs and we hope to see that rectified and corrected in the future. Property tax abatement would help us keep our operation and these jobs in Suffolk County.

5. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

Should this financial assistance not materialize, our growth plans would be jeopardized.
Our current lease is insufficient for our operational needs, making the acquisition of the larger,

unoccupied, facility in Brookhaven, essential for our expansion and the revitalization of the property.

Original signature and initials are required. Electronic signatures and initials are not permitted.

5. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, 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"). The Applicant also agrees that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, where practicable, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies.

Initial JC SC

6. 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 in the Project as well as may lead to other possible enforcement actions.

Initial JC SC

7. 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 JC SC

8. 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 JC SC

9. 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. The IDA fees are based on the total project costs listed in this application. At the completion of the project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be increased as a result of the certified cost affidavit. Monies will not be refunded if the final costs are below the amount listed in the application.

Initial JC JC

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

Initial JC JC

11. 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 JC JC

12. The Applicant confirms and hereby acknowledges it has received the Agency's PILOT Policy attached hereto as Schedule D and agrees to comply with the same.

Initial JC JC

13. The Company hereby authorizes the Agency, without further notice or consent, to use the Company's name, logo and photographs related to the Facility in its advertising, marketing, and communications materials. Such materials may include web pages, print ads, direct mail and various types of brochures or marketing sheets, and various media formats other than those listed (including without limitation video or audio presentations through any media form). In these materials, the Agency also has the right to publicize its involvement in the Project.

Initial JC JC

14. The applicant confirms and hereby acknowledges it has received the Agency's Application and Resolution Expiration Policy available at brookhavenida.org/application and agrees to comply with same.

Initial JC JC

Part VIII – Submission of Materials

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report). Note, if the project company is a newly formed entity, then the applicant is required to submit financial statements for the parent company or sponsor entity.
2. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
3. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
4. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
5. Completed Environmental Assessment Form.
6. 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.

(Remainder of Page Intentionally Left Blank)

Part IX – Special Representations

1. 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. The Applicant hereby indicates its compliance with Section 862(1) by signing the applicable statement below. **(Please sign only one of the following statements a. or b. below).**

- a. The completion of the entire project will not result in the removal of an industrial or manufacturing plant of the project occupant from one are of the stat 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.

Representative of the Applicant: _____

- b. The completion of this entire project will 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 because 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.

Representative of the Applicant: _____

2. 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.

Representative of the Applicant: _____

3. 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.

Representative of the Applicant: _____

4. 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.

Representative of the Applicant: _____

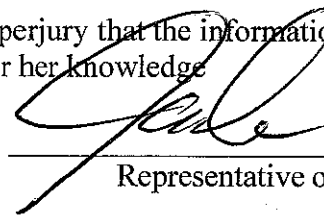
Part X – Certification

JAMES COCO (Name of representative of entities submitting application) deposes and says that he or she is the PRESIDENT (title) of 240 BLUE POINT REALTY LLC, the entities 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 entities 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 in formation 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 Town of Brookhaven 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 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.

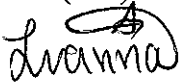
The Applicant hereby subscribes and affirms under the penalties of perjury that the information provided in this Application is true, accurate and complete to the best of his or her knowledge



Representative of Applicant

Sworn to me before this 29th
Day of August, 20 25

(seal)



IVANNA V FERNANDEZ DIAZ
Notary Public - State of New York
No. 01FE0015492
Qualified in Suffolk County
My Commission Expires 11 / 03 / 2027

**** Note: If the entities named in this Application are unrelated and one individual cannot bind both entities, Parts VII, IX and X of this Application must be completed by an individual representative for each entity ****

State of New York
County of Suffolk

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 to this Exhibit.

Coco Metal DRAFT PILOT		
YEAR		PILOT
26/27	\$	20,684
27/28	\$	21,098
28/29	\$	21,520
29/30	\$	21,950
30/31	\$	22,389
31/32	\$	22,837
32/33	\$	23,293
33/34	\$	23,759
34/35	\$	24,235
35/36	\$	24,720
PROPOSED PILOT BENEFITS ARE FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN APPROVED BY THE AGENCY.		

Town of Brookhaven Industrial Development
Schedule of Fees

Application -	\$3,000 for projects with total costs under \$5 million \$4,000 for projects with total costs \$5 million and over (non-refundable)
Closing/Expansion Sale/Transfer/Increase of Mortgage Amount/ Issuance of Refunding Bonds -	$\frac{3}{4}$ of one percent up to \$25 million total project cost and an additional $\frac{1}{4}$ of one percent on any project costs in excess of \$25 million. Projects will incur a minimum charge of \$10,000 plus all fees incurred by the Agency including, but not limited to publication, legal, and risk monitoring.
Annual Administrative -	\$2,000 administrative fee plus \$500 per unrelated subtenant located in the project facility. This fee is due annually.
Termination -	Between \$1,000 and \$2,500
Refinance (excluding refunding bonds) -	$\frac{1}{4}$ of one percent of mortgage amount or \$5,000, whichever is greater.
Late PILOT Payment -	5% penalty, 1% interest compounded monthly, plus \$1,000 administrative fee.
PILOT extension -	a minimum of \$15,000
Processing Fee -	\$275 per hour with a minimum fee of \$275
Lease of Existing Buildings (partial or complete) -	Fee is based on contractual lease amount.

The Agency reserves the right to adjust these fees.

Updated: November 17, 2020

SCHEDULE B

CONSTRUCTION WAGE POLICY

EFFECTIVE January 1, 2005

The purpose of the Brookhaven IDA is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in the Town.

The Agency has consistently sought to ensure that skilled and fair paying construction jobs be encouraged in projects funded by the issuance of IDA tax exempt bonds in large projects.

The following shall be the policy of the Town of Brookhaven IDA for application for financial assistance in the form of tax-exempt financing for projects with anticipated construction costs in excess of \$5,000,000.00 per site received after January 1, 2005. Non-profit corporations and affordable housing projects are exempt from the construction wage policy.

Any applicant required to adhere to this policy shall agree to:

- (1) Employ 90% of the workers for the project from within Nassau or Suffolk Counties. In the event that this condition cannot be met, the applicant shall submit to the Agency an explanation as to the reasons for its failure to comply and;
- (2) Be governed by the requirements of Section 220d of Article 8 of the Labor Law of the State of New York; and when requested by the Agency, provide to the Agency a plan for an apprenticeship program;

OR

- (3) Provide to the Agency a project labor agreement or alternative proposal to pay fair wages to workers at the construction site.

Furthermore, this policy may be waived, in the sole and final discretion of the Agency, in the event that the applicant demonstrates to the Agency special circumstances or economic hardship to justify a waiver to be in the best interests of the Town of Brookhaven.

Adopted: May 23, 2005

SCHEDULE C

RECAPTURE AND TERMINATION POLICY

EFFECTIVE JUNE 8, 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 Town of Brookhaven 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. This Recapture and Termination Policy was adopted pursuant to a resolution enacted by the members of the Agency on June 8, 2016.

I. 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 Agreements; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

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 Agreements 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 and savings realized by any agent of the Applicant pursuant to the Project Agreements in connection with the Facility; and
- (iii) real property tax abatements granted under the Project Agreements.

II. 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. 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 Agreements; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

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.

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

For the avoidance of doubt, 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.

III. 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 Agreements, so that the payments in lieu of taxes payable under the Project Agreements 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 Agreements. The amount of such adjustments shall be determined by the provisions of the Project Documents.

SCHEDULE D

Agency Payment in Lieu of Taxes (PILOT) Policy

An annual fee of \$2,000 (plus \$500 per subtenant) will be due to the Agency in addition to the PILOT payment to cover ongoing costs incurred by the Agency on behalf of the project.

1. The Town of Brookhaven Industrial Development Agency (IDA) may grant or be utilized to obtain a partial or full real property tax abatement for a determined period. To be eligible for this abatement there would be a requirement of new construction, or renovation, and a transfer of title of the real property to the Town of Brookhaven IDA.
2. The Chief Executive Officer (CEO) or their designee shall consult with the Town Assessor to ascertain the amounts due pursuant to each PILOT Agreement. Thereafter, the PILOT payment for each project shall be billed to the current lessees. The lessees can pay the PILOT payment in full by January 31st of each year, or in two equal payments due January 31st and May 31st of each year of the PILOT Agreement. The CEO or their designee shall send all PILOT invoices to the lessees on a timely basis.
3. The Town of Brookhaven IDA shall establish a separate, interest-bearing bank account for receipt and deposit of all PILOT payments. The CEO or their designee shall be responsible for depositing and maintaining said funds with input from the Chief Financial Officer (CFO).
4. The CEO or their designee shall remit PILOT payments and penalties if any, to the respective taxing authorities in the proportionate amounts due to said authorities. These remittances shall be made within thirty (30) days of receipt of the payments to the Agency.
5. Payments in lieu of taxes which are delinquent under the agreement shall be subject to a late payment penalty of five percent (5%) of the amount due. For each month, or part thereof, that the payment in lieu of taxes is delinquent beyond the first month, interest shall on the total amount due plus a late payment penalty in the amount of one percent (1%) per month until the payment is made.
6. If a PILOT payment is not received by **January 31st** of any year or **May 31st** of the second half of the year the lessee shall be in default pursuant to the PILOT Agreement. The Agency may give the lessee notice of said default. If the payment is not received within thirty (30) days of when due, the CEO shall notify the Board, and thereafter take action as directed by the Board.
7. The CEO shall maintain records of the PILOT accounts at the Agency office.
8. Nothing herein shall be interpreted to require the Agency to collect or disburse PILOT payments for any projects which are not Agency projects.

9. Should the Applicant fail to reach employment levels as outlined in their application to the Agency, the Board reserves the right to reduce or suspend the PILOT Agreement, declare a default under the Lease or the Installment Sale Agreement, and/or convey the title back to the Applicant.
10. This policy has been adopted by the IDA Board upon recommendation of the Governance Committee and may only be amended in the same manner.

Town of Brookhaven

Industrial Development Agency

Meeting Agenda

Wednesday, September 17, 2025 at 10:00 AM

1. Roll Call
2. Minutes
 - a. August 20, 2025
3. CFO's Report
 - a. Budget vs Actual Report – August 31, 2025
Budget
4. Applications
 - a. 240 Blue Point Realty, LLC / Coco Architectural Grilles & Metalcraft Co.
 - b. Ronk Hub Phase 2A – Pink Fin Ronkonkoma Station – Subtenant Application
5. Resolutions
 - a. 240 Blue Point Realty, LLC / Coco Architectural Grilles & Metalcraft Co.
 - b. Ronk Hub Phase 2A – Pink Fin Ronkonkoma Station – Subtenant Application
 - c. Intercounty Associates II, LLC / 10 National Medford, LLC
6. CEO's Report
 - a. Vineyards at Coram / Ornstein Leyton Company Request
 - b. KCE NY 31, LLC / Key Capture Energy, LLC Request
 - c. Job Creation Numbers
7. Executive Session

The next IDA meeting is scheduled for Wednesday, October 22, 2025.

Town of Brookhaven
Industrial Development Agency

Meeting Minutes

August 20, 2025

Members Present: Frederick C. Braun, III
Martin Callahan
Felix J. Grucci, Jr. (via Zoom)
Mitchell H. Pally
John Rose
Frank C. Trotta

Excused Member: Ann-Marie Scheidt

Also Present: Lisa M. G. Mulligan, Chief Executive Officer
Lori J. LaPonte, Chief Financial Officer
Amy Illardo, Director of Marketing
Jocelyn Linse, Executive Assistant
Annette Eaderesto, IDA Counsel
Barry Carrigan, Nixon Peabody, LLP
John Anzalone, Harris Beach Murtha, PLLC
Howard Gross, Weinberg, Gross & Pergament, LLP (via Zoom)
Andrew Komaromi, Harris Beach Murtha, PLLC (via Zoom)
Matthew Koch, Intercounty Appliance (via Zoom)
Drew Presberg, Presberg Law, P.C. (via Zoom)

Chairman Braun opened the IDA meeting at 10:50 A.M. on Wednesday, August 20, 2025, in the Agency's Office on the Second Floor of Brookhaven Town Hall, One Independence Hill, Farmingville, New York. A quorum as present.

Meeting Minutes of July 16, 2025

The motion to approve these Minutes as presented was made by Mr. Callahan and seconded by Mr. Pally. All voted in favor.

CFO's Report

Ms. LaPonte presented the Operating vs. Budget Report for the period ending July 31, 2025. There have been four closings to date this year, RA Oak Run, LLC, Biocogent Martosc, LLC,

214 W. Main Owner, LLC and AE-Manorville 2, LLC. The advertising budget is over due to the housing study conducted by Camoin Associates. Interest rates are still holding steady but there have been notifications from the bank that they will be dropping by a quarter of a percent. Certificates of deposit have been opened to lock in rates.

All payroll taxes and related withholdings have been paid timely in accordance with Federal and State guidelines. All regulatory reports have been filed in a timely fashion. PILOT payments have been made in accordance with State guidelines and disbursed within the mandated 30-day deadline.

The motion to accept the report was made by Mr. Rose, seconded by Mr. Trotta, and unanimously approved.

Lawrence Aviation Solar Farm, LLC – Resolution

A public hearing was held with no comments received. The motion to approve this resolution was made by Mr. Pally and seconded by Mr. Callahan. All voted in favor.

Port Jefferson Commons, LLC – Resolution

A public hearing was held with comment received from the Village of Port Jefferson which was shared with the IDA Board Members.

The motion to approve the resolution was made by Mr. Callahan, seconded by Mr. Grucci, and unanimously approved.

CEO's Report

Intercounty Appliance Request

This project requested an extension of their PILOT at the last meeting. It was determined that the PILOT extension would start at \$477,000 in the first year and would increase by \$25,000 for ten years until the 2034/2035 tax year. This will retain the current jobs in the Town.

The motion to approve this request was made by Mr. Trotta and seconded by Mr. Callahan. All voted in favor.

FSA / HRA

More information has been gathered on the costs of offering Agency employees FSA and HRA accounts. The annual cost is \$800 with a one-time set up fee of \$400. \$5,000 will be allocated for each employee.

Mr. Pally made a motion to approve granting this benefit to Agency employees. The motion was seconded by Mr. Callahan and unanimously approved.

Community Development LI Annual Luncheon Sponsorship

Mr. Callahan made a motion to sponsor this luncheon to be held on October 7th at a cost of \$3,000. The motion was seconded by Mr. Trotta and approved with Mr. Braun and Mr. Pally recusing themselves.

The motion to close the IDA meeting at 11:11 A.M. was made by Mr. Pally and seconded by Mr. Rose. All voted in favor.

**FORM APPLICATION FOR FINANCIAL ASSISTANCE
TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY
1 Independence Hill, 2nd Floor, Farmingville, New York 11738
631 406-4244**

DATE: 8/29/2025__

APPLICATION OF: 240 Blue Point Reality LLC/James Coco Jr and Coco
Architectural Grilles & Metalcraft

ADDRESS: Name of Owner and/or User of Proposed Project
740 Bluepoint Road (building being purchased)

Holtsville NY 11742

Type of Application: ☐ Tax-Exempt Bond ☐ Taxable Bond
☒ Straight Lease ☐ Refunding Bond

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. Application must be filed in two copies. A non-refundable application fee is required at the time of submission of this application to the Agency. The non-refundable application fee is \$3,000 for applications under \$5 million and \$4,000 for applications of \$5 million or more, and should be made payable to the Town of Brookhaven Industrial Development Agency.

Transaction Counsel to the Agency may require a retainer which will be applied to fees incurred and 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.

Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application. Incomplete applications will not be considered. The Board reserves the right to require that the applicant pay for the preparation of a Cost Benefit Analysis, and the right to approve the company completing the analysis.

PLEASE NOTE: It is the policy of the Brookhaven IDA to encourage the use of local labor and the payment of the area standard wage during construction on the project.

IDA benefits may not be conferred upon the Company until the Lease and Project Agreement have been executed.

INDEX

PART I OWNER AND USER DATA

PART II OPERATION AT CURRENT LOCATION

PART III PROJECT DATA

PART IV PROJECT COSTS AND FINANCING

PART V PROJECT BENEFITS

PART VI EMPLOYMENT DATA

PART VII REPRESENTATIONS, CERTIFICATIONS AND INDEMNIFICATION

PART VIII SUBMISSION OF MATERIALS

EXHIBIT A	Proposed PILOT Schedule
SCHEDULE A	Agency's Fee Schedule
SCHEDULE B	Construction Wage Policy
SCHEDULE C	Recapture and Termination Pol

Part I: Owner & User Data

1. Owner Data:

A. Owner (Applicant for assistance): 240 Blue Point Reality LLC /James Coco Jr

Address: 740 Bluepoint Road (This is pending bank approval)

Holtsville NY 11742

Federal Employer ID #: [REDACTED]

Website: www.cocometalcraft.com

NAICS Code:

Owner Officer Certifying Application: James Coco Jr

Title of Officer: President

Phone Number [REDACTED]

E-mail: [REDACTED]

B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Limited Liability Company ☒

Privately Held ☐ Public Corporation ☐ Listed on

State of Incorporation/Formation: NY

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: Law office of Andrew Crabtree P.C.

Address: 225 Broadhollow Road

Suite 303 Melville NY 11747

Individual Attorney: Andrew Crabtree Esq.

Phone Number: 631-753-0200 ext12

E-mail: Andrew@crabtreesq.com

E. Principal Stockholders, Members or Partners, if any, of the Owner:

Name	Percent Owned
James Coco Jr	50%
James Coco Sr	25%
Phyllis Coco	25%

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:

N/A

I. List parent corporation, sister corporations and subsidiaries:

Coco Architectural Grilles & Metalcraft, Inc., JC Enterprises Display Fixture Co., Inc., Advanced Architectural Grilles, Inc.

- 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? (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:

N/A

- K. List major bank references of the Owner:

TD Bank – Farmingdale, Sandra Lopez T: 631-752-9170 Email: Sandra.Lopez@td.com

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"): Coco Architectural Grilles & Metalcraft Co
Inc.

173 Allen Blvd (current) Farmingdale NY 11735
Address: _____

Federal Employer ID #: _____ Website: www.cocometalcraft.com

NAICS Code: 332323

User Officer Certifying Application: James Coco Jr

Title of Officer: President

Phone Number: _____ E-mail: _____

- B. Business Type:

Sole Proprietorship ☐ Partnership ☐ Privately Held ☒

Public Corporation ☐ Listed on Subchapter s-corp

State of Incorporation/Formation: New York

- C. Nature of Business: (e.g., "manufacturer of ___ for ___ industry"; "distributor of ___"; or "real estate holding company") We are a leading manufacturer of custom linear bar grilles, decorative perforated grilles, and other architectural metal products built on four generations of experience. Our products can be found in high-end residential, commercial, institutional, and historic renovation projects.

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: Same as above

Firm Name: _____

Address: _____

Individual Attorney: _____

Phone Number: _____

E-mail: _____

F. Principal Stockholders or Partners, if any:

Name	Percent Owned
James Coco Jr	50%
James Coco Sr	25%
Phyllis Coco	25%

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 "F", 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:

N/A

- J. List parent corporation, sister corporations and subsidiaries:

Parent Corporation: JC Enterprises Display Fixture Co., Inc. – DBA Coco Architectural Grilles & Metalcraft

Another DBA (Unused) – Advanced Architectural Grilles

- 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:

TD Bank – Farmingdale, Sandra Lopez T: 631-752-9170 Email: Sandra.Lopez@td.com

Part II – Operation at Current Location

***** (if the Owner and the User are unrelated entities, answer separately for each) *****

173-175 Allen Blvd Farmingdale NY 11735

1. Current Location Address: _____

2. Owned or Leased: Leased

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

Approx 8200 Square Feet -173 Allen Blvd-

Approx 5040 Square feet -175 Allen Blvd – All on 1 floor.

4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services:

We are a manufacturing company specializing in custom fabricated metal products for construction. Our architectural metalwork is made to customer spec regarding size, material, finish, installation requirements, and special features. We work in Aluminum, Brass, Bronze, Stainless Steel, and Steel using CNC Laser Cutting, Punch Press, Bending, Saw Cutting Welding, Metal Finishing, and other processes to produce our products.

5. Are other facilities or related companies of the Applicant located within the State?

Yes ☐ No ☒

A. If yes, list the Address: _____

6. Will the completion of the project result in the removal of any facility or facilities of the Applicant from one area of the state to another OR in the abandonment of any facility or facilities of the Applicant 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:

Most of our work is in the NY metro area and Eastern Long Island. We have simply outgrown our space. There is no more floor space for us to utilize, and we have maxed out in amperage as well. Our growth has been stunted by the leased space. We have had to get rid of some machinery to make room for more important machinery due to the lack of floor space and electrical service. The new building will allow us to rearrange to the most efficient workflow and allow additional space for us to expand.

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

A. If yes, please list states considered and explain: We have considered North Carolina as a potential state to move to because of the pricing and availability of quality buildings, low property taxes, and a favorable business environment.

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

A. Please explain: Property tax abatement in particular, would provide much needed assistance to help offset the excessive cost of servicing acquisition and construction loans and high costs of doing business in NYS as we plan to grow and hire additional employees

9. Number of full-time equivalent employees (FTE's) at current location and average salary (indicate hourly or yearly salary):

22 Employees (annual gross 64K – not considering shop overtime pay)

Part III – 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: ☒

2. Location of project:

A. Street Address: 740 Bluepoint Road Holtsville NY 11742

B. Tax Map: District 020 Section 85 Block 0300 Lot(s) 08.00

C. Municipal Jurisdiction:

i. Town: Holtsville
ii. Village: Brookhaven
iii. School District: Sachem

D. Acreage: 2.25 AC

3. Project Components (check all appropriate categories):

- A. Construction of a new building ☐ Yes ☒ No
i. Square footage: _____
- B. Renovations of an existing building ☒ Yes ☐ No
i. Square footage: 16000 SQ Ft
- C. Demolition of an existing building ☐ Yes ☒ No
i. Square footage: _____
- D. Land to be cleared or disturbed ☐ Yes ☒ No
i. Square footage/acreage: _____
- E. Construction of addition to an existing building ☐ Yes ☒ No
i. Square footage of addition: _____

ii. Total square footage upon completion: N/a _____

F. Acquisition of an existing building – from LLC ☒ Yes ☐ No

i. Square footage of existing building: 16000 Sq f

G. Installation of machinery and/or equipment ☒ Yes ☐ No

i. List principal items or categories of equipment to be acquired:

Manufacturing equipment is existing, just needs electrical distribution.

4. Current Use at Proposed Location:

A. Does the Applicant currently hold fee title to the proposed location? No

i. If no, please list current owner - 740 Realty Corporation by Rafael Agolia

B. Present use of the proposed location: Previously used for warehouse and distribution, it is now vacant.

C. Is the proposed location currently subject to an IDA transaction (whether through this Agency or another?) ☐ Yes ☒ No

i. If yes, explain: _____

D. Is there a purchase contract for the site? (If yes, explain): ☒ Yes ☐ No

We are currently under contract awaiting final approval of the fund from underwriting.

E. Is there an existing or proposed lease for the site? (If yes, explain): ☐ Yes ☒ No

5. Proposed Use:

Describe the specific operations of the Applicant or other users to be conducted at the project site:

A. Our operation begins with a request for quote. Client decides the type of grille, the style of the grille, material to use, powder coating chosen, sizes parts and descriptions, details on type of screws. Once all the details are decided the quote is created and includes client's name/business, job names, and shipment instructions. Once the client approves the quote, a sales order gets created, and deposits are received. Drawings are constructed by the engineers and sent to the customer. They will either approve or change drawings, Once the drawings get approved, the job is submitted to the shop for fabrication. At completion, Quality checks are done, and job is packaged and crated / boxed. Customer is notified of the completion of an invoice (final payment is given) The job is then picked up/shipped or delivered. Majority of our sales are from the above list. We also have metal work and laser work and customized decorative options.

B. Proposed product lines and market demands: Being in business since 1909, we have expanded our product line. This would include convector enclosures, wall panels, kick plates, desks, tables, consoles, handles & pulls, ornamental trim, access doors, railings, cladding, brake formed profiles, extrusions, louvers, tree grates, signage, retail displays, column covers, trench boxes, precision sheet metal, corner guards, decorative grille designs. The product lines can be done in metals of Aluminum, Brass, Bronze, Stainless Steel, Steel. Our finish options include, but are not limited to, antiqued, brushed, painted, or satin and mirror finishes.

- 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: **None**

- D. Need/purpose for project (e.g., why is it necessary, effect on Applicant's business):

High property taxes present a significant hurdle to our property acquisition (40k+) including maintaining the required debt to equity ratio to service the loan. Collaborating with the IDA to secure long-term tax reductions over the next decade will allow for certainty as to the Applicant's real estate tax burden, allowing cost certainty to the Applicant to plan to invest in more business growth.

- E. 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 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? _____

- F. To what extent will the project utilize resource conservation, energy efficiency, green technologies, and alternative / renewable energy measures?

Our new facility will actively integrate conservation practices through concrete measures such as deploying energy-efficient lighting, evaluating, and potentially installing smart thermostats, replacing air filters regularly, optimizing electronic systems, and eliminating plastic water bottle usage by providing filtered water coolers. We are also eager to hear innovative ideas for expanding our initiatives.

6. Project Work:

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

- | | | | | |
|--------------------|------------------------------|--|------------|-------|
| i. Site Clearance: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| ii. Foundation: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| iii. Footings: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| iv. Steel: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| v. Masonry: | Yes ☐ | No ☒ | % COMPLETE | _____ |
| vi. Other: | _____ | | | |

- B. What is the current zoning? Industrial Manufacturing and Processing

- C. Will the project meet zoning requirements at the proposed location?

Yes ☒

No ☐

- D. If a change of zoning is required, please provide the details/status of the change of zone request: N/A
-

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

F. Is a change of use application required? Yes ☐ No ☐

7. Project Completion Schedule:

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

i. Acquisition 10/1/2025

ii. Construction/Renovation/Equipping: Upon Acquisition

- 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: _____

The bank has advised Applicant it can close in September 2025. Our existing lease expires 10/31/25.

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:

<u>Description</u>	<u>Amount</u>
Land and/or building acquisition	\$ 3,950,000_____
Building(s) demolition/construction	\$ 0_____
Building renovation	\$ 120,000_____
Site Work	\$ _____
Machinery and Equipment	\$ 307,000 – moving/electrical set up_____
Legal Fees(+appraiser, environ)	\$79,000._____
Architectural/Engineering Fees	\$ _____
Financial Charges	\$ 22,000_____
Other	
Total	\$ 4,478,000_____

Please provide the percentage of materials and labor that will be sourced locally (Suffolk/Nassau Counties) 100%

Please note, IDA fees are based on the total project costs listed above. At the completion of your project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be adjusted as a result of the certified cost affidavit. Money will not be refunded if the final project cost is less than the amount listed above.

2. Method of Financing:

	Amount	Term
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ 1975000 _____	<u>20</u> years
D. SBA (504) or other governmental financing:	\$ 1580000 _____	<u>20</u> years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ _____	
F. Other loans:	\$ 0 _____	_____ years
G. Owner/User equity contribution:	\$ 923,000 _____	_____ years

Total Project Costs \$ 4,478,000 _____

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

3. Project Financing:

- A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? Yes ☒ No ☐

- i. If yes, provide detail on a separate sheet. Deposit payment on property 395K,
Plus \$5K for good will to the bank

- B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details: No

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

NO

- 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

Part V – Project Benefits

1. **Mortgage Recording Tax Benefit:**

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

\$4,478,000 _____

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

\$33,585 _____

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

- A. Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$110,000 _____

- B. Estimated State and local Sales and Use Tax exemption (product of 8.75% and figure above):

\$9,625 _____

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

i. Owner: \$ _____

ii. User: \$ _____

3. **Real Property Tax Benefit:**

- A. Identify and describe if the project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit: No _____

- B. Agency PILOT Benefit:

i. Term of PILOT requested: 10 Years

ii. Upon acceptance of this application, the Agency staff will create a PILOT schedule and attach such information to Exhibit A hereto. Applicant hereby requests such PILOT benefit as described on Exhibit A.

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

Part VI – Employment Data

1. List the Applicant's and each user's present employment and estimates of (i) employment at the proposed project location, not just new employment, 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:

Present number of FTEs **: 22 8/29/2025 60 to 70K (combination of office & shop)
 Date Average Annual Salary of Jobs to be Retained
 FTEs to be Created in First Year: 2026 (fill in year)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
FTE				1									1

FTEs to be Created in Second Year: 2027 (fill in year)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
FTE				1						1			2

Number of Residents of LMA:

Full-Time: 22 Cumulative Total FTEs ** After Year 2 25

Part-Time: 0

Construction Jobs to be Created: We estimate a total of (7) temporary construction jobs being created for the project: (3) for window replacement, (2) for repainting and repair of drywall, and (2) plumbers for bathroom additions and renovations.

*** The Labor Market Area includes the County/City/Town/Village in which the project is located as well as Nassau and Suffolk Counties.**

**** To calculate FTEs (Full-Time Equivalent Employees) please use the following example: if an organization considers 40 hours per week as full-time and there are four employees who work 10 hours each per week, the cumulative hours for those employees equal 1 FTE.**

2. Salary and Fringe Benefits:

Category of Jobs to be Created	Average Salary	Average Fringe Benefits
Salary Wage Earners	(Office) \$70,900	401k w/Profit Sharing, Medical
Commission Wage Earners	N/A	N/A
Hourly Wage Earners	(Shop) \$47,100	401K w/Profit Sharing
1099 and Contract Workers	\$52,000	N/A

What is the annualized salary range of jobs to created? 47K to 71K

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

Part VII – Representations, Certifications and Indemnification

1. Is the Applicant in 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 Applicant would proceed with this project without the Agency's assistance? (If no, please explain why; if yes, please explain why the Agency should grant the benefits requested)

 Yes ☐ No ☒

Yes, we have decided to try to stay in NY, keep our investment here, preserve these jobs, and add others despite an environment which is high cost, high taxes, and seemingly against promoting business and business growth. Long Island has already seen a great loss in manufacturing jobs and we hope to see that rectified and corrected in the future. Property tax abatement would help us keep our operation and these jobs in Suffolk County.

5. If the Applicant is unable to obtain financial assistance from the Agency for the project, what would be the impact on the Applicant and on the municipality?

Should this financial assistance not materialize, our growth plans would be jeopardized.
Our current lease is insufficient for our operational needs, making the acquisition of the larger,

unoccupied, facility in Brookhaven, essential for our expansion and the revitalization of the property.

Original signature and initials are required. Electronic signatures and initials are not permitted.

5. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law, 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"). The Applicant also agrees that it will, except as otherwise provided by collective bargaining contracts or agreements to which they are parties, where practicable, first consider for such new employment opportunities persons eligible to participate in federal job training partnership programs who shall be referred by the Referral Agencies.

Initial JC SC

6. 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 in the Project as well as may lead to other possible enforcement actions.

Initial JC SC

7. 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 JC SC

8. 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 JC SC

9. 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. The IDA fees are based on the total project costs listed in this application. At the completion of the project, you are required to provide both a certificate of completion along with a cost affidavit certifying the final project costs. The IDA fees may be increased as a result of the certified cost affidavit. Monies will not be refunded if the final costs are below the amount listed in the application.

Initial JC JC

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

Initial JC JC

11. 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 JC JC

12. The Applicant confirms and hereby acknowledges it has received the Agency's PILOT Policy attached hereto as Schedule D and agrees to comply with the same.

Initial JC JC

13. The Company hereby authorizes the Agency, without further notice or consent, to use the Company's name, logo and photographs related to the Facility in its advertising, marketing, and communications materials. Such materials may include web pages, print ads, direct mail and various types of brochures or marketing sheets, and various media formats other than those listed (including without limitation video or audio presentations through any media form). In these materials, the Agency also has the right to publicize its involvement in the Project.

Initial JC JC

14. The applicant confirms and hereby acknowledges it has received the Agency's Application and Resolution Expiration Policy available at brookhavenida.org/application and agrees to comply with same.

Initial JC JC

Part VIII – Submission of Materials

1. Financial statements for the last two fiscal years (unless included in the Applicant's annual report). Note, if the project company is a newly formed entity, then the applicant is required to submit financial statements for the parent company or sponsor entity.
2. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
3. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
4. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
5. Completed Environmental Assessment Form.
6. 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.

(Remainder of Page Intentionally Left Blank)

Part IX – Special Representations

1. 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. The Applicant hereby indicates its compliance with Section 862(1) by signing the applicable statement below. **(Please sign only one of the following statements a. or b. below).**

- a. The completion of the entire project will not result in the removal of an industrial or manufacturing plant of the project occupant from one are of the stat 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.

Representative of the Applicant: _____

- b. The completion of this entire project will 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 because 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.

Representative of the Applicant: _____

2. 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.

Representative of the Applicant: _____

3. 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.

Representative of the Applicant: _____

4. 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.

Representative of the Applicant: _____

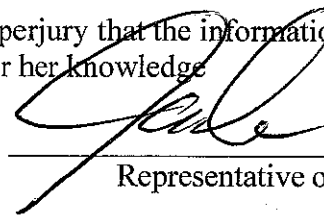
Part X – Certification

JAMES COCO (Name of representative of entities submitting application) deposes and says that he or she is the PRESIDENT (title) of 240 BLUE POINT REALTY LLC, the entities 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 entities 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 in formation 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 Town of Brookhaven 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 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.

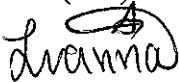
The Applicant hereby subscribes and affirms under the penalties of perjury that the information provided in this Application is true, accurate and complete to the best of his or her knowledge



Representative of Applicant

Sworn to me before this 29th
Day of August, 20 25

(seal)



IVANNA V FERNANDEZ DIAZ
Notary Public - State of New York
No. 01FE0015492
Qualified in Suffolk County
My Commission Expires 11 / 03 / 2027

**** Note: If the entities named in this Application are unrelated and one individual cannot bind both entities, Parts VII, IX and X of this Application must be completed by an individual representative for each entity ****

State of New York
County of Suffolk

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 to this Exhibit.

Coco Metal DRAFT PILOT		
YEAR		PILOT
26/27	\$	20,684
27/28	\$	21,098
28/29	\$	21,520
29/30	\$	21,950
30/31	\$	22,389
31/32	\$	22,837
32/33	\$	23,293
33/34	\$	23,759
34/35	\$	24,235
35/36	\$	24,720
PROPOSED PILOT BENEFITS ARE FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN APPROVED BY THE AGENCY.		

Town of Brookhaven Industrial Development
Schedule of Fees

Application -	\$3,000 for projects with total costs under \$5 million \$4,000 for projects with total costs \$5 million and over (non-refundable)
Closing/Expansion Sale/Transfer/Increase of Mortgage Amount/ Issuance of Refunding Bonds -	$\frac{3}{4}$ of one percent up to \$25 million total project cost and an additional $\frac{1}{4}$ of one percent on any project costs in excess of \$25 million. Projects will incur a minimum charge of \$10,000 plus all fees incurred by the Agency including, but not limited to publication, legal, and risk monitoring.
Annual Administrative -	\$2,000 administrative fee plus \$500 per unrelated subtenant located in the project facility. This fee is due annually.
Termination -	Between \$1,000 and \$2,500
Refinance (excluding refunding bonds) -	$\frac{1}{4}$ of one percent of mortgage amount or \$5,000, whichever is greater.
Late PILOT Payment --	5% penalty, 1% interest compounded monthly, plus \$1,000 administrative fee.
PILOT extension -	a minimum of \$15,000
Processing Fee -	\$275 per hour with a minimum fee of \$275
Lease of Existing Buildings (partial or complete) -	Fee is based on contractual lease amount.

The Agency reserves the right to adjust these fees.

Updated: November 17, 2020

SCHEDULE B

CONSTRUCTION WAGE POLICY

EFFECTIVE January 1, 2005

The purpose of the Brookhaven IDA is to provide benefits that reduce costs and financial barriers to the creation and to the expansion of business and enhance the number of jobs in the Town.

The Agency has consistently sought to ensure that skilled and fair paying construction jobs be encouraged in projects funded by the issuance of IDA tax exempt bonds in large projects.

The following shall be the policy of the Town of Brookhaven IDA for application for financial assistance in the form of tax-exempt financing for projects with anticipated construction costs in excess of \$5,000,000.00 per site received after January 1, 2005. Non-profit corporations and affordable housing projects are exempt from the construction wage policy.

Any applicant required to adhere to this policy shall agree to:

- (1) Employ 90% of the workers for the project from within Nassau or Suffolk Counties. In the event that this condition cannot be met, the applicant shall submit to the Agency an explanation as to the reasons for its failure to comply and;
- (2) Be governed by the requirements of Section 220d of Article 8 of the Labor Law of the State of New York; and when requested by the Agency, provide to the Agency a plan for an apprenticeship program;

OR

- (3) Provide to the Agency a project labor agreement or alternative proposal to pay fair wages to workers at the construction site.

Furthermore, this policy may be waived, in the sole and final discretion of the Agency, in the event that the applicant demonstrates to the Agency special circumstances or economic hardship to justify a waiver to be in the best interests of the Town of Brookhaven.

Adopted: May 23, 2005

SCHEDULE C

RECAPTURE AND TERMINATION POLICY

EFFECTIVE JUNE 8, 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 Town of Brookhaven 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. This Recapture and Termination Policy was adopted pursuant to a resolution enacted by the members of the Agency on June 8, 2016.

I. 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 Agreements; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

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 Agreements 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 and savings realized by any agent of the Applicant pursuant to the Project Agreements in connection with the Facility; and
- (iii) real property tax abatements granted under the Project Agreements.

II. 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. 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 Agreements; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Agreements or any other materials delivered pursuant to the Project Agreements.

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.

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

For the avoidance of doubt, 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.

III. 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 Agreements, so that the payments in lieu of taxes payable under the Project Agreements 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 Agreements. The amount of such adjustments shall be determined by the provisions of the Project Documents.

SCHEDULE D

Agency Payment in Lieu of Taxes (PILOT) Policy

An annual fee of \$2,000 (plus \$500 per subtenant) will be due to the Agency in addition to the PILOT payment to cover ongoing costs incurred by the Agency on behalf of the project.

1. The Town of Brookhaven Industrial Development Agency (IDA) may grant or be utilized to obtain a partial or full real property tax abatement for a determined period. To be eligible for this abatement there would be a requirement of new construction, or renovation, and a transfer of title of the real property to the Town of Brookhaven IDA.
2. The Chief Executive Officer (CEO) or their designee shall consult with the Town Assessor to ascertain the amounts due pursuant to each PILOT Agreement. Thereafter, the PILOT payment for each project shall be billed to the current lessees. The lessees can pay the PILOT payment in full by January 31st of each year, or in two equal payments due January 31st and May 31st of each year of the PILOT Agreement. The CEO or their designee shall send all PILOT invoices to the lessees on a timely basis.
3. The Town of Brookhaven IDA shall establish a separate, interest-bearing bank account for receipt and deposit of all PILOT payments. The CEO or their designee shall be responsible for depositing and maintaining said funds with input from the Chief Financial Officer (CFO).
4. The CEO or their designee shall remit PILOT payments and penalties if any, to the respective taxing authorities in the proportionate amounts due to said authorities. These remittances shall be made within thirty (30) days of receipt of the payments to the Agency.
5. Payments in lieu of taxes which are delinquent under the agreement shall be subject to a late payment penalty of five percent (5%) of the amount due. For each month, or part thereof, that the payment in lieu of taxes is delinquent beyond the first month, interest shall on the total amount due plus a late payment penalty in the amount of one percent (1%) per month until the payment is made.
6. If a PILOT payment is not received by **January 31st** of any year or **May 31st** of the second half of the year the lessee shall be in default pursuant to the PILOT Agreement. The Agency may give the lessee notice of said default. If the payment is not received within thirty (30) days of when due, the CEO shall notify the Board, and thereafter take action as directed by the Board.
7. The CEO shall maintain records of the PILOT accounts at the Agency office.
8. Nothing herein shall be interpreted to require the Agency to collect or disburse PILOT payments for any projects which are not Agency projects.

9. Should the Applicant fail to reach employment levels as outlined in their application to the Agency, the Board reserves the right to reduce or suspend the PILOT Agreement, declare a default under the Lease or the Installment Sale Agreement, and/or convey the title back to the Applicant.
10. This policy has been adopted by the IDA Board upon recommendation of the Governance Committee and may only be amended in the same manner.

GUEST ESSAY

Prevailing-wage bills threaten projects

LI's economy is on a solid footing but it won't be that way if rules stifle growth

BY MIKE FLORIO
Guest essay

Long Island's development climate has seen a tremendous influx of new projects in the last few years, and billions in new capital that goes with it.

That investment means jobs, opportunity and a stronger tax base for our communities. But that progress is at risk. A set of bills in Albany could raise construction costs so sharply that projects stall before they even start.

This past session our State Legislature passed a suite of bills that are ostensibly designed to address "prevailing wage" in various construction trades. Those three bills individually address different aspects of the construction and development industries — brownfields, off-site fabrication and concrete/asphalt hauling. They have one thing in common — they spell doom for our economy.

Projects of all kinds, such as the \$468 million expansion of South Shore University Hospital in Bay Shore, the \$430 million New York BioGenesis Park Cell and Gene Therapy Innovation Hub in Nassau County, and the \$67 million Estella Housing in Hempstead.

These aren't just projects on paper. They mean good jobs, better health care and more housing choices for working families. The Long Island Regional Economic Development Council's 2024 annual report found the Island's economy grew nearly 13% since 2021, thanks in part to development like this.

Long Islanders know we need more housing. Our kids can't afford to live here. Employers can't attract workers. Property taxes keep climbing. Yet adding new, across-the-board labor costs could push vital housing projects out of reach.

Fair wages are already a cornerstone of Long Island



Estella, a new apartment building in Hempstead, is one of many recent development projects on Long Island.

Yonkers, where prevailing-wage mandates ground new construction to a halt. We can't let Long Island repeat that mistake.

Unions and developers have proven they can work together successfully here. Some of our most important projects were built by labor and business in partnership. That cooperation should continue — but it must be built on practical, sustainable rules.

Long Island's economy is on solid footing, but it won't stay that way if new rules choke off growth. Gov. Hochul should continue to put housing first, keep Long Island competitive, and make sure we keep building for the next generation.

The bottom line is simple: Long Island needs more homes, more jobs and more opportunity. That means smart leadership in Albany and a focus on growth — not gridlock.

■ THIS GUEST ESSAY reflects

the views of Mike Florio, chief executive of the Long Island Builders Institute.



Horseshoe crabs are declining in and around Long Island Sound.

will allow a simmering concern to grow larger than necessary and would not be helpful to the well-being of the local and larger communities.

— PAT LEONARD, BETHPAGE

Investigate office of medical misconduct

It's horrifying that Dr. Alexios Apazidis continues to

practice surgery ["LI woman sues doc for malpractice, negligence," News, Aug. 29]. His license was suspended in 2015 after admitting to negligence. Newsday should next investigate the state Office of Professional Medical Conduct. It appears it has been negligent in letting doctors like Apazidis continue to practice.

— SUSAN MASONE, HUNTINGTON

Birds of a feather don't flock together

I'm confused. "T-Birds" is state approved, while "Thunderbirds" is not ["Opponents weigh in on 'T-Birds' mascot plan," News, Aug. 30]. The school district has already spent nearly \$50,000 litigating the mascot ban and possibly up to \$323,000 more.

All in a district named Connetquot? Does anyone see the irony here?

— SAUL ROTHENBERG, ROCHDALE VILLAGE, QUEENS

Giuliani deserves medal — not this one

The Presidential Medal of Freedom is supposed to be awarded to individuals who have made "especially meritorious contributions" to the security or national interests of the United States or world peace ["Giuliani to be given Medal of Freedom," News, Sept. 2].

But on Jan. 6, 2021, former New York City Mayor Rudy Giuliani helped incite the Capitol insurrection by warming up the crowd for President Donald Trump's "If you don't fight like hell you're not going to have a country" with his own statement: "Let's have trial by combat. . . . We're going to fight to the very end."

So the only medal Giuliani should be considered for is a "Medal of Incitement."

— RICHARD SIEGELMAN, PLAINVIEW

Tax the harvesting of horseshoe crabs

The solution to this problem is simple ["Horseshoe crabs on 'decline,'" News, Aug. 30]. Heavily tax every horseshoe crab harvested daily with 90% of the revenues going to horseshoe farms and promoting and enhancing commercial fishing. I would then expand this to clams, oysters, fish, etc.

The key is to replenish and encourage nature to bloom and expand, which benefits the Earth, commercial fishermen and all of us on Long Island. It's not difficult, when using American ingenuity for the common good.

I love Long Island's beaches and waterfront. I was one of those Jones Beach bums. Tourists travel thousands of miles to enjoy our gorgeous beaches. I favor active environmentalism that is profitable.

— ALAN H. COHN, NESCONSET

Can everyone afford the benefits of LI?

A reader is correct in that Long Island offers much in the way of beaches, restaurants, farms, and vineyards, as well as numerous forms of entertainment ["LI: We just live in a nice place," Musings, Sept. 1].

But the question remains: Is this affordable to all?

— MIKE BAARD, MERRICK

Suit over wind farm halt

Orsted sues Trump administration for stop-work order

BY MARK HARRINGTON
mark.harrington@newsday.com

The developers of the Revolution Wind offshore wind farm sued the Trump administration Thursday over a stop-work order that has stalled the project.

Meanwhile, a Wall Street ratings agency issued a negative outlook for the project's Danish developer's stock and expressed concern that a halt to its sister project, Sunrise Wind, "cannot be ruled out."

On Thursday, Orsted, the developer of both Sunrise and Revolution Wind, announced Revolution filed the litigation against several Trump administration agencies and officials, including Bureau of Ocean Energy Management, calling the lawsuit a "necessary step" to get Revolution Wind built in coming months.

The 704-megawatt project, set to deliver energy to Connecticut and Rhode Island by next year, is 80% complete and has received all needed federal approvals.

BOEM, under Trump's Department of the Interior, last month halted Revolution's offshore work, citing "national security" concerns. Interior Secretary Doug Burgum cited the

WHAT NEWSDAY FOUND

■ **The developers** of the Revolution Wind offshore wind farm sued the Trump administration Thursday over a stop-work order that has stalled the project.

■ **Orsted announced** Revolution Wind filed the litigation against several federal agencies and officials. The 704-megawatt project is 80% complete.

■ **Meanwhile, a Wall Street ratings agency** issued a negative outlook for Orsted's stock and expressed concern that a halt to the sister project, Sunrise Wind, "cannot be ruled out."

prospect of "drone swarm" attacks and radar interference as among the reasons.

Revolution Wind faces "substantial harm from the continuation of the stop work order," Orsted said in a statement announcing the suit. Orsted is asking for a preliminary injunction to allow the work to proceed. It is building the project with investment firm Skyborn Renewables.

The lawsuit, filed in federal court for the District of Columbia, called the stop-work order "invalid" and said it "must be set aside because it was issued without statutory authority, in violation of agency regulations and proce-



A barge in the Atlantic is seen in March off Smith Point County Park in Shirley during work on Orsted's other project, Sunrise Wind.

dures and the Fifth Amendment's Due Process Clause, and is arbitrary and capricious."

BOEM didn't immediately respond to a request for comment.

Fitch Ratings, meanwhile, on Thursday changed its outlook for already battered Orsted

stock to negative from stable, citing "further deterioration of the operating environment in the U.S."

"The reasons behind the recent stop-work order on the construction of its Revolution Wind plant are unclear and another stop-work order on its Sunrise Wind project cannot

be ruled out," Fitch said in a note to investors. "The full implications of the worsening business environment in the U.S. for Orsted's business and financial profiles are hard to quantify and could pressure credit metrics from 2027."

Sunrise Wind is about 35% complete "with more than 13 turbine foundations installed offshore," a spokeswoman said.

Sunrise Wind, a 924-megawatt project that is set to send its energy to the Long Island electric grid by 2027, has completed most land-based work, from Smith Point to a receiver station in Holtsville. Orsted plans a stock offering to help raise more than \$9 billion, with \$6.2 billion of that earmarked to finish Sunrise.

BOEM officials would not specifically address questions from Newsday about why Revolution Wind was singled out for the stop-work order given other similar projects under construction or in operation, including Sunrise and South Fork Wind, respectively.

But officials have made clear they have myriad issues with offshore wind in general, most stemming from Trump's long-stated animosity toward "green-energy scams" and wind energy in particular. Several administration officials at a Cabinet meeting last month criticized wind energy on defense, environmental and financial grounds, including federal subsidies that pay for half the escalating project costs.

AG James to probe fatal shooting by police

BY JOHN ASBURY
john.asbury@newsday.com

New York Attorney General Letitia James' office has opened an investigation into the fatal shooting of a Carle Place man, who was seen waving a weapon at police that turned out to be a BB gun early Wednesday, state officials announced on Thursday.

Nassau County police responded to a 911 call at a Carle Place home on Rushmore Avenue shortly after midnight on Wednesday, when James Rosano, 33, was reported as intoxicated and making threats

about dying from police force.

Police said they saw Rosano waving a gun, which officers thought was a shotgun, in front of the house. Officers gave "numerous commands" to drop the gun and he refused, authorities said. One officer opened fire, striking Rosano once in the chest. He was taken to NYU Langone Hospital-Long Island in Mineola, where he died, police said.

The attorney general's office investigates all fatal shootings by officers, under state law. The officers were wearing body cameras during the

shooting and the footage was turned over to James' office, police said.

State officials investigate deaths caused by officers on or off duty, and whether the person killed was armed or unarmed. The review will consider whether police officers followed proper procedure or if the case rises to criminal charges.

Nassau police said Rosano's mother called police, describing him as irate. Police said the officer "feared for his life" and could not distinguish in the dimly lit front yard whether the rifle Rosano was holding was a

shotgun or a BB gun. The gun was later identified as a Crossman Legacy 1000.

Rosano's mother told police that her son had a history of addiction and depression. Police last responded to the home in 2022, Nassau homicide officials said.

Rosano was last arrested Sunday and charged with third-degree assault for allegedly attacking his girlfriend. He pleaded not guilty at arraignment Monday and was released on his own recognizance with a temporary order of protection, according to court records.

The officers involved in the

shooting were taken to a hospital for medical evaluation and were being treated by peer support counseling following a traumatic incident.

"Our officers were confronted with what appeared to be a deadly weapon and acted with courage to protect themselves and the community," Nassau Police Benevolent Association president Tommy Shevlin said in a statement on Wednesday. "The loss of life is always tragic, and our thoughts are with the family. We will continue to stand with the officers who will carry the weight of this tragedy with them forever."

MASTIC BEACH

Hearings start for downtown

1st formal forum to weigh \$500M redevelopment

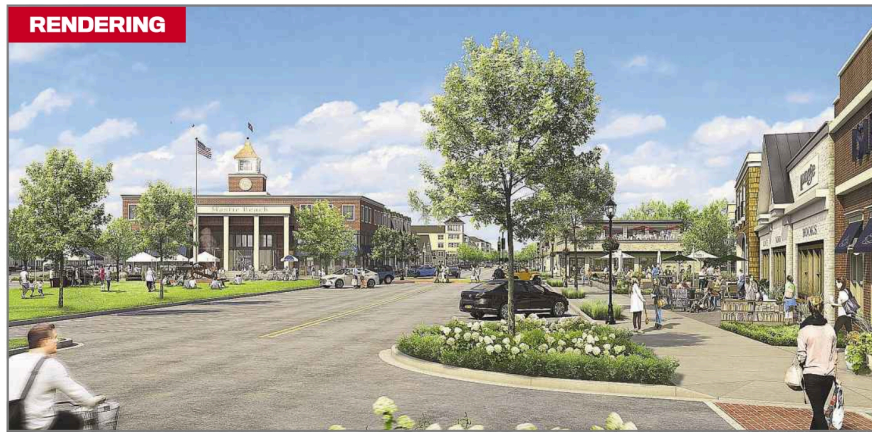
BY CARL MACGOWAN

carl.macgowan@newsday.com

Nearly eight years after the Village of Mastic Beach met its demise, Brookhaven Town will hold the first formal public hearings on Thursday to discuss a proposed \$500 million redevelopment of the former village's blighted downtown.

Supporters of the plan, which includes many Mastic Beach residents, say it will help revitalize the hamlet's business district by bringing in hundreds of new residents while adding the kind of amenities such as pubs and shops that have helped nearby villages like Patchogue thrive.

The town in 2023 named Jericho-based The Beechwood Organization as master developer for a plan calling for about 600 new homes, including town houses and rental apartments, and a total of 130,000 square feet of retail space. Plans also include new sewers and storm drains, and underground electrical service to replace overhead power lines, officials said.



A rendering of the Mastic Beach downtown redevelopment plan. A public hearing is set for Thursday.

The community of 15,300 people has struggled with vacant houses, absentee landlords and overcrowded homes occupied by people on public assistance.

"The objective is to write a new, positive chapter in the history of Mastic Beach [and] to turn vagrancy and vacancy into vibrancy," Brookhaven Supervisor Dan Panico said on Aug. 18 in a telephone interview. "Mastic Beach and the good people who reside there deserve a downtown that they can be proud of."

A series of public hearings to

discuss downtown rezoning and a land use plan are scheduled for 5:30 p.m. on Thursday at Brookhaven Town Hall in Farmingville.

The village disbanded on the last day of 2017 after years of political squabbles and financial problems.

Town officials quickly promised a face-lift, including a major redevelopment of Mastic Beach's Neighborhood Road business district, often described by residents and officials as an eyesore or a ghost town.

Beechwood and town offi-

cials last November unveiled a plan to rezone about 37 acres and 140 parcels in a triangle-shaped section including Neighborhood and Commack roads and Doris Drive. Hundreds attending the special meeting at William Floyd High School in Mastic Beach applauded the proposal, though some speakers raised concerns about the height of some buildings and the project's potential impact on traffic.

Former Mastic Beach Mayor Maura Sperry said the proposal was mostly in line

with a 2016 town master plan for the hamlet, adding she supported the project despite some reservations.

"We gave them a really good blueprint [in 2016] to try to get a master developer to do the downtown. Would I have preferred a smaller project? Yes," Sperry said. "But it's better than what is there now."

Town Councilwoman Karen Dunne Kesnig, who represents Mastic Beach, said in an emailed statement residents are "overwhelmingly positive about this project and supportive of all that is being done to move forward. There is still a very small segment who oppose it, but it seems that there is nothing we can do to satisfy them."

Beechwood principal Steven Dubb said in a phone interview the company hoped to start construction early next year.

He said most new buildings would be two stories, and some would be four stories "but will look like three stories with a façade." He said he would be reluctant to lower building heights because that would reduce the number of housing units.

"I think there was concern that the buildings would be higher than they are," Dubb said. "The economics of the project have to work. You need a certain density."

WEST BABYLON

Neighbors challenge condo development, 2nd proposal at site

BY DENISE M. BONILLA

denise.bonilla@newsday.com

A developer who has tried to build residences on a West Babylon site for five years continues to face opposition from neighbors over concerns about increased traffic and environmental threats.

Pinello Estates 109 LLC is proposing to build 14 three-bedroom condominiums in seven buildings on the south side of Route 109 and East Drive. It also would use an existing building — a former recording studio — as office space. The plan calls for subdividing a 2-acre lot. The project requires the town to change the zoning for the condominium portion of the property from industry to multiple residence.

It's the second proposed development on the site from Pinello in the past five years, according to Babylon Town spokesman Ryan Bonner. The first, in 2020, called for 34 one-bedroom rental apartments in three two-story buildings, Bonner said. That proposal was withdrawn after pushback from neighbors, according to the developer's attorney, Nicole Blanda.

"After a community meeting, we received strong feedback that the community preferred ownership on this site," Blanda said during an Aug. 6 town board hearing on the proposal.

But the change in the type of residences proposed did little to quell neighbor concerns about traffic and the impact the development could have on

Santapogue Creek, which runs through the site.

"If there ever was traffic congestion and a safety problem with an application, this is the location," Julianne Nolan, who lives on nearby Karen Street, told the board.

Nolan noted busy vehicle traffic on Route 109 and the location of a merging off-ramp from Sunrise Highway just before the site. She said there are many pedestrians who walk the area heading to the nearby post office and supermarket.

East Drive resident Steven Acquavita called the proposal "a serious threat to our neighborhood, to public safety, and to the intent of the town zoning laws." He pointed to a traffic review of the project that he said

suggested overflow parking from the site could go on the shoulder of Route 109.

"The shoulder is not a parking lot," he told the board. "It's for emergency stops. Overflow parking on the shoulder creates real hazards for drivers, for emergency vehicles, and for pedestrians."

Community members also mentioned protecting the wetlands of Santapogue Creek, as well as the flooding they already experience in their homes, which they fear will only get worse if the development is approved.

Blanda said there will be no stormwater runoff from the development and offered that with the project's installation of leeching pools and perme-

able pavers, among other improvements, "some of these problems may be alleviated."

Blanda said the plans are to remove invasive species and install native plants to improve the health of the creek. But residents remain wary.

"The environmental impact really needs to be studied more," said Glenn Bythrow, who lives on a nearby cul-de-sac and said he has four sump pumps to help with flooding. "Not just, 'I think we'll plant some good plants here.'"

The board did not vote on the application, with Town Supervisor Rich Schaffer noting there are "a number of items that need to be addressed." He said he doesn't "expect a decision on this anytime soon."

BROOKHAVEN TOWN

REVIEWS OF BATTERY PLANT APPLICATIONS WILL RESUME

ONLY IN NEWSDAY

BY MARK HARRINGTON

mark.harrington@newsday.com

Amid deep pockets of political and community opposition but an unexpected green light from the federal government, Brookhaven Town next year will restart the process of reviewing battery-energy storage-plant applications after new state safety codes go into effect Jan. 1.

At the Brookhaven Landfill, where a solar plant is now producing power and more than 60% of the facility is capped in anticipation of its closure in 2028, Supervisor Dan Panico said earlier this week that the town won't be swayed by opposition to the battery facilities, but rather will consider scientific facts about their need and safety.

"We will evaluate each application as they come," said Panico, adding the town also will "actively bring in and seek more information" about the plants, which have received heightened concerns following a fire at one of the nation's largest in Monterey, California, in January.

Developers have earmarked Long Island for dozens of the plants, which house hundreds of thousands of individual lithium-ion battery cells in container farms to store power from new green-energy sources and power plants. Gov. Kathy Hochul has designated the plants as a key part of her vision for a carbon-free power grid over the next two decades, but opponents have battled the plants over safety concerns.

"The 800-pound gorilla is the apprehension people have in the days that unfolded after Moss Landing," referring to the fire in Monterey, Panico said. "That system is very different from that which would be proposed in this area. It's older technology that is not built anymore."

No moratorium in town

Brookhaven is one of the few towns across Long Island that has not declared a moratorium on battery-energy storage plants, and at least eight separate projects have been proposed for the town, Newsday has reported. One plant built on a town facility in Patchogue is expected to be operational soon, Panico said, while another 110-megawatt facility in Holtsville has already received a clearing permit and begun some preliminary work.

Meanwhile, the New York Power Authority is eyeing its nearby power plant property in Holtsville for a 170-megawatt battery and other plants are proposed for communities including Setauket and Shoreham.

"I don't want to prejudge an application," Panico said. "I want to hear from the folks who will come out from the neighborhood," including the proposed plant in Holtsville. "I think you could make a case that that [Holtsville] property may be situated quite well," Panico said. "Others may argue quite differently."

One staunch opponent is Fran Lunati, a Holbrook resident who has led opposition to plants in Brookhaven and Islip towns. She said she plans to organize forceful opposition to Panico's plans.

"Where they say this is a safe place or a good place, I say absolutely not," said Lunati, who attended a Monday presentation by Environmental Protection Agency Administrator Lee Zeldin and later sent him petitions with 3,000 signatures in opposition to the plants. "If there was a massive fire, no way would it be safe. Absolutely not."

Plentiful opposition

On Long Island, a number of civic groups and residents who live around proposed battery-storage projects have expressed opposition to the facilities, citing the potential for lithium-ion fires.

A proposed Hauppauge battery is opposed by the Hauppauge Fire District, which has said the location is not appropriate given the proximity to nearby homes and a school.

Lunati said she was stunned by the federal government's apparent support of batteries.

Zeldin, the former Long Island state legislator and congressman, stood at a podium fitted with a sign that said, "No BESS in Hauppauge" to release new federal guidelines for the systems. But he stopped short of saying the federal government would issue hard-and-fast regulations on the systems, saying instead his agency was offering "technical expertise that we have if, God forbid, there is a lithium-ion fire."

There were three such fires across the state, including in East Hampton, in 2023, leading Hochul to form a task force that hardened state fire codes, which will go into effect in January.

Panico said he hadn't heard Zeldin's specific remarks about the guidelines, but noted that from a broader perspective, "if the federal government was opposed to battery-energy storage they would have nixed the tax credits." Instead, federal tax credits for battery plants were allowed to continue through 2033.

The continuation of the credits is "something I cannot underscore enough," Panico said. "We're sitting here because the federal government in the Big Beautiful Bill purposely allowed these [batteries] to continue."



Protecting Your Future

with Michael and Suzanne Ettinger

Attorneys-at-Law



Positive Aspects of Aging

Aging provides its own rewards, which only those who experience it really know, as the following quotes show.

"Getting old is like climbing a mountain; you get a little out of breath, but the view is much better!"

— Ingrid Bergman

"Nothing is inherently and invincibly young except spirit. And spirit can enter a human being perhaps better in the quiet of old age and dwell there more undisturbed than in turmoil of adventure."

— George Santayana

"The older I get, the greater power I seem to have to help the world; I am like a snowball - the further I am rolled the more I gain."

— Susan B. Anthony

"Why not just embrace it, go along with it and welcome it?"

— Helen Mirren

"I believe the second half of one's life is meant to be better than the first half. The first half is finding out how you do it. And the second half is enjoying it."

— Frances Lear

"Beautiful young people are accidents of nature, but beautiful old people are works of art."

— Eleanor Roosevelt

"The complete life, the perfect pattern, includes old age as well as youth and maturity. The beauty of the morning and the radiance of noon are good, but it would be a very silly person who drew the curtains and turned on the light in order to shut out the tranquility of the evening. Old age has its pleasures, which, though different, are not less than the pleasures of youth."

— W. Somerset Maugham

"There is a fountain of youth; it is your mind, your talents, the creativity you bring to your life and the lives of people you love. When you learn to tap this source, you will truly have defeated age."

— Sophia Loren

ETTINGER LAW FIRM

ELDER LAW ESTATE PLANNING SINCE 1991

trustlaw.com

Trusts & Estates • Wills & Probate • Medicaid • Estate Tax Planning

No-cost consultation: 631-824-8000 or email info@trustlaw.com

Visit us at trustlaw.com to learn more or search Ettinger Law on

YouTube for our elder law estate planning videos

Lake Success • Huntington • Melville • Islandia • Rockville Centre

425 New York Avenue, Huntington

Attorney advertising

2190902201

MASTIC BEACH

FUTURE LOOKING BRIGHT

Residents say they're optimistic about hamlet redevelopment project

BY CARL MACGOWAN

carl.macgowan@newsday.com

Mastic Beach residents said they see a brighter future for their former village as they discussed a \$500 million downtown redevelopment plan during a Brookhaven Town public hearing last week.

But the 3½-hour hearing Thursday night at Brookhaven Town Hall in Farmingville also brought out residents' deepest worries, including what they described as rampant drug use, prostitution and overcrowded housing that some fear could undermine the effort.

The town is proposing to rezone about 37 acres and 140 parcels in a triangle-shaped section of Mastic Beach's blighted Neighborhood Road business district. Rezoning the area would pave the way for up to 630 new homes, including apartments and town houses, and a total of 130,000 square feet of retail space. Plans also include new sewers and storm drains, and underground electrical service to replace overhead power lines, officials said.

The town in 2023 hired Jericho-based Beechwood Organization to serve as the project's master developer.

Town and Beechwood officials said construction could start next year.

Support: Most who spoke

Almost all of the 20 people who spoke at Thursday's hearing expressed some degree of support for the plan, saying the hamlet's downtown — a mix of downtrodden buildings and vacant properties — needed a major face-lift.

"I think this is a wonderful project," said Robert Miller, the last mayor of the disbanded village of Mastic Beach. The village folded in 2017 after years of political and financial turmoil.



A large crowd attends Thursday's public hearing at Brookhaven Town Hall in Farmingville, where many expressed some support for the plan.

REZONING PLAN

■ **Brookhaven Town is seeking to rezone** about 37 acres and 140 parcels in a triangle-shaped section in Mastic Beach's blighted Neighborhood Road business district.

■ **Master developer Beechwood Organization has proposed** 630 new homes, including apartments and town houses, and a total of 130,000 square feet of retail space.

■ **Plans also include new sewers and storm drains**, and underground electrical service to replace overhead power lines.

■ **Construction could start next year**, town and Beechwood officials have said.

Few speakers expressed outright opposition to the project. But even some who supported the plan tempered their comments with concerns about what they said was a declining quality of life in the South Shore hamlet.

"It has evolved into something we're not proud of," said resident Joseph Ferraro, citing drug use and prostitution.

"That's not something that's going to attract new people," he told town board members.

"Something's going to have to be done there."

Other speakers, including project supporters, said the new homes and businesses could generate more traffic than the hamlet's narrow roads can handle.

Several residents and town board members excoriated a traffic study prepared by Melville-based consultants Nelson Pope Voorhis. Some said the study, which had sought to estimate traffic volumes under

several different potential development scenarios, was confusing.

"They just threw up a couple of bar graphs that make no sense," Mastic Beach resident Zachary Coban said.

Nelson Pope Voorhis officials later told the town board they would revise the study.

The plan's few opponents cited traffic concerns and said the proposal called for too many homes.

"This is way over the top," said Joe May of the Mastic Park Civic Association.

Some speakers, including residents and business owners, said they were afraid they would be forced to leave their homes or close their businesses.

Civic leader weighs in

Beechwood has purchased roughly half the 140 properties it needs for the project, a spokesperson said. Brookhaven Councilwoman Karen Dunne Kesnig said

some properties may be acquired by the town through condemnation.

One woman vowed to the board that she wouldn't be forced out.

But another civic leader, Frank Fugarino of the Patter-squash Creek Civic Association, said the vast majority of the group's 110 members supported the plan.

Fugarino said the board should ensure displaced businesses are relocated nearby. He said the proposal is the hamlet's best hope for revitalization.

"Those that think they have a better mousetrap, they only delay progress," Fugarino said. "We should be pulling together."

The town board plans to vote on an environmental study later this year, Supervisor Dan Panico said. The town is accepting written comments through Sept. 29. Comments may be emailed to gra@brookhavenny.gov.



Artist's renderings showing a streetscape from the proposed \$500 million redevelopment on display at a public hearing in Farmingville.

September 4, 2025

THE OMNI
333 EARLE OVINGTON BLVD, SUITE 901
UNIONDALE, NEW YORK 11553
516.880.8484

JOHN J. ANZALONE
MEMBER
DIRECT: 516.880.8108
FAX: 516.880.8483
JANZALONE@HARRISBEACHMURTHA.COM

VIA ELECTRONIC MAIL

Town of Brookhaven Industrial Development Agency
c/o Town of Brookhaven Division of Economic Development
One Independence Hill
Farmingville, NY 11738
Attn: Lisa Mulligan, Executive Director

Re: Request for an Extension of Time to Close on Key Capture Energy, LLC / KCE
NY 31, LLC – Shoreham LIPA Facility - No # North Country Road, Shoreham,
NY

Dear Ms. Mulligan:

We are writing to request an extension of time to close the above noted transaction with the Agency for the reasons noted herein. As you may know, this firm represents KCE NY 31 LLC (the “Company”) in connection with the request for financial assistance from the Town of Brookhaven Industrial Development Agency (“Agency”) for the Company’s development of a new battery energy storage system facility (the “Project”) at the former Shoreham Nuclear Power Site owned by the Long Island Power Authority (“LIPA”). As noted in the Lead Agency Letter transmitted to the Agency on October 29, 2024, LIPA has previously acknowledged that the Company would enter into an agreement with the Agency and, for that reason, included the Agency as an involved agency during the coordinated SEQRA review for the Project.

The Company received an approving resolution on February 5, 2025 from the Agency for financial assistance for the Project, which approving resolution is effective for 180 days from its adoption (i.e., August 4, 2025), all in accordance with the Agency’s policy regarding applications and timeframes regarding acceptance, inducement and inducement/authorization resolutions adopted August 16, 2023 (the “Resolution Policy”). At the Agency’s July 16, 2025 meeting, the time to close was extended to September 18, 2025.

After the approving resolution was passed, on March 17, 2025, the Company forwarded the draft Agency transaction documents (the “Transaction Documents”) to LIPA, as the land owner, for its review and approval for the Company to execute. On April 2, 2025, LIPA acknowledged receipt of the Transaction Documents. On April 8, 2025, LIPA advised that it had retained outside counsel to review the Transaction Documents. On July 31, 2025, Farrell Fritz confirmed that it had completed their review of the Transaction Documents with LIPA and provided their comments. After review by the Company, all comments were provided to Nixon Peabody on August 5, 2025. On August 18, 2025, Nixon Peabody provided its response to our office and Farrell Fritz.

September 4, 2025

Page 2

The Company has accepted the form of documents provided by Nixon Peabody. On September 4, 2025, Farrell Fritz advised that it is continuing to coordinate the review of the revisions by Nixon Peabody with LIPA.

As to the closing due diligence items, by email dated February 21, 2025, Emma Feary, then paralegal for Nixon Peabody, confirmed that the Company had provided all due diligence items except for the title report, certificates of insurance and comments to the Transaction Documents. The title report was, thereafter, provided to Nixon Peabody on June 2, 2025, and certificates of insurance will be provided once the closing is scheduled.

Once LIPA provides its comments (if any), the Company will share the same with Nixon Peabody for its review and discussion. Given the ongoing LIPA review and comment, the Company is requesting a short extension of 64 days to close (i.e., to November 21, 2025), all in accordance with the Fifth "Resolved" Paragraph of the Resolution Policy.

Thank you for your cooperation and consideration. Please feel free to contact me if you would like to discuss this matter or require further information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Anzalone', with a stylized, flowing script.

John J. Anzalone

Daniel J. Baker
Tel 516.629.9610
Fax 516.706.8666
Dan.Baker@gtlaw.com

September 4, 2025

Town of Brookhaven Industrial Development Agency
One Independence Hill
Farmingville NY 11738
Attn: Lisa Mulligan, CEO

**Re: Town of Brookhaven Industrial Development Agency (the “IDA”)
Ornstein Leyton Company LLC (the “Applicant”) 2025 FACILITY**

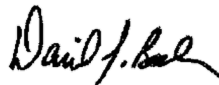
Dear Ms. Mulligan:

We write to request an extension of time to close on the above-referenced transaction. As you know, the IDA approved an inducement/authorizing resolution (the “Approval”) at their March 25, 2025, meeting. The Approval, however, expires after 180 days from the date thereof unless extended by the IDA at the request of the applicant.

Here, the contract of sale regarding the underlying property is contingent upon the Applicant obtaining building permits from the Town of Brookhaven. Currently, the Applicant is awaiting approval from the Suffolk County Department of Health Services and cannot proceed with the Town’s Building Department until health department approval is obtained. Building permits are not expected to be issued by September 25, 2025.

Accordingly, the Applicant respectfully requests that the IDA grant an extension of time to close on the above-referenced transaction. Please do not hesitate to contact the undersigned should you have any questions.

Very truly yours,



Daniel J. Baker
Shareholder



PRESBERG LAW, P.C.
Attorneys And Counsellors At Law

INTERNET:
www.presberg.com

100 Corporate Plaza, Suite B102
Islandia, NY 11749

(631) 232-4444

FACSIMILE:
(631) 232-2603

June 18, 2025

VIA FEDEX OVERNIGHT and EMAIL:

Town of Brookhaven Industrial Development Agency
Attn: Lisa MG Mulligan, Chief Executive Officer
One Independence Hill
Farmingville, New York 11738

Re: Intercounty Appliance Corp./Lessee
10 National Medford LLC/Owner/Company
Premises: 10 National Blvd., Medford, New York

Dear Ms. Mulligan:

The Lessee, Intercounty Appliance Corp. has retained this firm to request consent by the Agency to an extension of an existing Second Amendment and Restated Payment in Lieu of Tax Agreement dated as of December 1, 2018, regarding the above existing Project.

By way of background, Intercounty Appliance Corp. (hereafter "Intercounty" or "Lessee")) constructed an approximately 250,000 square foot facility at the above address to act as a cooperative wholesaler and distribution facility for independent appliance stores back in 2005. At that time, the Agency issued its Series 2005 Bonds to aid in the assistance of the original Project, together with a PILOT Agreement for that initial construction.

In 2013, the Agency issued its Series 2013 Bonds to assist in the construction of a 75,000 square foot addition to the 250,000 previously constructed Facility for the same Lessee. The relevant IDA documents previously issued with regard to the 2005 issuance were, accordingly, amended and restated to incorporate the 2013 building addition.

Thereafter, in 2018, the realty company, controlled by the Lessee known as Intercounty Associates II, LLC, sold the real property to a third party known as 10 National Medford LLC (a non-affiliated entity) and leased back the Project from 10 National Medford LLC (the "Assignee").

As a result of that sale and leaseback, all of the related transaction documents were amended as of December 1, 2018, including assigning and assuming the PILOT Agreement already in place (a copy of which current "Schedule" of PILOT payments on the entire 325,000 square foot facility is annexed hereto as Exhibit "A"). The Lessee and Assignee are currently in the last year of the PILOT, but as you can see, the increase from 2023/2024 of \$477,568 to \$590,073 in its last year to bring it up to market value tax was \$112,505, an increase of approximately 24% over the previous year, where previously the increases were in increments of 2% per annum.

Town of Brookhaven Industrial Development Agency
Attn: Lisa MG Mulligan, Chief Executive Officer
June 18, 2025
Page 2

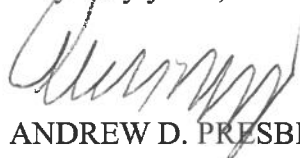
Due to these substantial increases in taxes, particularly the PILOT payment for the current year (the last year of the PILOT schedule), the Lessee is seriously considering relocating the Facility to its existing warehousing facility in Burlington, New Jersey. Their leaseback from its non-affiliated landlord expires next year and the rental (option) renewal is at "market rates" which the Lessee estimates would equate to about 2.5 times more than their current rent with their Owner/Landlord. (copy of Option-Lease Extension enclosed.

A relocation from Brookhaven to Burlington, New Jersey would result in substantially lower costs to the Lessee inasmuch as rental rates and real estate taxes in central/southern New Jersey are much less than on Long Island and definitely much less than the latest PILOT increase, as well as generally having access to lower labor costs. The lessee currently employs approximately 80 employees at the Brookhaven Facility, being 54 warehouse employees and 26 office workers. In fact, only 18% of the lessees' existing sales are within a 50 mile radius of Medford vs. 28% of sales being within a 50 mile radius of their New Jersey warehouse, and the majority of their remaining sales is shorter or a similar driving distance from their New Jersey warehouse (PA, OH, VA, WV NC and Western NY) vs. the existing Medford Facility. As such, a move out of Brookhaven would not materially adversely impact their operations, but the Lessee would, of course, see if there is an economic path to staying in Medford and retaining all of its 80 jobs once its lease with the owner matures next year. The only way that can occur, is if we get some relief from the current PILOT payment and extend the time to phase in tax payments that were recently made and are currently being required to be made going forward at full value.

Based upon all of the foregoing, the Lessee is respectfully requesting that, starting with the next ensuing tax year, being December, 2025-November 30, 2026, the Agency roll back the PILOT payments one year back to the 2023/2024 PILOT payment amount of \$477,568 vs. the current full value of \$590,073, and then reinstate 2% increases from that \$477,568 amount over the next ten (10) years until it reaches the full taxable value (as such value is set forth as the last year in the Second Amended and Restated PILOT Agreement). Our proposed newly requested schedule is annexed hereto as Exhibit "B". If the Agency consents to this PILOT payment amount rollback and reduction in the annual payment amount to the 2023/2024 amount, and then phases the difference between that amount and the current payment being paid for the year 2024/2025 over 10 years with 2% increments (to simply keep it going at that same 2% increment from the 2023/2024 payment amount), we would then be in a position to absorb what we expect to be large increases in our rent obligations to the Landlord/Owner and hopefully retain our Medford Facility and all the current jobs.

Of course, if you should have any further questions or require any additional documentation, please do not hesitate to contact the undersigned. We than the Agency and the Board for their consideration.

Very truly yours,



ANDREW D. PRESBERG

EXHIBIT A

Second Amended and Restated Schedule of Payments-In-Lieu-of-Taxes: The Town of Brookhaven (including any existing incorporated village or any village which may be incorporated after the date hereof within which the Facility is wholly or partially located), Longwood School District and Appropriate Special Districts.

Tax Year	PILOT Payments
2019/2020	\$ 441,199
2020/2021	\$ 450,023
2021/2022	\$ 459,023
2022/2023	\$ 468,204
2023/2024	\$ 477,568
2024/2025	\$ 590,073

EXHIBIT B (Proposed PILOT)

2025/2026	(which was the PILOT payment for the year 2024/2025)	\$477,568
2026/2027		\$487,119
2027/2028		\$496,861
2028/2029		\$506,799
2029/2030		\$516,935
2030/2031		\$527,274
2031/2032		\$537,819
2032/2033		\$548,575
2033/2034		\$559,547
2034/2035	(increased to fully match existing Second Amended PILOT)	\$590,073

Proposed Intercounty PILOT	
Tax Year	PILOT
1 2025/26	\$ 477,568
2 2026/27	\$ 502,568
3 2027/28	\$ 527,568
4 2028/29	\$ 552,568
5 2029/30	\$ 577,568
6 2030/31	\$ 602,568
7 2031/32	\$ 627,568
8 2032/33	\$ 652,568
9 2033/34	\$ 677,568
10 2034/35	\$ 702,568
PROPOSED PILOT BENEFITS ARE FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN APPROVED BY THE AGENCY.	

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date September 5, 2025
Project Title 10 National / InterCounty Appliance
Project Location 10 National Blvd., Medford, NY



Economic Impacts

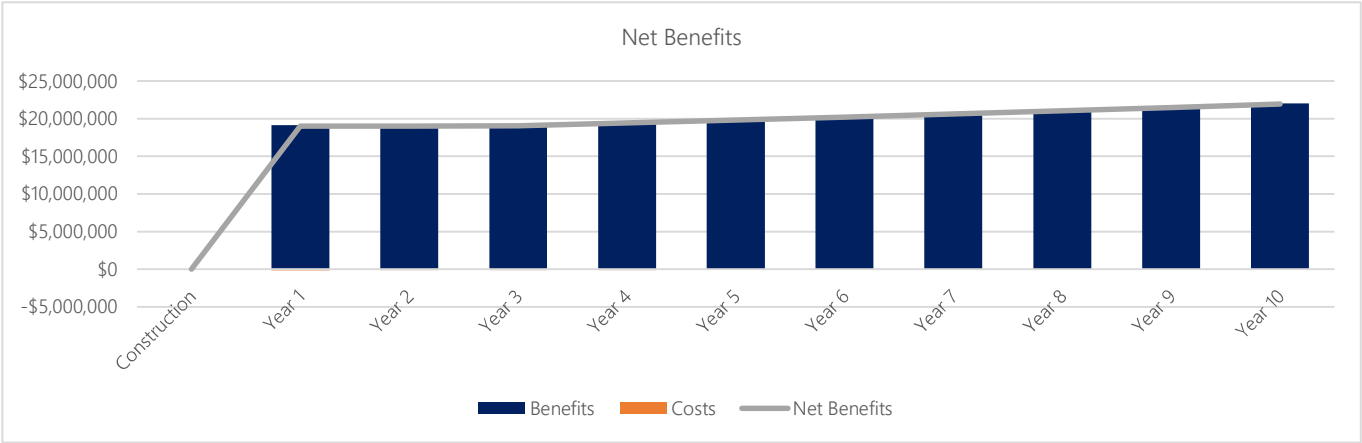
Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs

\$0			
Temporary (Construction)			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0
Local Spend	\$0	\$0	\$0

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	83	186	269
Earnings	\$62,273,206	\$128,943,574	\$191,216,780

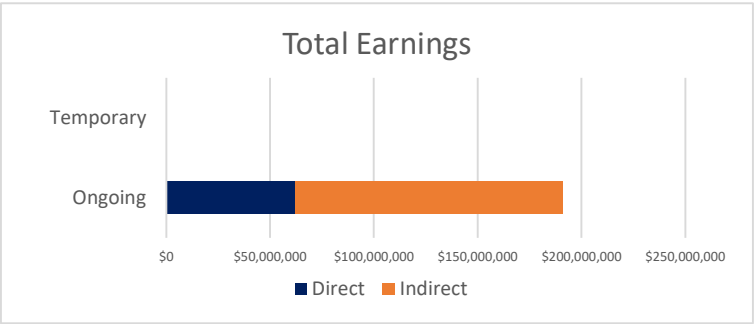
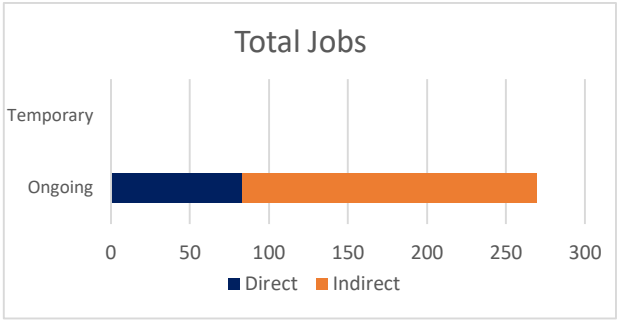
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,125,792	\$1,027,536
Sales Tax Exemption	\$0	\$0
Local Sales Tax Exemption	\$0	\$0
State Sales Tax Exemption	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$1,125,792	\$1,027,536

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$191,680,478	\$171,686,789
To Private Individuals	\$191,216,780	\$171,290,473
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$191,216,780	\$171,290,473
Other Payments to Private Individuals	\$0	\$0
To the Public	\$463,698	\$396,316
Increase in Property Tax Revenue	(\$1,125,792)	(\$1,027,536)
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$1,589,489	\$1,423,852
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$9,943,273	\$8,907,105
To the Public	\$9,943,273	\$8,907,105
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$8,604,755	\$7,708,071
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$1,338,517	\$1,199,033
Total Benefits to State & Region	\$201,623,750	\$180,593,893

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$171,686,789	\$1,027,536	167:1
State	\$8,907,105	\$0	:1
Grand Total	\$180,593,893	\$1,027,536	176:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Intercounty Appliance Corp. has 83 employees at the Medford, NY Facility, which they lease. They also own a facility in Burlington, New Jersey. They are requesting additional years of PILOT benefits. They are considering consolidating their operations to New Jersey. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, job retention.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No

August 29, 2025

Town of Brookhaven Industrial Development Agency

c/o Town of Brookhaven Division of Economic Development

One Independence Hill

Farmingville, NY 11738

To Whom It May Concern:

Coco Architectural Grilles & Metalcraft has been in business at this location since 2011. We have expanded from 9,800 square feet to 13,200 square feet during this time. Since that time, we have added to our product and service mix, grew significantly in our number of employees, and expanded our in-house capabilities with a state-of-the-art manufacturing facility.

During this time of growth and expansion, we have been able to add the latest in Fiberoptic Laser Cutting technology, CNC Turret Punch Press, CNC Press Brake for precision metal bending, and a rare and unique piece, a Precision Parts Leveler from ARKU which has become an asset not only to our shop floor, but also to the customer and vendor base around us. Local sheet metal distributors such as Yarde Metals use us on occasion to help level their own stock that is rejected from customers.

We have also added the most current in Precision TIG Welded as we expanded from one full-time welder to five. Our sawing department has all machines upgraded with digital stops for precision cutting and other CNC capabilities which have improved production time, accuracy, and optimization of our cutting schedules. The finishing department includes a wet wide belt sander and other various machines and hand tools to merge our knowledge of old-world craftsmanship with cutting edge technology. This is an attribute our customer base relies on us as a leading provider of high-end fabricated metal products.

Our expertise in metalworking is built on four successive generations of a family legacy in manufacturing. We work with Aluminum, Brass, Bronze, Stainless Steel, and Steel and all finishes associated with these metals. We entered the custom architectural grille market in 2005 as we recognized the need for custom quality products, made entirely to customer specifications, that needed to be turned around in short lead-times while maintaining competitive prices. We are proud to have grown into an industry leader within the market and have obtained a very loyal customer base.

As we have grown, expanding not only in the shop, but also in office staff which includes sales, estimating, engineering, accounting, and customer service, the new challenge is one of floor space and amperage. We have simply outgrown the space and cannot meet some customer demands.

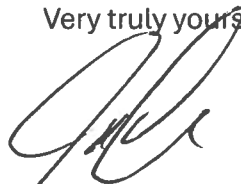
This is where we hope the IDA can help. After making it through COVID, we saw the price of commercial real estate swell and our rent was effectively doubled. We are already in an area that is bleeding jobs from several sectors, manufacturing being one of them. Our hope is that the IDA will partner with us to keep our company and employees growing inside of Suffolk County.

Moving from our leased space into a 16,000 square foot property of our own will allow us to do so, but with all the barriers in NYS, especially on Long Island, includes some of the highest property taxes in our nation. We are seeking help in offsetting this and any other high costs NYS is known for to help us minimize risk and invest in the company to continue to grow.

We anticipate adding at least three full-time jobs over the next two years just to start. One would be another shop employee and two for our office to assist in engineering and estimating. This is a conservative estimate, and our plan is to add more. I believe we can with your assistance.

Thank you for your consideration on behalf of Coco Architectural Grilles & Metalcraft.

Very truly yours,

A handwritten signature in black ink, appearing to read 'James Coco', with a long, sweeping underline that extends to the left.

James Coco

President

Coco Metal DRAFT PILOT		
YEAR		PILOT
26/27	\$	20,684
27/28	\$	21,098
28/29	\$	21,520
29/30	\$	21,950
30/31	\$	22,389
31/32	\$	22,837
32/33	\$	23,293
33/34	\$	23,759
34/35	\$	24,235
35/36	\$	24,720
PROPOSED PILOT BENEFITS ARE FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN APPROVED BY THE AGENCY.		

MRB Cost Benefit Calculator

Town of Brookhaven Industrial Development Agency

Date September 4, 2025

Project Title 240 Blue Point Realty, LLC/Coco Architectural Grilles & Metalcraft Co

Project Location 740 Blue Point Road Holtsville



Cost-Benefit Analysis Tool powered by MRB Group

Construction Phase - Project Assumptions

Project Costs

Project Costs

Enter total construction project costs:

Value \$4,478,000 <- as defined by NYS Labor Law 224-a

Local Construction Spending

In-region construction spending

\$120,000

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Commercial and Institutional Building Construction	236220	100%	\$120,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$120,000

New Household Spending - Residential and Mixed-Use Projects Only

Unit Types and Household Income Brackets

Unit Type 1

Description

Unit Count

Target Income (HH)

[Not Applicable]

Unit Type 2

Description

Unit Count

Target Income (HH)

[Not Applicable]

% Net New (See Instructions)

100%

Total Units

-

Total Local Household Spending

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Ornamental and Architectural Metal Work N	332323	22	\$59,000	\$1,298,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		22		\$1,298,000

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Ornamental and Architectural Metal Work N	332323	23	\$59,000	\$1,357,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		23		\$1,357,000

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Ornamental and Architectural Metal Work N	332323	25	\$59,000	\$1,475,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		25		\$1,475,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		\$9,625	PILOT Term (Years)	10
Local Sales Tax Rate	4.75%	\$5,225	Escalation Factor	2%
State Sales Tax Rate	4.00%	\$4,400	Public Discount Rate	2%
Mortgage Recording Tax Exemption		\$33,585		
Local	0.25%	\$11,195		
State	0.50%	\$22,390		
Total Costs		\$269,694	Includes PILOT exemption, calculated below.	

Property Tax Exemption

[illegible]

MRB Cost Benefit Calculator

Town of Brookhaven Industrial Development Agency

Date
 Project Title
 Project Location



Cost-Benefit Analysis Tool powered by MRB Group

Construction Phase - Project Assumptions

Project Costs

Project Costs

Enter total construction project costs: <- as defined by NYS Labor Law 224-a
 Local Construction Spending
 In-region construction spending

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Commercial and Institutional Building Construction	236220	100%	\$120,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$120,000

New Household Spending - Residential and Mixed-Use Projects Only

Unit Types and Household Income Brackets

Unit Type 1

Description
 Unit Count
 Target Income (HH)

Unit Type 2

Description
 Unit Count
 Target Income (HH)

% Net New (See Instructions)

Total Units

Total Local Household Spending

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Ornamental and Architectural Metal Work N	332323	22	\$59,000	\$1,298,000
0				\$0
0				\$0
0				\$0
0				\$0
0				\$0
Total		22		\$1,298,000

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Ornamental and Architectural Metal Work N	332323	23	\$59,000	\$1,357,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		23		\$1,357,000

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
Ornamental and Architectural Metal Work N	332323	25	\$59,000	\$1,475,000
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
0	0			\$0
Total		25		\$1,475,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		\$9,625	PILOT Term (Years)	10
Local Sales Tax Rate	4.75%	\$5,225	Escalation Factor	2%
State Sales Tax Rate	4.00%	\$4,400	Public Discount Rate	2%
Mortgage Recording Tax Exemption		\$33,585		
Local	0.25%	\$11,195		
State	0.50%	\$22,390		
Total Costs		\$269,694	Includes PILOT exemption, calculated below.	

Property Tax Exemption

[illegible]

[illegible]

240 Blue Point Realty LLC/CocoArchtectural Grilles & Metalcraft plan to purchase 740 Bluepoint Road in Holtsville, which is an existing, vacant 16,000 square foot building. As per the Brookhaven IDA Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to jobs retained and created and capital investment by the applicant.

Yes

Coco Metal DRAFT PILOT		
YEAR		PILOT
26/27	\$	20,684
27/28	\$	21,098
28/29	\$	21,520
29/30	\$	21,950
30/31	\$	22,389
31/32	\$	22,837
32/33	\$	23,293
33/34	\$	23,759
34/35	\$	24,235
35/36	\$	24,720
PROPOSED PILOT BENEFITS ARE FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN APPROVED BY THE AGENCY.		

August 29, 2025

Town of Brookhaven Industrial Development Agency

c/o Town of Brookhaven Division of Economic Development

One Independence Hill

Farmingville, NY 11738

To Whom It May Concern:

Coco Architectural Grilles & Metalcraft has been in business at this location since 2011. We have expanded from 9,800 square feet to 13,200 square feet during this time. Since that time, we have added to our product and service mix, grew significantly in our number of employees, and expanded our in-house capabilities with a state-of-the-art manufacturing facility.

During this time of growth and expansion, we have been able to add the latest in Fiberoptic Laser Cutting technology, CNC Turret Punch Press, CNC Press Brake for precision metal bending, and a rare and unique piece, a Precision Parts Leveler from ARKU which has become an asset not only to our shop floor, but also to the customer and vendor base around us. Local sheet metal distributors such as Yarde Metals use us on occasion to help level their own stock that is rejected from customers.

We have also added the most current in Precision TIG Welded as we expanded from one full-time welder to five. Our sawing department has all machines upgraded with digital stops for precision cutting and other CNC capabilities which have improved production time, accuracy, and optimization of our cutting schedules. The finishing department includes a wet wide belt sander and other various machines and hand tools to merge our knowledge of old-world craftsmanship with cutting edge technology. This is an attribute our customer base relies on us as a leading provider of high-end fabricated metal products.

Our expertise in metalworking is built on four successive generations of a family legacy in manufacturing. We work with Aluminum, Brass, Bronze, Stainless Steel, and Steel and all finishes associated with these metals. We entered the custom architectural grille market in 2005 as we recognized the need for custom quality products, made entirely to customer specifications, that needed to be turned around in short lead-times while maintaining competitive prices. We are proud to have grown into an industry leader within the market and have obtained a very loyal customer base.

As we have grown, expanding not only in the shop, but also in office staff which includes sales, estimating, engineering, accounting, and customer service, the new challenge is one of floor space and amperage. We have simply outgrown the space and cannot meet some customer demands.

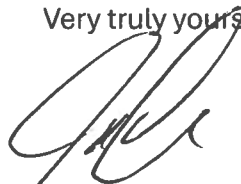
This is where we hope the IDA can help. After making it through COVID, we saw the price of commercial real estate swell and our rent was effectively doubled. We are already in an area that is bleeding jobs from several sectors, manufacturing being one of them. Our hope is that the IDA will partner with us to keep our company and employees growing inside of Suffolk County.

Moving from our leased space into a 16,000 square foot property of our own will allow us to do so, but with all the barriers in NYS, especially on Long Island, includes some of the highest property taxes in our nation. We are seeking help in offsetting this and any other high costs NYS is known for to help us minimize risk and invest in the company to continue to grow.

We anticipate adding at least three full-time jobs over the next two years just to start. One would be another shop employee and two for our office to assist in engineering and estimating. This is a conservative estimate, and our plan is to add more. I believe we can with your assistance.

Thank you for your consideration on behalf of Coco Architectural Grilles & Metalcraft.

Very truly yours,

A handwritten signature in black ink, appearing to read 'James Coco', with a long, sweeping underline that extends to the left.

James Coco

President

Town of Brookhaven Industrial Development Agency

MRB Cost Benefit Calculator

Date September 5, 2025
Project Title 10 National / InterCounty Appliance
Project Location 10 National Blvd., Medford, NY



Economic Impacts

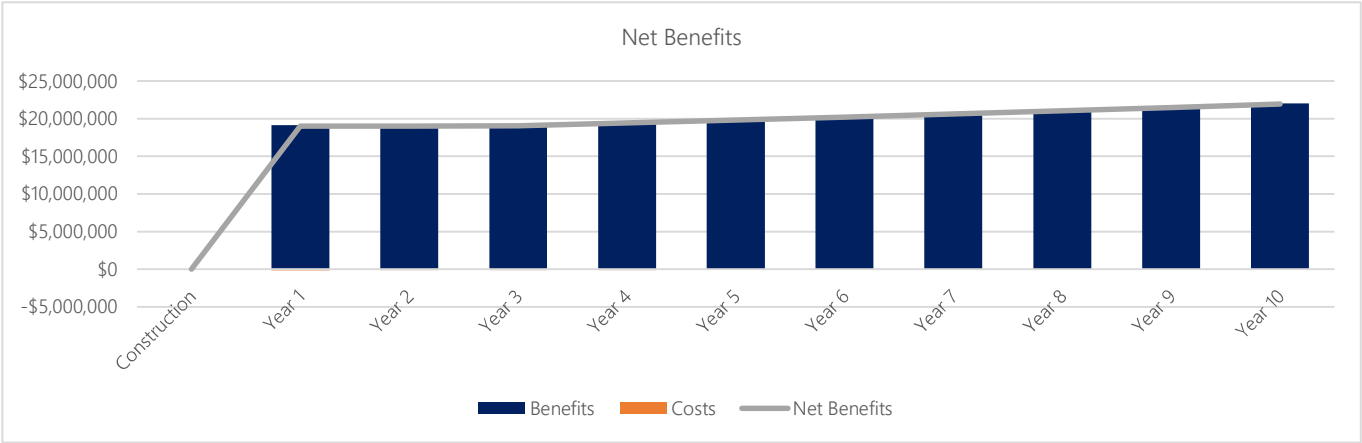
Summary of Economic Impacts over the Life of the PILOT

Construction Project Costs

\$0			
Temporary (Construction)			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$0	\$0	\$0
Local Spend	\$0	\$0	\$0

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	83	186	269
Earnings	\$62,273,206	\$128,943,574	\$191,216,780

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

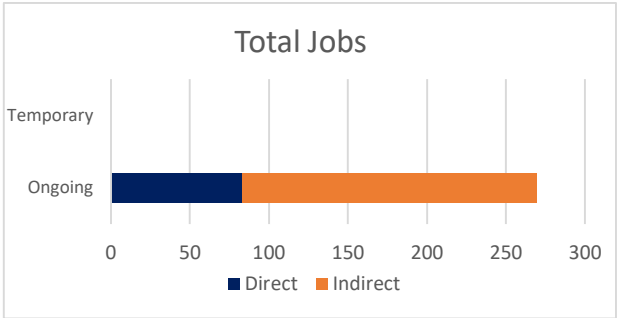
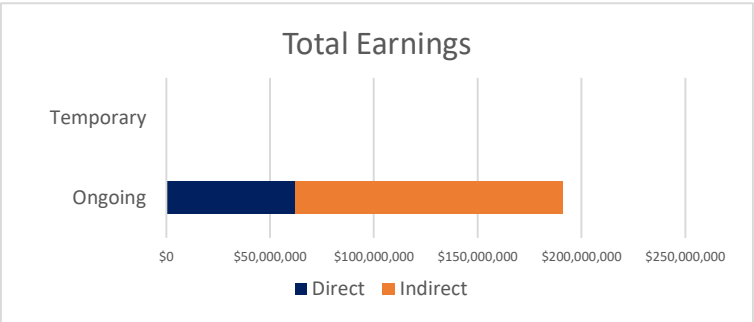


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$1,125,792	\$1,027,536
Sales Tax Exemption	\$0	\$0
Local Sales Tax Exemption	\$0	\$0
State Sales Tax Exemption	\$0	\$0
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$1,125,792	\$1,027,536

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$191,680,478	\$171,686,789
To Private Individuals	\$191,216,780	\$171,290,473
Temporary Payroll	\$0	\$0
Ongoing Payroll	\$191,216,780	\$171,290,473
Other Payments to Private Individuals	\$0	\$0
To the Public	\$463,698	\$396,316
Increase in Property Tax Revenue	(\$1,125,792)	(\$1,027,536)
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$1,589,489	\$1,423,852
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$9,943,273	\$8,907,105
To the Public	\$9,943,273	\$8,907,105
Temporary Income Tax Revenue	\$0	\$0
Ongoing Income Tax Revenue	\$8,604,755	\$7,708,071
Temporary Jobs - Sales Tax Revenue	\$0	\$0
Ongoing Jobs - Sales Tax Revenue	\$1,338,517	\$1,199,033
Total Benefits to State & Region	\$201,623,750	\$180,593,893

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$171,686,789	\$1,027,536	167:1
State	\$8,907,105	\$0	:1
Grand Total	\$180,593,893	\$1,027,536	176:1

*Discounted at the public sector discount rate of: 2%

Additional Comments from IDA

Intercounty Appliance Corp. has 83 employees at the Medford, NY Facility, which they lease. They also own a facility in Burlington, New Jersey. They are requesting additional years of PILOT benefits. They are considering consolidating their operations to New Jersey. As per our Uniform Project Evaluation Criteria Policy, the criteria met for this project include, but are not limited to, job retention.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes
Does this project provide onsite childcare facilities? No

Proposed Intercounty PILOT	
Tax Year	PILOT
1 2025/26	\$ 477,568
2 2026/27	\$ 502,568
3 2027/28	\$ 527,568
4 2028/29	\$ 552,568
5 2029/30	\$ 577,568
6 2030/31	\$ 602,568
7 2031/32	\$ 627,568
8 2032/33	\$ 652,568
9 2033/34	\$ 677,568
10 2034/35	\$ 702,568
PROPOSED PILOT BENEFITS ARE FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN APPROVED BY THE AGENCY.	



PRESBERG LAW, P.C.
Attorneys And Counsellors At Law

INTERNET:
www.presberg.com

100 Corporate Plaza, Suite B102
Islandia, NY 11749

(631) 232-4444

FACSIMILE:
(631) 232-2603

June 18, 2025

VIA FEDEX OVERNIGHT and EMAIL:

Town of Brookhaven Industrial Development Agency
Attn: Lisa MG Mulligan, Chief Executive Officer
One Independence Hill
Farmingville, New York 11738

Re: Intercounty Appliance Corp./Lessee
10 National Medford LLC/Owner/Company
Premises: 10 National Blvd., Medford, New York

Dear Ms. Mulligan:

The Lessee, Intercounty Appliance Corp. has retained this firm to request consent by the Agency to an extension of an existing Second Amendment and Restated Payment in Lieu of Tax Agreement dated as of December 1, 2018, regarding the above existing Project.

By way of background, Intercounty Appliance Corp. (hereafter "Intercounty" or "Lessee")) constructed an approximately 250,000 square foot facility at the above address to act as a cooperative wholesaler and distribution facility for independent appliance stores back in 2005. At that time, the Agency issued its Series 2005 Bonds to aid in the assistance of the original Project, together with a PILOT Agreement for that initial construction.

In 2013, the Agency issued its Series 2013 Bonds to assist in the construction of a 75,000 square foot addition to the 250,000 previously constructed Facility for the same Lessee. The relevant IDA documents previously issued with regard to the 2005 issuance were, accordingly, amended and restated to incorporate the 2013 building addition.

Thereafter, in 2018, the realty company, controlled by the Lessee known as Intercounty Associates II, LLC, sold the real property to a third party known as 10 National Medford LLC (a non-affiliated entity) and leased back the Project from 10 National Medford LLC (the "Assignee").

As a result of that sale and leaseback, all of the related transaction documents were amended as of December 1, 2018, including assigning and assuming the PILOT Agreement already in place (a copy of which current "Schedule" of PILOT payments on the entire 325,000 square foot facility is annexed hereto as Exhibit "A"). The Lessee and Assignee are currently in the last year of the PILOT, but as you can see, the increase from 2023/2024 of \$477,568 to \$590,073 in its last year to bring it up to market value tax was \$112,505, an increase of approximately 24% over the previous year, where previously the increases were in increments of 2% per annum.

Town of Brookhaven Industrial Development Agency
Attn: Lisa MG Mulligan, Chief Executive Officer
June 18, 2025
Page 2

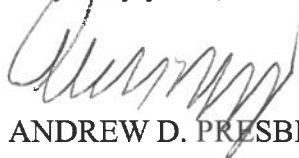
Due to these substantial increases in taxes, particularly the PILOT payment for the current year (the last year of the PILOT schedule), the Lessee is seriously considering relocating the Facility to its existing warehousing facility in Burlington, New Jersey. Their leaseback from its non-affiliated landlord expires next year and the rental (option) renewal is at "market rates" which the Lessee estimates would equate to about 2.5 times more than their current rent with their Owner/Landlord. (copy of Option-Lease Extension enclosed.

A relocation from Brookhaven to Burlington, New Jersey would result in substantially lower costs to the Lessee inasmuch as rental rates and real estate taxes in central/southern New Jersey are much less than on Long Island and definitely much less than the latest PILOT increase, as well as generally having access to lower labor costs. The lessee currently employs approximately 80 employees at the Brookhaven Facility, being 54 warehouse employees and 26 office workers. In fact, only 18% of the lessees' existing sales are within a 50 mile radius of Medford vs. 28% of sales being within a 50 mile radius of their New Jersey warehouse, and the majority of their remaining sales is shorter or a similar driving distance from their New Jersey warehouse (PA, OH, VA, WV NC and Western NY) vs. the existing Medford Facility. As such, a move out of Brookhaven would not materially adversely impact their operations, but the Lessee would, of course, see if there is an economic path to staying in Medford and retaining all of its 80 jobs once its lease with the owner matures next year. The only way that can occur, is if we get some relief from the current PILOT payment and extend the time to phase in tax payments that were recently made and are currently being required to be made going forward at full value.

Based upon all of the foregoing, the Lessee is respectfully requesting that, starting with the next ensuing tax year, being December, 2025-November 30, 2026, the Agency roll back the PILOT payments one year back to the 2023/2024 PILOT payment amount of \$477,568 vs. the current full value of \$590,073, and then reinstate 2% increases from that \$477,568 amount over the next ten (10) years until it reaches the full taxable value (as such value is set forth as the last year in the Second Amended and Restated PILOT Agreement). Our proposed newly requested schedule is annexed hereto as Exhibit "B". If the Agency consents to this PILOT payment amount rollback and reduction in the annual payment amount to the 2023/2024 amount, and then phases the difference between that amount and the current payment being paid for the year 2024/2025 over 10 years with 2% increments (to simply keep it going at that same 2% increment from the 2023/2024 payment amount), we would then be in a position to absorb what we expect to be large increases in our rent obligations to the Landlord/Owner and hopefully retain our Medford Facility and all the current jobs.

Of course, if you should have any further questions or require any additional documentation, please do not hesitate to contact the undersigned. We than the Agency and the Board for their consideration.

Very truly yours,



ANDREW D. PRESBERG

EXHIBIT A

Second Amended and Restated Schedule of Payments-In-Lieu-of-Taxes: The Town of Brookhaven (including any existing incorporated village or any village which may be incorporated after the date hereof within which the Facility is wholly or partially located), Longwood School District and Appropriate Special Districts.

Tax Year	PILOT Payments
2019/2020	\$ 441,199
2020/2021	\$ 450,023
2021/2022	\$ 459,023
2022/2023	\$ 468,204
2023/2024	\$ 477,568
2024/2025	\$ 590,073

EXHIBIT B (Proposed PILOT)

2025/2026	(which was the PILOT payment for the year 2024/2025)	\$477,568
2026/2027		\$487,119
2027/2028		\$496,861
2028/2029		\$506,799
2029/2030		\$516,935
2030/2031		\$527,274
2031/2032		\$537,819
2032/2033		\$548,575
2033/2034		\$559,547
2034/2035	(increased to fully match existing Second Amended PILOT)	\$590,073

Daniel J. Baker
Tel 516.629.9610
Fax 516.706.8666
Dan.Baker@gtlaw.com

September 4, 2025

Town of Brookhaven Industrial Development Agency
One Independence Hill
Farmingville NY 11738
Attn: Lisa Mulligan, CEO

**Re: Town of Brookhaven Industrial Development Agency (the “IDA”)
Ornstein Leyton Company LLC (the “Applicant”) 2025 FACILITY**

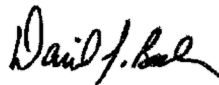
Dear Ms. Mulligan:

We write to request an extension of time to close on the above-referenced transaction. As you know, the IDA approved an inducement/authorizing resolution (the “Approval”) at their March 25, 2025, meeting. The Approval, however, expires after 180 days from the date thereof unless extended by the IDA at the request of the applicant.

Here, the contract of sale regarding the underlying property is contingent upon the Applicant obtaining building permits from the Town of Brookhaven. Currently, the Applicant is awaiting approval from the Suffolk County Department of Health Services and cannot proceed with the Town’s Building Department until health department approval is obtained. Building permits are not expected to be issued by September 25, 2025.

Accordingly, the Applicant respectfully requests that the IDA grant an extension of time to close on the above-referenced transaction. Please do not hesitate to contact the undersigned should you have any questions.

Very truly yours,



Daniel J. Baker
Shareholder

September 4, 2025

THE OMNI
333 EARLE OVINGTON BLVD, SUITE 901
UNIONDALE, NEW YORK 11553
516.880.8484

JOHN J. ANZALONE
MEMBER
DIRECT: 516.880.8108
FAX: 516.880.8483
JANZALONE@HARRISBEACHMURTHA.COM

VIA ELECTRONIC MAIL

Town of Brookhaven Industrial Development Agency
c/o Town of Brookhaven Division of Economic Development
One Independence Hill
Farmingville, NY 11738
Attn: Lisa Mulligan, Executive Director

Re: Request for an Extension of Time to Close on Key Capture Energy, LLC / KCE
NY 31, LLC – Shoreham LIPA Facility - No # North Country Road, Shoreham,
NY

Dear Ms. Mulligan:

We are writing to request an extension of time to close the above noted transaction with the Agency for the reasons noted herein. As you may know, this firm represents KCE NY 31 LLC (the “Company”) in connection with the request for financial assistance from the Town of Brookhaven Industrial Development Agency (“Agency”) for the Company’s development of a new battery energy storage system facility (the “Project”) at the former Shoreham Nuclear Power Site owned by the Long Island Power Authority (“LIPA”). As noted in the Lead Agency Letter transmitted to the Agency on October 29, 2024, LIPA has previously acknowledged that the Company would enter into an agreement with the Agency and, for that reason, included the Agency as an involved agency during the coordinated SEQRA review for the Project.

The Company received an approving resolution on February 5, 2025 from the Agency for financial assistance for the Project, which approving resolution is effective for 180 days from its adoption (i.e., August 4, 2025), all in accordance with the Agency’s policy regarding applications and timeframes regarding acceptance, inducement and inducement/authorization resolutions adopted August 16, 2023 (the “Resolution Policy”). At the Agency’s July 16, 2025 meeting, the time to close was extended to September 18, 2025.

After the approving resolution was passed, on March 17, 2025, the Company forwarded the draft Agency transaction documents (the “Transaction Documents”) to LIPA, as the land owner, for its review and approval for the Company to execute. On April 2, 2025, LIPA acknowledged receipt of the Transaction Documents. On April 8, 2025, LIPA advised that it had retained outside counsel to review the Transaction Documents. On July 31, 2025, Farrell Fritz confirmed that it had completed their review of the Transaction Documents with LIPA and provided their comments. After review by the Company, all comments were provided to Nixon Peabody on August 5, 2025. On August 18, 2025, Nixon Peabody provided its response to our office and Farrell Fritz.

September 4, 2025

Page 2

The Company has accepted the form of documents provided by Nixon Peabody. On September 4, 2025, Farrell Fritz advised that it is continuing to coordinate the review of the revisions by Nixon Peabody with LIPA.

As to the closing due diligence items, by email dated February 21, 2025, Emma Feary, then paralegal for Nixon Peabody, confirmed that the Company had provided all due diligence items except for the title report, certificates of insurance and comments to the Transaction Documents. The title report was, thereafter, provided to Nixon Peabody on June 2, 2025, and certificates of insurance will be provided once the closing is scheduled.

Once LIPA provides its comments (if any), the Company will share the same with Nixon Peabody for its review and discussion. Given the ongoing LIPA review and comment, the Company is requesting a short extension of 64 days to close (i.e., to November 21, 2025), all in accordance with the Fifth "Resolved" Paragraph of the Resolution Policy.

Thank you for your cooperation and consideration. Please feel free to contact me if you would like to discuss this matter or require further information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Anzalone', with a stylized, cursive script.

John J. Anzalone

BROOKHAVEN TOWN

REVIEWS OF BATTERY PLANT APPLICATIONS WILL RESUME

ONLY IN NEWSDAY

BY MARK HARRINGTON

mark.harrington@newsday.com

Amid deep pockets of political and community opposition but an unexpected green light from the federal government, Brookhaven Town next year will restart the process of reviewing battery-energy storage-plant applications after new state safety codes go into effect Jan. 1.

At the Brookhaven Landfill, where a solar plant is now producing power and more than 60% of the facility is capped in anticipation of its closure in 2028, Supervisor Dan Panico said earlier this week that the town won't be swayed by opposition to the battery facilities, but rather will consider scientific facts about their need and safety.

"We will evaluate each application as they come," said Panico, adding the town also will "actively bring in and seek more information" about the plants, which have received heightened concerns following a fire at one of the nation's largest in Monterey, California, in January.

Developers have earmarked Long Island for dozens of the plants, which house hundreds of thousands of individual lithium-ion battery cells in container farms to store power from new green-energy sources and power plants. Gov. Kathy Hochul has designated the plants as a key part of her vision for a carbon-free power grid over the next two decades, but opponents have battled the plants over safety concerns.

"The 800-pound gorilla is the apprehension people have in the days that unfolded after Moss Landing," referring to the fire in Monterey, Panico said. "That system is very different from that which would be proposed in this area. It's older technology that is not built anymore."

No moratorium in town

Brookhaven is one of the few towns across Long Island that has not declared a moratorium on battery-energy storage plants, and at least eight separate projects have been proposed for the town, Newsday has reported. One plant built on a town facility in Patchogue is expected to be operational soon, Panico said, while another 110-megawatt facility in Holtsville has already received a clearing permit and begun some preliminary work.

Meanwhile, the New York Power Authority is eyeing its nearby power plant property in Holtsville for a 170-megawatt battery and other plants are proposed for communities including Setauket and Shoreham.

"I don't want to prejudge an application," Panico said. "I want to hear from the folks who will come out from the neighborhood," including the proposed plant in Holtsville. "I think you could make a case that that [Holtsville] property may be situated quite well," Panico said. "Others may argue quite differently."

One staunch opponent is Fran Lunati, a Holbrook resident who has led opposition to plants in Brookhaven and Islip towns. She said she plans to organize forceful opposition to Panico's plans.

"Where they say this is a safe place or a good place, I say absolutely not," said Lunati, who attended a Monday presentation by Environmental Protection Agency Administrator Lee Zeldin and later sent him petitions with 3,000 signatures in opposition to the plants. "If there was a massive fire, no way would it be safe. Absolutely not."

Plentiful opposition

On Long Island, a number of civic groups and residents who live around proposed battery-storage projects have expressed opposition to the facilities, citing the potential for lithium-ion fires.

A proposed Hauppauge battery is opposed by the Hauppauge Fire District, which has said the location is not appropriate given the proximity to nearby homes and a school.

Lunati said she was stunned by the federal government's apparent support of batteries.

Zeldin, the former Long Island state legislator and congressman, stood at a podium fitted with a sign that said, "No BESS in Hauppauge" to release new federal guidelines for the systems. But he stopped short of saying the federal government would issue hard-and-fast regulations on the systems, saying instead his agency was offering "technical expertise that we have if, God forbid, there is a lithium-ion fire."

There were three such fires across the state, including in East Hampton, in 2023, leading Hochul to form a task force that hardened state fire codes, which will go into effect in January.

Panico said he hadn't heard Zeldin's specific remarks about the guidelines, but noted that from a broader perspective, "if the federal government was opposed to battery-energy storage they would have nixed the tax credits." Instead, federal tax credits for battery plants were allowed to continue through 2033.

The continuation of the credits is "something I cannot underscore enough," Panico said. "We're sitting here because the federal government in the Big Beautiful Bill purposely allowed these [batteries] to continue."



Protecting Your Future

with Michael and Suzanne Ettinger

Attorneys-at-Law



Positive Aspects of Aging

Aging provides its own rewards, which only those who experience it really know, as the following quotes show.

"Getting old is like climbing a mountain; you get a little out of breath, but the view is much better!"

— Ingrid Bergman

"Nothing is inherently and invincibly young except spirit. And spirit can enter a human being perhaps better in the quiet of old age and dwell there more undisturbed than in turmoil of adventure."

— George Santayana

"The older I get, the greater power I seem to have to help the world; I am like a snowball - the further I am rolled the more I gain."

— Susan B. Anthony

"Why not just embrace it, go along with it and welcome it?"

— Helen Mirren

"I believe the second half of one's life is meant to be better than the first half. The first half is finding out how you do it. And the second half is enjoying it."

— Frances Lear

"Beautiful young people are accidents of nature, but beautiful old people are works of art."

— Eleanor Roosevelt

"The complete life, the perfect pattern, includes old age as well as youth and maturity. The beauty of the morning and the radiance of noon are good, but it would be a very silly person who drew the curtains and turned on the light in order to shut out the tranquility of the evening. Old age has its pleasures, which, though different, are not less than the pleasures of youth."

— W. Somerset Maugham

"There is a fountain of youth; it is your mind, your talents, the creativity you bring to your life and the lives of people you love. When you learn to tap this source, you will truly have defeated age."

— Sophia Loren

ETTINGER LAW FIRM

ELDER LAW ESTATE PLANNING SINCE 1991

trustlaw.com

Trusts & Estates • Wills & Probate • Medicaid • Estate Tax Planning

No-cost consultation: 631-824-8000 or email info@trustlaw.com

Visit us at trustlaw.com to learn more or search Ettinger Law on

YouTube for our elder law estate planning videos

Lake Success • Huntington • Melville • Islandia • Rockville Centre

425 New York Avenue, Huntington

Attorney advertising

2190902201

\$600M deal: Ventas buys 5 Bristals, Encore site in Long Island senior housing push

Listen • 7:14 Automated narration. [Learn more](#)



The Bristal Assisted Living facility in Bethpage is one of five Bristal locations included in Ventas' \$600 million acquisition of Long Island senior housing properties. Encore Luxury Living in Jericho was also part of the deal. Credit: Rick Kopstein

By Jonathan LaMantia and James T.

Madorejonathan.lamantia@newsday.com,james.madore@newsday.com Updated September 2, 2025 1:26 pm

Share

One of the country's largest owners of senior housing is increasing its presence on Long Island as the region's aging population boosts demand for assisted living.

Ventas Inc., a Chicago-based real estate investment trust, has agreed to acquire six local retirement communities for more than \$600 million.

They are The Bristal Assisted Living facilities in Bethpage, Holtsville, Jericho, Mount Sinai and West Babylon, as well as Encore Luxury Living apartments, an independent living community adjacent to The Bristal at Jericho.

Ventas' investment increases its share of Long Island's assisted living market and follows a \$3 billion senior housing expansion since early 2024. The \$30 billion publicly traded company now has more than 800 communities in its portfolio.

Locally, Ventas will continue to benefit from tax breaks awarded to the properties' previous owners, according to documents reviewed by Newsday.

Sign up for the Daily Business newsletter

Stay in the know on jobs, retail and all things business across Long Island.

Sign up

By clicking Sign up, you agree to our [privacy policy](#).

The sellers are Jericho-based B2K Development and Chicago-based global investment firm Harrison Street, which partnered on the development of the properties from 2016 to 2022. Harrison Street's announcement of the deal Wednesday did not disclose an exact sale price.

A spokesperson for B2K declined to comment on the transaction details but said staff would not be affected by the sale.

There are 24 Bristal facilities in the metropolitan area, including 16 in Nassau and Suffolk counties. State records show the six properties involved in the Ventas deal employed 470 people in 2023, the most recent year for which data is available.

If the same management company remains in place at The Bristal facilities, the sale of the real estate shouldn't affect the day-to-day experience of residents, said Adam Flattau, who runs Senior Care Authority, a Melville-based placement service for families.

"My confidence level remains very high," he said of The Bristal facilities. "Assisted living in general, when operated correctly, provides an incredibly valuable and needed service for our seniors."

Ultimate Care Management, a division of B2K that runs The Bristal locations, will continue operating the facilities involved in the deal, according to a July letter sent by attorney Peter L. Curry on behalf of B2K and Harrison Street to the Nassau County Industrial Development Agency. Newsday obtained the letter under the state Freedom of Information Law.

B2K and Harrison Street also contacted the Nassau County IDA, Babylon Town IDA and Brookhaven Town IDA in July, requesting that tax breaks awarded to the properties be transferred to Ventas.

The IDAs agreed. The tax breaks won't expire until 2029, 2032, 2035 and 2043, depending on the property, and remain contingent on fulfilling the original employment promises made in exchange for the benefits, state records show.

The six properties cost a total of \$323 million to construct and, as a group, have saved nearly \$17 million in property, sales and mortgage-recording taxes since 2023, records show.

Curry, the attorney representing B2K and Harrison Street, said the Ventas holding company established for the Long Island properties — BRTL Propco HoldCo LLC — is well-funded, with more than \$500 million in capital, according to the July 15 letter.

Ventas targets upscale assisted living as it ramps up national acquisitions

Ventas, the [second-largest owner](#) of senior housing in the U.S., already owns 13 assisted living facilities on Long Island, run by national operators Atria Senior Living and Sunrise Senior Living.

Real estate investment trusts, or REITs, allow investors to generate income from real estate without owning or managing the properties directly. Ventas focuses on health care-related properties, including senior housing and medical office buildings.

In acquiring Atria, The Bristal and Sunrise facilities, Ventas appears focused on higher-end senior housing, said Tracey Kuczinski, who runs The Senior Advocate, a Long Island company that helps families find housing.

When ownership changes, she said, families should watch for staffing turnover as a proxy for the new owner's commitment to quality.

"It ain't the steeple, it's the people," she said. "If all of a sudden the administrator you loved who's been there for five years is gone, there's a reason they left."

Research on REIT investments in nursing homes — not assisted living — has shown evidence of staffing shifts following acquisitions. A 2023 study [in Health Affairs](#) found that such investments were associated with increased staffing of licensed practical nurses and certified nursing assistants. In smaller transactions, some facilities replaced registered nurses with less expensive staff. Larger acquisitions did not show the same effect.

Ventas has expanded rapidly, spending \$3 billion since early 2024 to acquire new facilities, said Chris Hudgins, a senior analyst at S&P Global Market Intelligence. Ventas owns 1,400 properties, including more than 800 senior housing communities.

"They've been an avid buyer in this space," he said. "We have a lot of the Baby Boomer generation getting older and we've seen the demand for senior housing properties —

whether that's assisted living or other kinds of senior housing properties — have all seen an increase in recent years as that population ages.”

In a July investor presentation, Ventas cited Oxford Economics data projecting the U.S. population age 80 and older will rise 28% in the next five years.

Long Island’s aging population has contributed to greater demand for senior housing. From 2015 to 2023, the population age 65 and older increased about 19% to nearly 505,000 from about 423,000, [according to an analysis](#) of the latest Census data by Newsday’s nextLI.

Since 2021, occupancy rates in assisted living facilities—an industry performance indicator—have increased as construction of new buildings slowed amid rising interest rates and higher costs, said Kevin Brown, a senior equity analyst at Morningstar.

Ventas reported its occupancy rate topped 88% in June for the first time since before the COVID-19 pandemic. The company generated \$4.9 billion in revenue last year and projects 8% revenue growth from its senior housing portfolio in 2025.

"There's an enormous amount of growth currently going on in the sector and expected to continue," Brown said.

Meanwhile, B2K is planning for more development on Long Island. The company recently agreed to buy 49 acres of vacant land at the Flowerfield Fairgrounds in St. James from Gyrodyne LLC, [as previously reported by Newsday](#).

B2K declined to comment on its plans, but Gyrodyne referenced an assisted living facility in its announcement.

Caithness energy center in Yaphank sold to Connecticut energy-investment firm

Listen • 5:10 Automated narration. [Learn more](#)



Caithness Long Island Energy Center at 50 Zorn Blvd. in Yaphank is viewed on Jan. 23, 2025. The center has been sold to a Connecticut-based energy-investment firm. Credit: Newsday/James Carbone

By Mark Harringtonmark.harrington@newsday.com[MHarringtonNews](#) September 10, 2025
1:53 pm

Share

Caithness Long Island Energy Center, one of Long Island's largest, newest and most-used gas-fired power plant, has been sold to a Connecticut-based energy-investment firm, months after its owners disclosed new plans for the Yaphank station.

Terms of the purchase by Lotus Infrastructure Partners of Greenwich, Conn., were not disclosed.

The Caithness center, which produces around a quarter of Long Island's on-island energy from an industrial park in Yaphank, is a primarily gas-fired power plant that began producing for the LIPA grid in 2009, after considerable opposition from local apartment dwellers and homeowners. It had widespread political support from state and local

officials and from LIPA, which has a \$1.67 contract for the 365-megawatt plant that expires in July 2029.

"Caithness has been greatly appreciative of the support it has gotten from a variety of elected, appointed and non-government officials who made this project a success over many years," said Ross Ain, president of privately held Caithness Energy, in an interview Wednesday.

Caithness Energy, of Red Bank, N.J., has been selling power assets after 60 years in business as the company winds down operations, including plants in Pennsylvania and Ohio that sold earlier this year for \$3.5 billion, [according to reports](#). It also developed one of the nation's largest land-based wind farms, an [845-megawatt project](#), in Oregon.

Caithness earlier this year disclosed plans to construct two separate battery-energy storage facilities on the 82-acre Yaphank site, which also includes a substation that can link any power easily to the electric grid. The battery plans are included in the sale.

Caithness also has been mentioned in U.S. Energy Department documents as the potential site of a considerably larger gas-fired power plant, Caithness II, that could provide energy for a proposed data center at Brookhaven National Laboratory. The proposal remains under federal review. LIPA and its grid manager, PSEG Long Island, had previously planned to build Caithness II, a 750-megawatt power plant, on the site, but discontinued the plans a decade ago after projections that energy use on Long Island was declining. Caithness filed an [unsuccessful lawsuit to challenge](#) the decision.

Much has changed since then.

Fossil-fuel powered plants have been given new leases on life by the Trump administration, after facing retirement mandates under New York State's aggressive 2019 climate law. Where the state had envisioned all carbon-emitting plants would be retired by 2040, it is revising an energy plan that foresees them lasting longer, particularly as the Trump administration has derailed new wind and solar projects. LIPA and the state had envisioned offshore wind as the primary replacement for gas- and oil-fired plants.

In announcing the purchase, a top Lotus official noted that power-hungry industrial and data center investments were advancing in the region and said the efficient Caithness Long Island plant was "well-suited" to provide power for "decades to come."

LIPA's \$1.67 billion contract for power from Caithness expires in 2029, and LIPA has two five-year options to extend the contract. In 2023, the most recent year available, LIPA spent \$102 million buying energy from Caithness, LIPA records show.

Putting aside Long Island solar arrays and the South Fork Wind Farm, Caithness has long billed itself as Long Island's cleanest and most efficient gas-fired plant (it also can operate on fuel oil). It uses combined-cycle technology to generate electricity, first by spinning a turbine, then by capturing the heat from the process to generate steam to spin a separate turbine. Caithness said it uses less water than other large, older Long Island plants. Its water usage of under 20 gallons a minute is considerably less than Long Island's other large gas-fired plants, which draw millions of gallons from the Long Island salt-water sources.

Lotus owns an array of power plants, transmission lines, solar and wind arrays. Among its assets is the Marcus Hook combined cycle power plant, which is contracted to LIPA through 2030, with a total \$913.9 contract value. Former owner NextEra sold Pennsylvania-based Marcus Hook to Lotus predecessor Starwood Energy Group in 2016 for \$760 million.

In a statement, Lotus chairman and chief executive, Himanshu Saxena, noted the efficiency of the Caithness plant and said it was "well suited to provide reliable, dispatchable generation into the New York power market for decades to come."

"As industrial and data-center related investments continue to advance in the region, we expect Caithness Long Island to play an increasingly critical role in sustaining these initiatives and providing reliable power for Long Island and New York State," Saxena said.



By [Mark Harrington](#)

mark.harrington@newsday.com[MHarringtonNews](#)

Mark Harrington, a Newsday reporter since 1999, covers energy, wineries, Indian affairs and fisheries.

Long Island housing lotteries: How to apply, who qualifies and common mistakes to avoid

Listen • 5:58 Automated narration. [Learn more](#)



The Grove on Main Street in East Patchogue held a lottery earlier this year for affordable apartments. Credit: Newsday/J. Conrad Williams Jr.

By Jonathan LaMantia jonathan.lamantia@newsday.com [@jonlamantia](https://www.newsday.com/profile/jonlamantia) Updated September 3, 2025 8:53 am

Share

Housing lotteries on Long Island offer a way for renters to land apartments at lower prices than what's available on the open market.

But information about housing opportunities can be hard to find and application periods are typically limited to just a few weeks.

The stakes are high as Long Islanders are [more likely](#) than others in New York and the United States to pay more than 30% of their monthly income toward housing expenses. More than half of all Long Island renters, 53.5%, spent that percentage of their incomes on their housing costs in 2023, according to the latest census data.

“So many people need decent, safe, affordable housing, and there's not enough of it” said Peter Elkowitz, president and CEO of the nonprofit Long Island Housing Partnership in Hauppauge, which administers housing lotteries.

Here’s how to find information about housing lotteries and ensure common application mistakes don't hurt your chances.

Sign up for the Daily Business newsletter

Stay in the know on jobs, retail and all things business across Long Island.

Sign up

By clicking Sign up, you agree to our [privacy policy](#).

Who’s eligible for housing lotteries?

Criteria are based on income and household size. Some affordable housing developers receive state and federal support to offer apartments at rents that are well below what’s available on the open market.

Those units may target individuals and families earning 50% of [area median income](#) or less, which is \$54,700 for an individual or \$66,000 for a couple. Other units may be offered at as high as 130% of area median income, or \$150,050 for an individual or \$214,350 for a family of four.

Where can you find information about housing lotteries on Long Island?

Affordable housing nonprofits, developers and the state's affordable housing agency all advertise lotteries and waitlists for future available units. Some nonprofits including Community Development Long Island and the Long Island Housing Partnership also offer assistance with applications by phone or in person, where paper applications and translation services are available.

Long Islanders can find more information on these organizations' rental opportunities on their websites.

- [Community Development Long Island](#)
- [Concern Housing](#)
- [Conifer Realty](#)
- [Georgica Green Ventures](#)
- [Long Island Housing Partnership](#)

- [New York State Homes and Community Renewal](#)

How do lotteries work?

After a multi-week application period, the organization running the housing lottery will hold a random drawing to select the order in which applicants will be contacted. Once the organizations find enough eligible tenants, they use the list from the lottery drawing to form a waitlist.

What about after an application period has closed?

Some time after the drawing, property managers will open waitlists for buildings to fill units as they become available.

But prospective renters who didn't initially apply go to the end of the queue.

“You might get a call a year or two from now, and you don't think about it now, but a year or two can go by quickly,” said Ralph Fasano, executive director at affordable housing developer Concern Housing in Medford. “When you get that call, you might really be in a position to need that housing.”

How many people typically apply?

Nonprofits report receiving hundreds or even thousands of applications for what's typically a few dozen or fewer apartments.

But applicants shouldn't be discouraged. Fasano said many individuals who apply do not meet eligibility standards, so the odds aren't as long as they appear.

What are some common application mistakes to avoid?

Don't misrepresent your income in the hopes you will qualify, Fasano said.

“Eventually, all income is verified so we encourage people to be as accurate as possible,” he said.

Missing the deadline to apply is also disqualifying, said Gwen O'Shea, president and CEO of Community Development Long Island in Melville.

What is affordable housing?

The federal government's definition requires occupants pay no more than 30% of their gross income toward housing costs, including utilities.

But that criteria won't fit all households who face other significant monthly expenses, such as groceries and car payments, and families may still find it difficult to afford rents designed to be affordable, LIHP's Elkowitz said.

"We always get hit with this question constantly — 'Affordable to whom?' " he said. "It may not be affordable to you even though you're below the income [maximum]."

What are the rents?

It varies by development.

Certain all-affordable buildings financed through low-income housing tax credits offer units well-below market rents. For example, [rents at Estella](#) in Hempstead, a 96-unit building developed by Concern Housing, started at \$1,256 for a one-bedroom unit.

In other situations, developers of market-rate housing set aside a portion of their buildings, [around 10% to 20%](#), in exchange for tax breaks provided by a county or town industrial development agency. Those units tend to have higher income limits and rents. At [Royal Blue in Mineola](#), where market-rate units are listed for \$4,200 or more, the six lottery units available in a lottery that closed Monday started at \$2,205 for a studio.

What happens if your income changes after you move in?

Some organizations that manage affordable housing must recertify annually that renters meet income qualifications.

Others including Concern Housing, say that once a person qualifies, there is no requirement to move if they start earning more than the initial requirements, Fasano said.

If a family no longer qualifies based on income, they may be able to stay in the building if they still qualify for another income-restricted unit. The property manager may also be able to convert that unit to a market-rate rent and set aside the next available unit as affordable for a new tenant.

For the best chance of finding another unit, it's important to notify the building's property manager of your change of income to assess your options, said CDLI's O'Shea.



By [Jonathan LaMantia](#)

jonathan.lamantia@newsday.com@jonlamantia

Jonathan LaMantia covers residential real estate and other business news on Long Island. He previously covered the business of health care for Crain's New York Business.

MASTIC BEACH

FUTURE LOOKING BRIGHT

Residents say they're optimistic about hamlet redevelopment project

BY CARL MACGOWAN

carl.macgowan@newsday.com

Mastic Beach residents said they see a brighter future for their former village as they discussed a \$500 million downtown redevelopment plan during a Brookhaven Town public hearing last week.

But the 3½-hour hearing Thursday night at Brookhaven Town Hall in Farmingville also brought out residents' deepest worries, including what they described as rampant drug use, prostitution and overcrowded housing that some fear could undermine the effort.

The town is proposing to rezone about 37 acres and 140 parcels in a triangle-shaped section of Mastic Beach's blighted Neighborhood Road business district. Rezoning the area would pave the way for up to 630 new homes, including apartments and town houses, and a total of 130,000 square feet of retail space. Plans also include new sewers and storm drains, and underground electrical service to replace overhead power lines, officials said.

The town in 2023 hired Jericho-based Beechwood Organization to serve as the project's master developer.

Town and Beechwood officials said construction could start next year.

Support: Most who spoke

Almost all of the 20 people who spoke at Thursday's hearing expressed some degree of support for the plan, saying the hamlet's downtown — a mix of downtrodden buildings and vacant properties — needed a major face-lift.

"I think this is a wonderful project," said Robert Miller, the last mayor of the disbanded village of Mastic Beach. The village folded in 2017 after years of political and financial turmoil.



A large crowd attends Thursday's public hearing at Brookhaven Town Hall in Farmingville, where many expressed some support for the plan.

REZONING PLAN

■ **Brookhaven Town is seeking to rezone** about 37 acres and 140 parcels in a triangle-shaped section in Mastic Beach's blighted Neighborhood Road business district.

■ **Master developer Beechwood Organization has proposed** 630 new homes, including apartments and town houses, and a total of 130,000 square feet of retail space.

■ **Plans also include new sewers and storm drains**, and underground electrical service to replace overhead power lines.

■ **Construction could start next year**, town and Beechwood officials have said.

Few speakers expressed outright opposition to the project. But even some who supported the plan tempered their comments with concerns about what they said was a declining quality of life in the South Shore hamlet.

"It has evolved into something we're not proud of," said resident Joseph Ferraro, citing drug use and prostitution.

"That's not something that's going to attract new people," he told town board members.

"Something's going to have to be done there."

Other speakers, including project supporters, said the new homes and businesses could generate more traffic than the hamlet's narrow roads can handle.

Several residents and town board members excoriated a traffic study prepared by Melville-based consultants Nelson Pope Voorhis. Some said the study, which had sought to estimate traffic volumes under

several different potential development scenarios, was confusing.

"They just threw up a couple of bar graphs that make no sense," Mastic Beach resident Zachary Coban said.

Nelson Pope Voorhis officials later told the town board they would revise the study.

The plan's few opponents cited traffic concerns and said the proposal called for too many homes.

"This is way over the top," said Joe May of the Mastic Park Civic Association.

Some speakers, including residents and business owners, said they were afraid they would be forced to leave their homes or close their businesses.

Civic leader weighs in

Beechwood has purchased roughly half the 140 properties it needs for the project, a spokesperson said. Brookhaven Councilwoman Karen Dunne Kesnig said

some properties may be acquired by the town through condemnation.

One woman vowed to the board that she wouldn't be forced out.

But another civic leader, Frank Fugarino of the Patter-squash Creek Civic Association, said the vast majority of the group's 110 members supported the plan.

Fugarino said the board should ensure displaced businesses are relocated nearby. He said the proposal is the hamlet's best hope for revitalization.

"Those that think they have a better mousetrap, they only delay progress," Fugarino said. "We should be pulling together."

The town board plans to vote on an environmental study later this year, Supervisor Dan Panico said. The town is accepting written comments through Sept. 29. Comments may be emailed to gra@brookhavenny.gov.



Artist's renderings showing a streetscape from the proposed \$500 million redevelopment on display at a public hearing in Farmingville.

MASTIC BEACH

Hearings start for downtown

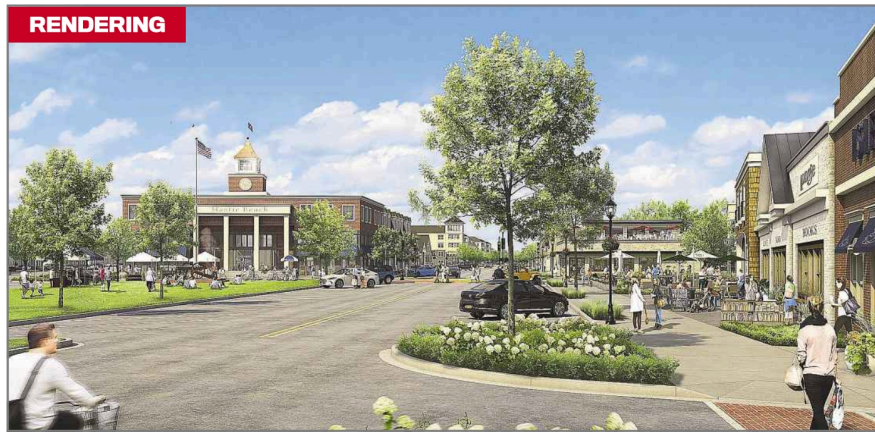
1st formal forum to weigh \$500M redevelopment

BY CARL MACGOWAN
carl.macgowan@newsday.com

Nearly eight years after the Village of Mastic Beach met its demise, Brookhaven Town will hold the first formal public hearings on Thursday to discuss a proposed \$500 million redevelopment of the former village's blighted downtown.

Supporters of the plan, which includes many Mastic Beach residents, say it will help revitalize the hamlet's business district by bringing in hundreds of new residents while adding the kind of amenities such as pubs and shops that have helped nearby villages like Patchogue thrive.

The town in 2023 named Jericho-based The Beechwood Organization as master developer for a plan calling for about 600 new homes, including town houses and rental apartments, and a total of 130,000 square feet of retail space. Plans also include new sewers and storm drains, and underground electrical service to replace overhead power lines, officials said.



A rendering of the Mastic Beach downtown redevelopment plan. A public hearing is set for Thursday.

The community of 15,300 people has struggled with vacant houses, absentee landlords and overcrowded homes occupied by people on public assistance.

"The objective is to write a new, positive chapter in the history of Mastic Beach [and] to turn vagrancy and vacancy into vibrancy," Brookhaven Supervisor Dan Panico said on Aug. 18 in a telephone interview. "Mastic Beach and the good people who reside there deserve a downtown that they can be proud of."

A series of public hearings to

discuss downtown rezoning and a land use plan are scheduled for 5:30 p.m. on Thursday at Brookhaven Town Hall in Farmingville.

The village disbanded on the last day of 2017 after years of political squabbles and financial problems.

Town officials quickly promised a face-lift, including a major redevelopment of Mastic Beach's Neighborhood Road business district, often described by residents and officials as an eyesore or a ghost town.

Beechwood and town offi-

cials last November unveiled a plan to rezone about 37 acres and 140 parcels in a triangle-shaped section including Neighborhood and Commack roads and Doris Drive. Hundreds attending the special meeting at William Floyd High School in Mastic Beach applauded the proposal, though some speakers raised concerns about the height of some buildings and the project's potential impact on traffic.

Former Mastic Beach Mayor Maura Sperry said the proposal was mostly in line

with a 2016 town master plan for the hamlet, adding she supported the project despite some reservations.

"We gave them a really good blueprint [in 2016] to try to get a master developer to do the downtown. Would I have preferred a smaller project? Yes," Sperry said. "But it's better than what is there now."

Town Councilwoman Karen Dunne Kesnig, who represents Mastic Beach, said in an emailed statement residents are "overwhelmingly positive about this project and supportive of all that is being done to move forward. There is still a very small segment who oppose it, but it seems that there is nothing we can do to satisfy them."

Beechwood principal Steven Dubb said in a phone interview the company hoped to start construction early next year.

He said most new buildings would be two stories, and some would be four stories "but will look like three stories with a façade." He said he would be reluctant to lower building heights because that would reduce the number of housing units.

"I think there was concern that the buildings would be higher than they are," Dubb said. "The economics of the project have to work. You need a certain density."

WEST BABYLON

Neighbors challenge condo development, 2nd proposal at site

BY DENISE M. BONILLA
denise.bonilla@newsday.com

A developer who has tried to build residences on a West Babylon site for five years continues to face opposition from neighbors over concerns about increased traffic and environmental threats.

Pinello Estates 109 LLC is proposing to build 14 three-bedroom condominiums in seven buildings on the south side of Route 109 and East Drive. It also would use an existing building — a former recording studio — as office space. The plan calls for subdividing a 2-acre lot. The project requires the town to change the zoning for the condominium portion of the property from industry to multiple residence.

It's the second proposed development on the site from Pinello in the past five years, according to Babylon Town spokesman Ryan Bonner. The first, in 2020, called for 34 one-bedroom rental apartments in three two-story buildings, Bonner said. That proposal was withdrawn after pushback from neighbors, according to the developer's attorney, Nicole Blanda.

"After a community meeting, we received strong feedback that the community preferred ownership on this site," Blanda said during an Aug. 6 town board hearing on the proposal.

But the change in the type of residences proposed did little to quell neighbor concerns about traffic and the impact the development could have on

Santapogue Creek, which runs through the site.

"If there ever was traffic congestion and a safety problem with an application, this is the location," Julianne Nolan, who lives on nearby Karen Street, told the board.

Nolan noted busy vehicle traffic on Route 109 and the location of a merging off-ramp from Sunrise Highway just before the site. She said there are many pedestrians who walk the area heading to the nearby post office and supermarket.

East Drive resident Steven Acquavita called the proposal "a serious threat to our neighborhood, to public safety, and to the intent of the town zoning laws." He pointed to a traffic review of the project that he said

suggested overflow parking from the site could go on the shoulder of Route 109.

"The shoulder is not a parking lot," he told the board. "It's for emergency stops. Overflow parking on the shoulder creates real hazards for drivers, for emergency vehicles, and for pedestrians."

Community members also mentioned protecting the wetlands of Santapogue Creek, as well as the flooding they already experience in their homes, which they fear will only get worse if the development is approved.

Blanda said there will be no stormwater runoff from the development and offered that with the project's installation of leeching pools and perme-

able pavers, among other improvements, "some of these problems may be alleviated."

Blanda said the plans are to remove invasive species and install native plants to improve the health of the creek. But residents remain wary.

"The environmental impact really needs to be studied more," said Glenn Bythrow, who lives on a nearby cul-de-sac and said he has four sump pumps to help with flooding. "Not just, 'I think we'll plant some good plants here.'"

The board did not vote on the application, with Town Supervisor Rich Schaffer noting there are "a number of items that need to be addressed." He said he doesn't "expect a decision on this anytime soon."

Suit over wind farm halt

Orsted sues Trump administration for stop-work order

BY MARK HARRINGTON
mark.harrington@newsday.com

The developers of the Revolution Wind offshore wind farm sued the Trump administration Thursday over a stop-work order that has stalled the project.

Meanwhile, a Wall Street ratings agency issued a negative outlook for the project's Danish developer's stock and expressed concern that a halt to its sister project, Sunrise Wind, "cannot be ruled out."

On Thursday, Orsted, the developer of both Sunrise and Revolution Wind, announced Revolution filed the litigation against several Trump administration agencies and officials, including Bureau of Ocean Energy Management, calling the lawsuit a "necessary step" to get Revolution Wind built in coming months.

The 704-megawatt project, set to deliver energy to Connecticut and Rhode Island by next year, is 80% complete and has received all needed federal approvals.

BOEM, under Trump's Department of the Interior, last month halted Revolution's offshore work, citing "national security" concerns. Interior Secretary Doug Burgum cited the

WHAT NEWSDAY FOUND

■ **The developers** of the Revolution Wind offshore wind farm sued the Trump administration Thursday over a stop-work order that has stalled the project.

■ **Orsted announced** Revolution Wind filed the litigation against several federal agencies and officials. The 704-megawatt project is 80% complete.

■ **Meanwhile, a Wall Street ratings agency** issued a negative outlook for Orsted's stock and expressed concern that a halt to the sister project, Sunrise Wind, "cannot be ruled out."

prospect of "drone swarm" attacks and radar interference as among the reasons.

Revolution Wind faces "substantial harm from the continuation of the stop work order," Orsted said in a statement announcing the suit. Orsted is asking for a preliminary injunction to allow the work to proceed. It is building the project with investment firm Skyborn Renewables.

The lawsuit, filed in federal court for the District of Columbia, called the stop-work order "invalid" and said it "must be set aside because it was issued without statutory authority, in violation of agency regulations and proce-



A barge in the Atlantic is seen in March off Smith Point County Park in Shirley during work on Orsted's other project, Sunrise Wind.

dures and the Fifth Amendment's Due Process Clause, and is arbitrary and capricious."

BOEM didn't immediately respond to a request for comment.

Fitch Ratings, meanwhile, on Thursday changed its outlook for already battered Orsted

stock to negative from stable, citing "further deterioration of the operating environment in the U.S."

"The reasons behind the recent stop-work order on the construction of its Revolution Wind plant are unclear and another stop-work order on its Sunrise Wind project cannot

be ruled out," Fitch said in a note to investors. "The full implications of the worsening business environment in the U.S. for Orsted's business and financial profiles are hard to quantify and could pressure credit metrics from 2027."

Sunrise Wind is about 35% complete "with more than 13 turbine foundations installed offshore," a spokeswoman said.

Sunrise Wind, a 924-megawatt project that is set to send its energy to the Long Island electric grid by 2027, has completed most land-based work, from Smith Point to a receiver station in Holtsville. Orsted plans a stock offering to help raise more than \$9 billion, with \$6.2 billion of that earmarked to finish Sunrise.

BOEM officials would not specifically address questions from Newsday about why Revolution Wind was singled out for the stop-work order given other similar projects under construction or in operation, including Sunrise and South Fork Wind, respectively.

But officials have made clear they have myriad issues with offshore wind in general, most stemming from Trump's long-stated animosity toward "green-energy scams" and wind energy in particular. Several administration officials at a Cabinet meeting last month criticized wind energy on defense, environmental and financial grounds, including federal subsidies that pay for half the escalating project costs.

AG James to probe fatal shooting by police

BY JOHN ASBURY
john.asbury@newsday.com

New York Attorney General Letitia James' office has opened an investigation into the fatal shooting of a Carle Place man, who was seen waving a weapon at police that turned out to be a BB gun early Wednesday, state officials announced on Thursday.

Nassau County police responded to a 911 call at a Carle Place home on Rushmore Avenue shortly after midnight on Wednesday, when James Rosano, 33, was reported as intoxicated and making threats

about dying from police force.

Police said they saw Rosano waving a gun, which officers thought was a shotgun, in front of the house. Officers gave "numerous commands" to drop the gun and he refused, authorities said. One officer opened fire, striking Rosano once in the chest. He was taken to NYU Langone Hospital-Long Island in Mineola, where he died, police said.

The attorney general's office investigates all fatal shootings by officers, under state law. The officers were wearing body cameras during the

shooting and the footage was turned over to James' office, police said.

State officials investigate deaths caused by officers on or off duty, and whether the person killed was armed or unarmed. The review will consider whether police officers followed proper procedure or if the case rises to criminal charges.

Nassau police said Rosano's mother called police, describing him as irate. Police said the officer "feared for his life" and could not distinguish in the dimly lit front yard whether the rifle Rosano was holding was a

shotgun or a BB gun. The gun was later identified as a Crossman Legacy 1000.

Rosano's mother told police that her son had a history of addiction and depression. Police last responded to the home in 2022, Nassau homicide officials said.

Rosano was last arrested Sunday and charged with third-degree assault for allegedly attacking his girlfriend. He pleaded not guilty at arraignment Monday and was released on his own recognizance with a temporary order of protection, according to court records.

The officers involved in the

shooting were taken to a hospital for medical evaluation and were being treated by peer support counseling following a traumatic incident.

"Our officers were confronted with what appeared to be a deadly weapon and acted with courage to protect themselves and the community," Nassau Police Benevolent Association president Tommy Shevlin said in a statement on Wednesday. "The loss of life is always tragic, and our thoughts are with the family. We will continue to stand with the officers who will carry the weight of this tragedy with them forever."

GUEST ESSAY

Prevailing-wage bills threaten projects

LI's economy is on a solid footing but it won't be that way if rules stifle growth

BY MIKE FLORIO
Guest essay

Long Island's development climate has seen a tremendous influx of new projects in the last few years, and billions in new capital that goes with it. That investment means jobs, opportunity and a stronger tax base for our communities. But that progress is at risk. A set of bills in Albany could raise construction costs so sharply that projects stall before they even start. This past session our State Legislature passed a suite of bills that are ostensibly designed to address "prevailing wage" in various construction trades. Those three bills individually address different aspects of the construction and development industries — brownfields, off-site fabrication and concrete/asphalt hauling. They have one thing in common — they spell doom for our economy.

Projects of all kinds, such as the \$468 million expansion of South Shore University Hospital in Bay Shore, the \$430 million New York BioGenesis Park Cell and Gene Therapy Innovation Hub in Nassau County, and the \$67 million Estella Housing in Hempstead. These aren't just projects on paper. They mean good jobs, better health care and more housing choices for working families. The Long Island Regional Economic Development Council's 2024 annual report found the Island's economy grew nearly 13% since 2021, thanks in part to development like this. Long Islanders know we need more housing. Our kids can't afford to live here. Employers can't attract workers. Property taxes keep climbing. Yet adding new, across-the-board labor costs could push vital housing projects out of reach. Fair wages are already a cornerstone of Long Island



Estella, a new apartment building in Hempstead, is one of many recent development projects on Long Island.

Yonkers, where prevailing-wage mandates ground new construction to a halt. We can't let Long Island repeat that mistake. Unions and developers have proven they can work together successfully here. Some of our most important projects were built by labor and business in partnership. That cooperation should continue — but it must be built on practical, sustainable rules. Long Island's economy is on solid footing, but it won't stay that way if new rules choke off growth. Gov. Hochul should continue to put housing first, keep Long Island competitive, and make sure we keep building for the next generation. The bottom line is simple: Long Island needs more homes, more jobs and more opportunity. That means smart leadership in Albany and a focus on growth — not gridlock.

construction. The average laborer earns close to \$30 an hour — solid pay in an expensive region. But bills that mandate sudden wage hikes of 30, 40, even 60% would make many projects uneconomic. That's not fairness — that's a recipe for fewer homes, fewer jobs and fewer opportunities. Our State Legislature often does not consider the unintended impacts of the laws

they pass. The 485-x tax program they passed in 2024 for housing in New York City has a wage floor when a new building rises over 100 units. This has led to developers proposing a slew of 99-unit buildings, as this wage floor makes these affordable housing projects uneconomic to build. The lesson is clear: When costs spiral, developers walk away. We've seen it before in

■ **THIS GUEST ESSAY** reflects the views of Mike Florio, chief executive of the Long Island Builders Institute.



Horseshoe crabs are declining in and around Long Island Sound.

will allow a simmering concern to grow larger than necessary and would not be helpful to the well-being of the local and larger communities.

— PAT LEONARD, BETHPAGE

Investigate office of medical misconduct

It's horrifying that Dr. Alexios Apazidis continues to

practice surgery ["LI woman sues doc for malpractice, negligence," News, Aug. 29]. His license was suspended in 2015 after admitting to negligence. Newsday should next investigate the state Office of Professional Medical Conduct. It appears it has been negligent in letting doctors like Apazidis continue to practice.

— SUSAN MASONE, HUNTINGTON

Birds of a feather don't flock together

I'm confused. "T-Birds" is state approved, while "Thunderbirds" is not ["Opponents weigh in on 'T-Birds' mascot plan," News, Aug. 30]. The school district has already spent nearly \$50,000 litigating the mascot ban and possibly up to \$323,000 more. All in a district named Connetquot? Does anyone see the irony here?

— SAUL ROTHENBERG, ROCHDALE VILLAGE, QUEENS

Giuliani deserves medal — not this one

The Presidential Medal of Freedom is supposed to be awarded to individuals who have made "especially meritorious contributions" to the security or national interests of the United States or world peace ["Giuliani to be given Medal of Freedom," News, Sept. 2].

But on Jan. 6, 2021, former New York City Mayor Rudy Giuliani helped incite the Capitol insurrection by warming up the crowd for President Donald Trump's "If you don't fight like hell you're not going to have a country" with his own statement: "Let's have trial by combat. . . . We're going to fight to the very end."

So the only medal Giuliani should be considered for is a "Medal of Incitement."

— RICHARD SIEGELMAN, PLAINVIEW

Tax the harvesting of horseshoe crabs

The solution to this problem is simple ["Horseshoe crabs on 'decline,'" News, Aug. 30]. Heavily tax every horseshoe crab harvested daily with 90% of the revenues going to horseshoe farms and promoting and enhancing commercial fishing. I would then expand this to clams, oysters, fish, etc.

The key is to replenish and encourage nature to bloom and expand, which benefits the Earth, commercial fishermen and all of us on Long Island. It's not difficult, when using American ingenuity for the common good.

I love Long Island's beaches and waterfront. I was one of those Jones Beach bums. Tourists travel thousands of miles to enjoy our gorgeous beaches. I favor active environmentalism that is profitable.

— ALAN H. COHN, NESCONSET

Can everyone afford the benefits of LI?

A reader is correct in that Long Island offers much in the way of beaches, restaurants, farms, and vineyards, as well as numerous forms of entertainment ["LI: We just live in a nice place," Musings, Sept. 1]. But the question remains: Is this affordable to all?

— MIKE BAARD, MERRICK

The Pink Fin opens at Ronkonkoma's Station Yards

Listen • 2:07 Automated narration. [Learn more](#)



The Pink Fin at Ronkonkoma's Station Yards has seating for 16 inside and 10 more outdoors. Credit: Newsday/Melissa Azofeifa

By Melissa Azofeifamelissa.azofeifa@newsday.com Updated September 1, 2025 12:46 pm

Share

Hawaii and Japan come together at Ronkonkoma's Station Yards newest restaurant, The Pink Fin.

It's the third Long Island location for the fusion eatery, which has outposts in Coram and Selden. Upon its opening Aug. 11, The Pink Fin became neighbors with [Tap Room](#), [Vespa](#) and [Lucharitos](#) at the [multiuse development](#). A fourth spot is projected to open in September at 1528 Old Country Rd. in Riverhead, according to regional manager Robert Taiani.

The menu consists of signature poke bowls like the Power Bowl (\$17.99), made of chicken, shrimp, crabmeat, edamame, avocado, carrots, scallions, cucumbers, coconut ginger and spicy mayonnaise. The eatery also has a build your own poke bowl experience and hibachi options.

Co-owner Andrew Kim described the concept as "express style of a Japanese restaurant."

"[The concept] caters to the crowd that doesn't necessarily want to reserve, sit down, eat and tip in that much time," Kim said. "It's more for ... the people that want to grab their food, go get to work or eat their food on the go, it's [a] way to eat a healthier meal in a much shorter and more affordable time."

Get the Feed Me newsletter. We know the best places to eat on LI.

The essential guide to Long Island dining.

Sign up

By clicking Sign up, you agree to our [privacy policy](#).

As of Sept. 18, they will also be adding ramen to the menu, Kim said.

"We use fresh noodles; we use four different bases ranging from vegan to seafood, to pork and chicken," Kim said.

The Pink Fin's drinks menu boasts a variety of flavors of bubble tea such as strawberry, matcha, rose, Thai iced tea (\$7.95 large). For a dollar extra add toppings such as strawberry, peach and mango pearls as well as boba and lychee jelly.

A neon pink-and-blue fish adorns the sleek space with white and muted teal walls. While the concept is mainly takeout, there is room for 16 guests indoors and 10 outside.

The Pink Fin, 1 Hawkins Ave, Ronkonkoma, 631-285-3815, thepinkfin.com. Open 11 a.m. to 9 p.m. daily.



By [Melissa Azofeifa](#)

melissa.azofeifa@newsday.com

Melissa Azofeifa is a restaurants reporter with Newsday's FeedMe team. Having grown up on Long Island, she loves talking about food and its impact on culture. A graduate of Stony Brook University, she joined Newsday in the fall of 2024.

Styling: Change all hyperlinks to blue

IDA

Page: Home

Full Name (Riverhead IDA Economic Job Development Corporation)

Mission Statement - from current about page

003_003...jpeg (industrial with green/tan buildings)

Impact - grab content and link

IDA

Page: About the RIDA

Add Board info - remove board page

LDC

Page: Home

Full Name (Riverhead IDA Economic Job Development Corporation)

Mission Statement

Riverpointe.jpeg image (Riverpointe Building)

LDC

Page: About the RIDA

Add Board info - remove board page

Add links:

Enabling Statute

Org Chart

Cert. of Incorporation

LDC

Page: Projects

Riverhead Housing Official

links to pdfs - waiting on client

Riverhead Charter School

links to pdf's - waiting on client

LDC

Page: Board Meeting Schedule

Links to Meetings 2023-2025 - copy content from current website and upload files

fix styling

LDC

Page: Meeting Minutes

Board video link

Committee Video Link