

YULIYA VIOLA  
ASSOCIATE  
[yviola@certilmanbalin.com](mailto:yviola@certilmanbalin.com)

October 5, 2021

**Via Email: [lmulligan@brookhavenny.gov](mailto:lmulligan@brookhavenny.gov)**

Town of Brookhaven Industrial Development Agency  
c/o Town of Brookhaven Division of Economic Development  
One Independence Hill  
Farmingville, New York 11738

**RE: Long Island Avenue Holding LLC - Extension Request  
Town of Brookhaven Industrial Development Agency  
SCTM #0200 - 703.00 - 01.00 - 050.001  
Our File No.: 52398.0001**

Dear Ms. Mulligan:

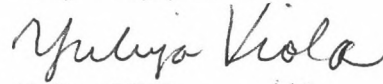
As you know, our office represents Long Island Avenue Holding, LLC (the "Applicant") which previously submitted its application for Town of Brookhaven Industrial Development Agency ("IDA") benefits in relation to the proposed development of real property located on the South side of Long Island Avenue in Yaphank, New York, also identified as Suffolk County Tax Map parcel 0200-703.00-01.00-050.001 (the "Premises"). On December 13, 2019, the IDA closed with the applicant on that transaction and various documents, including but not limited to, Company Lease and Lease and Project Agreement were executed. Pursuant to the Lease and Project Agreement, the Applicant agreed to complete construction of the proposed 15,000-square-foot single story state-of-the-art pre-engineered warehouse by November 30, 2021, except as otherwise extended by the IDA.

Unfortunately, the project was delayed due to unforeseen COVID-19 pandemic, which presented the applicant with great uncertainty. Taking into consideration existing steel delays, material shortages, and labor shortages, the applicant respectfully requests a 30-month extension through and including May 30, 2024 of the completion date and of all previously approved IDA benefits pursuant to a standard 10-year Payment in Lieu of Taxes Agreement ("PILOT"), sales and use and mortgage recording tax exemptions. The Applicant also seeks a 30-month extension for its commitment to provide twelve (12) full-time jobs through tenants within two (2) years of the date of the IDA closing.

Town of Brookhaven Industrial Development Agency  
Attn: Lisa Mulligan  
October 5, 2021  
Page 2

As always, your professional courtesies are greatly appreciated.

Very truly yours,



Yuliya Viola *ik*

cc: Howard Gross, Esq. (via email)