



Village of \_\_\_\_\_  
**AMITYVILLE**  
\_\_\_\_\_ New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 2/12/2024 Submitted by: Melissa Marsigliano

Project Name: AmiTea House

Applicant Name: Melissa Marsigliano

IRS EIN #, ITIN #, or SS #: 99-0657206

Applicant Phone Number: (516) 547-1322

Email Address: amiteahouseny@gmail.com

Site Address: 114 Ireland Place

City: Amityville State: NY Zip: 11701

Applicant Address: 40 Forrest Place

City: Amityville State: NY Zip: 11701

Mailing Address (if different): PO Box 159

City: Amityville State: NY Zip: 11701

1. Provide a brief (1 - 2 sentences) description of the project:

We are excited to introduce a unique + personalized tea experience to the local community members of Amityville NY. As an upcoming unlaunched business, we aim to create a space where individuals can indulge in the art of tea + escape from their daily routines.

2. Does the applicant own the building?

Yes

No

If you answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below.

If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

needs a face lift → keeping the look just need to add and fix a few touches for a safer and cleaner facility for the public.

4. Describe in detail the proposed improvements:

To keep the history + look of the 1899 firehouse with a few upgrades of exterior lighting, fix some of the siding, create an outdoor garden oasis for outdoor seating and a brand new sign for Amitea so visitors know where they are.

5. Identify the exact components of the project that the grant funding will be used for:

- lighting on building
- sign for business
- outdoor space for seating
- siding exterior work

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

The building exterior will be transformed to its original look with a touch of tranquility and elegance. It will draw in a range of visitors to our community, local tea lovers, tourists, + those seeking a serene escape will be enticed to explore this historic 1899 firehouse. The community, in turn, will benefit from the increased footfall and investment in the area. Amitea House will contribute to the growth of the local economy, attracting visitors who will also spend time exploring neighboring businesses + attractions.

7. Is the proposed work visible from a public right of way?

Yes

No

8. Will you use your own architect or grant provided assistance?

Own

Grant

9. If own, please provide their name/address: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

n/a

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18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

n/a

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19. Please provide the contact information of the individual(s) managing all requirements of the grant, including managing reimbursement requests.

Name	Title	Role	Phone	Email
Melissa Marsiglion	owner	owner	516 547 1322	amitehursky@gmail.com

20. Are the property's municipal taxes current? Yes  No
21. Are the property's school taxes current? Yes  No
22. Are the property's water/sewer bills current? Yes  No
23. Are there any liens on the property? Yes  No
- a. If so, please explain: \_\_\_\_\_
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24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
25. Is the applicant a minority? Yes  No
26. Is the applicant a woman? Yes  No
27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office MM
- NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid MM
- If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement MM
- Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed MM
- Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion MM
- NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation MM
- If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed MM

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): \$12,500

11. Project Match (at least 20% of the total project cost): \$2,500

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
Lighting building, signage, outdoor seating	\$8,500
signage (Hanging sign) Front + Back	\$1,500
outdoor seating areas	\$2,500

(If more space is needed, please provide as an attachment)

13. First available date to begin: Summer 2024

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attachments below.

Owners investment, small business loans

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16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- c. Third Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

**Required Attachments**

**Attached?**

- |  |   |                             |
|--|---|-----------------------------|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| C. Information on the methods and material to be used.   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> |
| D. Signed declaration from property owner  | Yes <input type="checkbox"/>            | No <input type="checkbox"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> |
| F. Proof of financial resources to complete construction, such as loan commitment, documentation of available line of credit, or cash in account   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> |
| G. Itemized budget (template attached)   | Yes <input type="checkbox"/>            | No <input type="checkbox"/> |

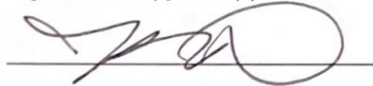
The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)



Melissa Marsigliano

Date: 2/26/24

Date: \_\_\_\_\_

**Ways to submit completed applications:**

**Email:** [projects@visionlongisland.org](mailto:projects@visionlongisland.org) **Fax:** 631-606-1502

**Mail:** Vision Long Island

24 Woodbine Ave., Ste 2, Northport, NY 11768

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242

## LEASE

**AGREEMENT OF LEASE** (the "Lease"), made as of this \_\_\_\_\_ day of February 2024, between **LOSI'S CORNER LLC**, a New York limited liability company having an address at 12 Franklin St., Amityville, NY 11701, hereinafter referred to as "Landlord" and **AMITEA HOUSE LLC** New York Corporation, having an address at 40 Forest Place, Amityville, NY 11701 hereinafter referred to as "Tenant".

**WHEREAS** Landlord desires to lease to Tenant, and Tenant desires to hire from Landlord the premises (hereinafter referred to as the "Premises"), in the building commonly known as and located at 11a Ireland Place., Amityville, NY 11701 (the "Building") located on the land and all improvements located thereon within the County of Suffolk, State of New York (the "Property"); and

**NOW, THEREFORE**, in consideration of the foregoing and of the covenants, conditions and agreements hereinafter set forth, Landlord and Tenant agree as follows:

### WITNESSETH:

#### ARTICLE 1 - DEMISE AND TERM OF DEMISE

Demise. Landlord, in consideration of the rents hereinafter reserved and of the terms, covenants, conditions and agreements herein contained on the part of Tenant to be paid, observed and fulfilled, does hereby demise and lease the Premises to Tenant and Tenant hereby hires the same from Landlord.

Term. A. The Premises are demised and leased unto Tenant for a term of thirty-six (36) months (the "Term") commencing on the Commencement Date (as hereinafter defined) and expiring at 11:59 p.m. on the last day of the month in which occurs the date that is thirty-six (36) months after the Commencement Date (the "Expiration Date"), unless the same shall sooner terminate pursuant to any of the terms, covenants, conditions or agreements of this Lease or pursuant to law.

B. The commencement date of the Term ("Commencement Date") shall be September 1, 2024.

C. The rent commencement date of the first monthly rental payment due ("Rent Commencement Date") shall be September 1, 2024.

#### ARTICLE 2 - FIXED RENTAL AND ADDITIONAL RENTAL

Effective from and after the Rent Commencement Date, Tenant shall pay to Landlord or to such other person as Landlord may from time to time designate, at the address specified in or pursuant to Section 2.2 below, during the Term, fixed rent ("Fixed Rent") for the Premises, over and above the other and additional payments to be made by Tenant as hereinafter provided, as follows:

1. \$3,000.00 per month for the period commencing 09/1/2024 to 08/31/2025
2. \$3,009.00 per month for the period commencing 09/1/2025 to 08/31/2026

3. \$3,182.70 per month for the period commencing 09/1/2026 to 08/31/2027

Fixed Rent shall be payable by Tenant by check drawn on a bank which is a member of the New York Clearing House Association, having an office in the County of Suffolk, in lawful money of the United States, in the monthly installments set forth above, in advance at the office of Landlord, as set forth on Page "1" hereof, or at such other address provided for by Landlord in writing, without demand there for and without any setoff or deduction whatsoever, on the first day of each and every calendar month specified throughout the Term. Any such payment shall be deemed made upon receipt thereof, subject to collection. Landlord shall not be obligated to accept any checks other than from the named Tenant on the Lease. Any obligation of Tenant for payment of Rent (as hereinafter defined) which shall have accrued with respect to any period during the Term shall survive the expiration or termination of this Lease, unless the Term is terminated early as if it were the Expiration Date in accordance with this Lease.

Additional rent ("Additional Rent") shall mean all monies other than Fixed Rent as shall be due and payable under this Lease by Tenant. In the event of a default in the payment of Additional Rent by Tenant, Landlord shall have all of the remedies as are available to it in the case of a default by Tenant in the payment of Fixed Rent. Fixed Rent and Additional Rent sometimes collectively referred to herein as "Rent".

### **ARTICLE 3 - USE OF PREMISES**

Subject to the provisions of this Article, Tenant shall have the right to use the Premises for a tea house / retail boutique store.

Tenant shall not place, or suffer, or permit anyone to place a load upon any floor the Building that exceeds the floor load per square foot that such floor was designed to carry and which is allowed by certificate, rule, regulation, permit or law, nor shall Tenant overload, or suffer, or permit anyone to overload any wall, roof, land surface, pavement, landing or equipment on the Premises.

Tenant shall not perform any non-decorative construction, work or alterations to the Premises, nor shall Tenant install any non-decorative items other than Tenant's trade fixtures without first obtaining Landlord's written consent, which consent shall not be unreasonably withheld, delayed or conditioned.

Except as otherwise specifically provided for in this Lease, Landlord represents and warrants that Tenant shall have access to the Premises twenty-four (24) hours per day, seven (7) days per week.

### **ARTICLE 4 - AS IS CONDITION**

Tenant has thoroughly examined the Premises and is fully familiar with the condition thereof. Except as otherwise provided for herein, neither Landlord nor Landlord's agents have made any /representations, warranties or promises, either express or implied, with regard to the physical condition of the Building, or the Premises, the use or uses to which the Premises may be put, or the condition of any mechanical, plumbing, electrical, flue, ventilation or exhaust systems servicing the Premises. Notwithstanding the forgoing, the Landlord shall deliver the HVAC, plumbing,

electrical, exhaust and mechanical systems in good working order.

#### **ARTICLE 5 - ASSIGNMENT AND SUBLETTING**

Tenant, for itself, its heirs, distributees, executors, administrators, legal representatives, successors and assigns, expressly covenants that it shall not assign, mortgage, or encumber this Lease or any of its rights or estates hereunder, sublet the Premises or any part thereof, or permit the Premises, or any part thereof, to be used or occupied by others, pursuant to a management agreement, license agreement or otherwise, without the prior written consent of Landlord in each instance, which consent shall not be unreasonably withheld, delayed or conditioned

Each subletting pursuant to this Article shall be subject to all of the covenants, agreements, terms, provisions and conditions contained in this Lease to the extent applicable. Notwithstanding any such subletting and/or acceptance of Fixed Rent or Additional Rent by Landlord from any subtenant, Tenant shall and will remain fully liable for the payment of the Fixed Rent and Additional Rent due, and to become due, hereunder, for the performance of all of the covenants, agreements, terms, provisions and conditions contained in this Lease on the part of Tenant to be performed and for all acts and omissions of any licensee, subtenant, or any other person claiming under or through any subtenant that shall be in violation of any of the obligations of this Lease, and any such violation shall be deemed to be a violation by Tenant. Notwithstanding the forgoing, no consent is required for an assignment in connection with the sale, merger or consolidation of Tenant's business ("Permitted Transferee").

#### **ARTICLE 6 - INDEMNIFICATION**

Tenant shall, at all times and at its sole cost and expense, indemnify, defend and hold Landlord, any holder of a Superior Mortgage, and any lessor under a Superior Lease, together with their respective agents, affiliates, employees, partners, members, officers, directors and shareholders (each individually an "Indemnitee" and collectively, the "Indemnitees") harmless from and against any and all claims, suits, actions, actual damages, fines, charges, penalties, losses, liens, fees, costs, court costs, expenses (including, but not limited to, all reasonable fees and disbursements of attorneys, architects, engineers and other professionals engaged by one or more Indemnitees) and liabilities which may be incurred by or imposed on any Indemnitee or which may arise in connection with any claims, suits or actions, the investigation thereof or the defense of any action or proceeding brought thereon, or from the enforcement of this indemnity, or from and against any orders, judgments and/or decrees which may be entered or which may arise, wholly or in part, with respect to or on account of: (a) any personal injury, bodily injury, loss of life and/or damage to property that may occur with respect to any person(s) or property on the Premises or the appurtenances thereto, and resulting from the use, misuse, occupancy, operation and/or management of the Premises by Tenant, its successors, permitted assigns or any subcontractors, or by other persons or entities rightly claiming by, through or under Tenant, (b) the breach of any term, covenant or condition of this Lease by Tenant, its successors and permitted assigns, (c) the filing of any mechanic's or materialmen's lien or of any other attachment or encumbrance against the Property and/or the Building due to work done by or on behalf of Tenant, (d) the condition of the Premises, including any repairs or replacements, that are the responsibility of the Tenant or (e) Tenant's use or storage of any Hazardous Materials (as defined herein), unless any of the above are caused by act or negligence of indemnitee or their agent or contractor. All such actions, suits, claims, damages and/or proceedings shall be resisted and defended by Tenant at its sole cost and expense, using counsel reasonably approved by Landlord. Tenant's insurance company's counsel shall be deemed acceptable. Landlord shall in no event be liable for any injury or damage to the Premises or to Tenant or any successors, permitted assigns or subcontractors, or other persons claiming by, through or under Tenant or their respective agents, employees, licensees, invitees,

business visitors and guests or other such persons, or to any property of any such persons, unless same is the result of the act or failure to act of an Indemnatee. Tenant shall promptly reimburse each Indemnatee for any and all reasonable expenditures covered by this indemnity and hold harmless.

## ARTICLE 7 - INSURANCE

Tenant shall obtain and keep in full force and effect during the term of this Lease:

A. A policy of commercial general public liability insurance, including bodily injury and property damage coverage, with a broad form contractual liability endorsement or its equivalent, naming Tenant as insured, and naming Landlord, and to the extent requested by Landlord in a notice to Tenant, Landlord's managing agent and any mortgagees or lessors having an interest in the Building, as additional insureds (issued on an "occurrence" basis and not a "claims made" basis) against claims for personal injury, death and/or third-party property damage occurring in or about the Premises, and under which the insurer agrees to waive any right of recovery such insurer may have had against Landlord, Landlord's managing agent, and any mortgagees or lessors having an interest in the Building). Such policy shall contain a provision that no act or omission of Tenant shall affect or limit the obligation of the insurance company to pay the amount of any loss sustained to Landlord. The minimum limits of liability applicable exclusively to the Premises shall be a combined single limit with respect to each occurrence in an amount of not less than \$2,000,000.00 or in any increased amount (or in the form of an umbrella liability policy for "excess" liability coverage) required by Landlord in the exercise of Landlord's commercially reasonable discretion based upon coverage required by other landlords for buildings in the vicinity of the Premises being used for substantially the same purpose as the Premises) but such increase shall not occur more than once every two (2) years; and

B. Insurance against loss or damage by fire and such other risks and hazards (including burglary, theft, vandalism, sprinkler leakage, water damage, explosion, breakage of glass within the Premises as are insurable under then available standard forms of "all risk" insurance policies, to Tenant's Property (as hereinafter defined) and, whether or not such alterations or tenant improvements had been paid for or performed by Tenant, any alterations and tenant improvements in and to the Premises for the full replacement cost value thereof (with such policy having a deductible not in excess of \$5,000.00 protecting Tenant, Landlord, Landlord's managing agent, and any mortgagees or lessors having an interest in the Building).

Prior to the time such insurance is first required to be carried by Tenant and thereafter, at least thirty (30) days prior to the expiration or other termination of any such policies, Tenant shall deliver to Landlord evidence of payment for the policies described in Section 7.1 and true and complete copies of the aforesaid actual policies together with certificates evidencing such insurance. All such policies shall contain endorsements that (a) such insurance may not be modified or cancelled or allowed to lapse except upon ten (10) days' written notice to Landlord containing the policy number and the names of the insured and the certificate holder, and (b) Tenant shall be solely responsible for payment of all premiums under such policies and Landlord shall have no obligation for the payment thereof notwithstanding that Landlord is or may be named as an additional insured. Tenant's failure to provide and keep in force the aforementioned insurance shall be regarded as a material default hereunder, entitling Landlord to exercise any or all of the remedies as provided in this Lease in the event of Tenant's default. All insurance required to be carried by Tenant pursuant to the terms of this Lease shall be effected under valid and enforceable policies issued by reputable and independent insurers permitted to do business in the State of New York which rate, in Best's Insurance Guide, or any successor thereto (or if there be none, an organization having a national

reputation), as having a general policy-holder rating of "A-" and a financial rating of at least "XII." Tenant shall not carry separate or additional insurance, whether concurrent or contributing, in the event of any loss or damage, with any insurance required to be obtained by Tenant under this Lease.

Each party hereby waives all rights of recovery, claim, action, cause of action and releases the other party with respect to any claim (including a claim for negligence) which it might otherwise have against the other party for loss, damage or destruction with respect to its property (including rental value or business interruption) occurring during the term of this Lease to the extent to which such party is insured under a policy containing a waiver of subrogation or naming the other party as an additional assured, as provided in this Article. If notwithstanding the recovery of insurance proceeds by either party for loss, damage or destruction of its property (or rental value or business interruption) the other party is liable to the first party with respect thereto or is obligated under this Lease to make replacement, repair or restoration, then provided the first party's right of full recovery under its insurance policies is not thereby prejudiced or otherwise adversely affected, the amount of the net proceeds of the first party's insurance against such loss, damage or destruction shall be offset against the second party's liability to the first party therefor, or shall be made available to the second party to pay for the replacement, repair or restoration, as the case may be. Tenant shall advise insurers of the foregoing and such waiver shall be part of each policy maintained by Tenant which applies to the Premises, any part of the Premises or Tenant's use and occupancy of any part thereof.

#### **ARTICLE 8 - UTILITIES**

During the Term, Landlord shall furnish to Tenant: (i) heat to the Premises when and as required by law; (ii) water for ordinary lavatory purposes for the Premises; (iii) ~~air conditioning and/or cooling for the office portion of the Premises only through the Building's air conditioning and/or cooling system (the "HVAC System")~~; (iv) ventilation for the Premises; (v) electricity for Building common area lighting and normal Building common area equipment and other incidental equipment (hereinafter collectively referred to as the "Utility Service"); (vi) the Tenant shall provide their own new air conditioning unit and shall coordinate the installation with the Landlord. The air conditioning unit shall remain the property of the Tenant and will be removed at the end of the Lease.

At all times, Tenant's use of electric current shall not exceed the capacity of existing feeders to the building, or the risers or wiring installation and Tenant shall not use any electrical equipment which will overload such installations or interfere with the use thereof by other tenants of the Building. Tenant's electricity used in the Premises shall be measured by a separate meter or sub-meter. Landlord shall maintain electric service to the Premises sufficient to provide the basic requirements needed for a retail business such as lighting, office equipment, computer/wifi, point of sale equipment, one air conditioning unit, etc.

#### **ARTICLE 9 - CURING DEFAULTS; FEES AND EXPENSES**

If Tenant shall default in the full and prompt performance of any covenant contained herein and to be performed on Tenant's part, Landlord, after Tenant's failure to cure such default within thirty (30) days of Tenant's receipt of notice from Landlord (except that a lesser notice appropriate to the circumstances shall be required in case of an emergency), without being under any obligation to do so and without thereby waiving such default, may perform such covenant for the account and at the expense of Tenant and may enter upon the Premises for any such purpose and take all action thereon as may be necessary therefore. All sums so paid by Landlord in connection

with the payment or performance by it of any of the obligations of Tenant hereunder and all actual and reasonable costs, expenses and disbursements (including, without limitation, reasonable attorneys' fees) paid in connection therewith, together with interest thereon at the maximum legal rate from the respective dates of the making of each such payment, shall constitute Additional Rent payable by Tenant under this Lease and shall be paid by Tenant to Landlord upon written demand by Landlord. The provisions of this Section shall survive the expiration or other termination of this Lease.

## **ARTICLE 10 - DEFAULT OF TENANT**

Each of the following shall constitute an "Event of Default" under this Lease:

(i) Tenant's failure to pay when due any monthly installment of Fixed Rent or Additional Rent, and such default shall continue for ten (10) days after Tenant's receipt of written notice from Landlord thereof.

(ii) Tenant's failure to make any other payment required under this Lease if such failure shall continue beyond ten (10) days after Tenant's receipt of notice from Landlord that the same has not been paid.

(iii) Tenant's violation or failure to perform any of the other terms, conditions, covenants or agreements herein made by Tenant, if such violation or failure continues for a period of thirty (30) days after Tenant's receipt of Landlord's written notice thereof.

(iv) In the event any violation or failure to perform a covenant as contemplated in subsection "(iii)" above, cannot be cured within the said thirty (30) day period, then, and in that event, providing Tenant has commenced to cure such violation within said thirty (30) day period and is diligently proceeding to cure same, the time within which Tenant may cure such violation shall be extended to such reasonable time as may be necessary to cure the same with all due diligence.

## **ARTICLE 11 - REMEDIES OF LANDLORD**

If an Event of Default as hereinabove specified in Section 10.1 (i), (ii) or (iii) shall occur, and shall not be cured within the time period specified in Landlord's notice, or as to a default provided for in Section 10.1 (iv), if Tenant shall commence a cure and fail to diligently pursue same after ten (10) days' notice from Landlord, then:

A. Landlord may deliver to Tenant a three (3) day notice of the termination of this Lease, and thereupon, at the expiration of said three (3) day period, this Lease shall expire as fully and completely as if that day were the date herein originally fixed for the expiration of the Term, and Tenant shall then quit and surrender the Premises to Landlord but Tenant shall continue to remain liable as hereinafter provided, or

B. Landlord, without prejudice to any other right or remedy of Landlord, held hereunder or by operation of law, and notwithstanding any waiver of any breach of a condition or Event of Default hereunder, may, at its option and without further notice, re- enter the Premises or dispossess Tenant and any legal representative or successor of Tenant or other occupant of the Premises by summary proceedings or other appropriate suit, action or proceeding or otherwise and

remove his, her or its effects and hold the Premises as if this Lease had not been made and Tenant hereby expressly waives the service of notice of intention to re-enter or to institute legal proceedings to that end unless such notice is required by applicable law.

## **ARTICLE 12 - WAIVER OF COUNTERCLAIM AND JURY TRIAL**

12.1 In the event Landlord shall commence any summary or other proceedings or action for non-payment of Rent hereunder, Tenant shall not interpose any counterclaim of any nature or description in such proceeding or action, unless such non-interposition would effect a waiver of Tenant's right to assert such claim against Landlord in a separate action or proceeding. The parties hereto waive a trial by jury on any and all issues arising in any action or proceeding between them or their successors under or in any way connected with this Lease or any of its provisions, any negotiations in connection therewith, the relationship of Landlord and Tenant, or Tenant's use or occupation of the Premises, including any claim of injury or any emergency or other statutory remedy with respect thereto. The provisions of this Article shall survive the expiration or other termination of this Lease.

## **ARTICLE 13 - RIGHTS CUMULATIVE**

Each right and remedy of Landlord shall be cumulative and to the extent permitted by law, the exercise or beginning of the exercise by Landlord of any one or more of the rights or remedies of such party shall not preclude the simultaneous or later exercise by Landlord of any or all other rights or remedies; provided, however, that this sentence shall not be construed to entitle Landlord to satisfaction of more than one remedy in respect of a particular breach. In the event of any breach or threatened breach by Tenant or any persons claiming through or under Tenant of any of the agreements, terms, covenants or conditions contained in this Lease, Landlord shall be entitled to enjoin such breach or threatened breach (if entitled to do so at law or in equity or by statute or otherwise) and shall have the right to invoke any right or remedy allowed by law or in equity or by statute or otherwise as if re-entry, summary proceedings or other specific remedies were not provided for in this Lease.

## **ARTICLE 14 - DAMAGE OR DESTRUCTION**

If the Premises or any part thereof shall be damaged by fire or other casualty, Tenant shall give prompt notice thereof to Landlord and Landlord shall proceed (subject to the provisions of this Article) with reasonable diligence to repair or cause to be repaired such damage to the condition that existed immediately prior to the damage. The Fixed Rent and Additional Rent shall be abated proportionately to the extent that the Premises shall have been rendered untenantable, such abatement to be from the date of such damage or destruction to the date the Premises restored to condition that existed immediately prior to the damage with possession delivered to Tenant.

If the Premises shall be totally damaged or the whole of the Premises shall be rendered untenantable by fire or other casualty, Tenant may serve notice on Landlord of its intention to terminate this Lease and if within thirty (30) days thereafter, Landlord shall not have substantially completed the making of the required repairs and restored and rebuilt the Premises to substantially the same condition as existed prior to such damage or destruction, and delivered possession to Tenant, then in such event, this Lease shall terminate on the expiration of such thirty (30) day period as if such termination date were the Expiration Date, and the Fixed Rent and Additional Rent shall be apportioned as of such date of sooner termination and any prepaid portion of Fixed Rent and Additional Rent for any period after such date shall be refunded by Landlord to

Tenant. If the Lease is not terminated because Landlord has substantially completed the repairs within thirty (30) days thereafter, the Fixed Rent and Additional Rent shall be abated from that date until the Landlord has substantially completed the repairs to the condition that existed immediately prior to damage and delivered possession to Tenant.

## ARTICLE 15 - CONDEMNATION

If the whole of the Premises, or such part thereof as will render the remainder untenable, shall be acquired or condemned for any public or quasi-public use or purpose, this Lease and the Term shall end as of the date of vesting of title in the condemning authority with the same effect as if said date were the Expiration Date. If only a part of the Premises shall be so acquired or condemned and Tenant is able to operate its business in the remaining part of the Premises, then, except as otherwise provided in this Article, this Lease and the Term shall continue in force and effect but, from and after the date of the vesting of title, the Fixed Rent shall be an amount which bears the same ratio to the Fixed Rent payable immediately prior to such condemnation pursuant to this Lease as the value of the untaken portion of the Premises (appraised after taking and repair of any damage to the Premises pursuant to this Section) bears to the value of the entire Premises immediately before the taking. The value of the Premises before and after the taking shall be determined for the purposes of this Section by an independent licensed experienced appraiser chosen by Landlord. If more than twenty (20%) percent of the total area of the Building immediately prior to acquisition or condemnation is so acquired or condemned, or if by reason of such acquisition or condemnation, Tenant no longer has reasonable means of access to the Premises, or is unable to operate its business in the remaining Premises, then in such event, either party may deliver notice to the other party within sixty (60) days next following the date upon which Tenant has received notice of vesting of title, thirty (30) days' notice of termination of this Lease. In the event any such thirty (30) day notice of termination is given by Landlord or Tenant, this Lease and the Term shall terminate upon the expiration of said thirty (30) days with the same effect as if that date were the Expiration Date. If a part of the Premises shall be so acquired or condemned, and the Term shall not be terminated pursuant to the provisions of this Section, Landlord, at Landlord's expense, shall restore that part of the Premises not so acquired or condemned to a self-contained unit. In the event of any termination of this Lease and the Term pursuant to the provisions of this Section, the Fixed Rent and Additional Rent shall be apportioned as of the date of sooner termination and any prepaid portion of the Fixed Rent and Additional Rent for any period after such date shall be refunded by Landlord to Tenant, subject to the claims, if any, of Landlord against Tenant hereunder or otherwise.

In the event of any acquisition or condemnation of all or part of the Premises for any public or quasi-public use or purpose, Landlord shall be entitled to receive the entire award for such acquisition or condemnation, Tenant shall have no claim against Landlord or the condemning authority for the value of any unexpired portion of the Term and Tenant hereby expressly assigns to Landlord all of its right, title and interest in and to any such award, and shall further execute any and all documents that may be required in order to facilitate the collection thereof by Landlord. Nothing contained in this Section shall be deemed to prevent Tenant from making a separate claim in any condemnation proceeding for moving expenses and for the value of any Tenant's Property which would be removable at the end of the Term pursuant to the provisions hereof, directly against any governmental authority authorized to exercise the power of eminent domain, provided that applicable statutes permit such awards and any award to Landlord is not diminished or adversely affected thereby.

The terms "condemnation" and "acquisition" as used in this Article shall include any

agreement in lieu of or in anticipation of the exercise of the power of eminent domain between Landlord and/or any Superior Mortgagee and any governmental authority authorized to exercise the power of eminent domain.

#### **ARTICLE 16 - COVENANT OF QUIET ENJOYMENT**

If and so long as no Event of Default shall have occurred and be continuing, Landlord covenants and agrees that Tenant may peaceably and quietly enjoy the Premises and Tenant's possession of the Premises will not be disturbed by Landlord, its successors and assigns, subject, however, to the terms of this Lease, the Superior Mortgage, and any and/or all other agreements and any amendments thereto, to which this Lease is subordinated.

#### **ARTICLE 17 - BROKER**

Landlord and Tenant each represents and warrants to the other party that the only Broker on this Lease is Jerry O'Neill, Signature Premier Properties, and neither consulted nor negotiated with any broker or finder other than this Broker with regard to the rental of the Premises from Landlord to Tenant. Landlord and Tenant each shall indemnify and hold the other party harmless from any damages, costs and expenses (including reasonable attorneys' fees incurred in defending an action or claim or enforcing this indemnity) suffered by Tenant or Landlord by reason of any claim or action for a commission or other compensation by any other person, partnership, corporation or other entity arising out of any conversations, negotiations or other dealings had by Landlord or Tenant with any broker or finder. The provisions of this Article shall survive the expiration or earlier termination of this Lease.

#### **ARTICLE 18 - LATE FEE**

In the event any monthly payment to be made by Tenant hereunder shall become overdue for a period in excess of ten (10) days, a "late charge" equal to three (3%) percent of the overdue payment may be charged by Landlord and shall be payable by Tenant as Additional Rent on the first day of the month following Landlord's demand therefor. In addition, in the event the payment is past due for greater than sixty (60) days, then Tenant shall also pay as Additional Rent an amount equal to the interest on such payment from the date upon which it was due until paid, which interest shall be computed at the rate equal to the lesser of (i) one (1%) percent per month, or (ii) three (3%) percent per annum over the then announced prime rate of JP Morgan Chase Bank, but such amount shall in no event be in excess of the maximum lawful rate of interest.

#### **ARTICLE 19 - SURRENDER/END OF TERM/HOLDOVER**

On the Expiration Date or sooner termination of the Lease, Tenant shall peaceably and quietly leave, surrender and deliver the Premises to Landlord, together with (a) all alterations, changes, additions and improvements, which may have been made by Tenant upon the Premises, and (b) except for Tenant's Property, all permanent alterations, improvement and fixtures of any kind or nature which Tenant may have installed or affixed on, in, or to the Premises for use in connection with the operation and maintenance of the Premises (whether or not said property be deemed to be fixtures), all of the foregoing to be surrendered in good, substantial and sufficient repair, order and condition, reasonable use, wear and tear, and damage by fire or other casualty, excepted, and free of occupants and subtenants.

On or prior to the Expiration Date or any earlier termination of this Lease, Tenant shall remove Tenant's Property, and any items referred to in clauses (a) or (b) of Section 19.1, which Landlord shall request Tenant to remove (unless Landlord shall have waived in writing such right as to any item referred to in clause (a) of Section 19.1 at the time of the granting of consent with respect thereto), and Tenant shall pay or cause to be paid the cost of repairing or remedying any damage caused thereby, provided that no item of Tenant's Property may be removed if its removal would impair the integrity (structural or otherwise) of the Building or Building equipment. All property not so removed shall be deemed abandoned and may either be retained by Landlord as its property or disposed of, without accountability, at Tenant's sole cost, expense and risk, in such manner as Landlord may see fit.

If the Premises are not surrendered in accordance with the provisions of this Article upon the expiration or termination of this Lease, Landlord shall have all rights given at law or in equity, in the case of holdovers, to remove Tenant and anyone claiming through or under Tenant. In any such event, Tenant shall and does hereby indemnify Landlord against all loss or liability arising from delay by Tenant in so surrendering the Premises, including any claims made by any succeeding tenants founded on such delay. Tenant expressly waives, for itself and for any person claiming through or under Tenant (including creditors), any rights which Tenant or any such person may have under the provisions of any law in connection with any holdover summary proceedings which Landlord may institute to enforce the provisions of this Article. Tenant's obligations under this Article shall survive the expiration or termination of this Lease.

In the event of a delay by Tenant in surrendering the Premises in accordance with the terms of this Lease and it being impossible to accurately measure the damages which may result, if possession of the Premises is not surrendered to Landlord within one (1) day after the date of the expiration or sooner termination of the Term, then Tenant will pay Landlord as liquidated damages for each month and for each portion of any month during which Tenant holds over in the Premises after the expiration or termination of the Term, a sum equal to two times the Fixed Rent plus the Additional Rent which was payable, per month, under this Lease during the last year of the Term.

The aforesaid obligations shall survive the expiration or sooner termination of this Lease. Nothing contained in this Article shall be construed to mean that Landlord has given permission for Tenant or anyone else who occupies the Premises to remain in the Premises as a monthly tenant, or as a tenant from month to month, and Landlord may proceed to evict Tenant through a holdover or other lawful action or proceeding.

Tenant expressly waives, for itself and for any person claiming through or under Tenant, any rights which Tenant or any such person may have under the provisions of Section 2201 of the New York Civil Practice Law and Rules and of any similar or successor law of same import then in force, in connection with any holdover proceedings which Landlord may institute to enforce the provisions of this Lease.

## **ARTICLE 20 - APPLICABLE LAW**

This Lease shall be governed in all respects by the laws of the State of New York. Tenant hereby consents to jurisdiction in the County of Suffolk, State of New York in any action or proceeding arising out of this Lease and/or the use and occupation of the Premises. If Tenant at any time after the date of execution hereof or during the Term shall not be a New York partnership, a New York limited liability company or a New York corporation or a foreign corporation

qualified to do business in New York State, Tenant shall designate in writing an agent in Suffolk County for service of process under the laws of the State of New York. Tenant, by notice to Landlord, shall have the right to change such agent, provided that at all times there shall be an agent in Kings County for service. In the event of any revocation by Tenant of such agency, such revocation shall be void and have no force and effect unless and until a new agent has been designated for service and Landlord notified to such effect. If any such agency designation shall require a filing in the office of the Clerk of the County of Suffolk or any other governmental agency or authority, same shall be promptly accomplished by Tenant, at its expense, and a certified copy transmitted to Landlord.

This Lease shall be deemed to have been made in Suffolk County and State of New York and shall be construed in accordance with the laws of the State of New York. All actions or proceedings relating, directly or indirectly, to this Lease shall be litigated only in courts located within the County of Suffolk. Tenant, any guarantor of the performance of its obligations hereunder, and their successors and assigns, hereby subject themselves to the jurisdiction of any state or federal court located within such county.

#### **ARTICLE 21 - HAZARDOUS MATERIALS**

Tenant shall (i) not cause or permit any Hazardous Materials (hereinafter defined) to be used, stored, transported, released, handled, produced or installed in, on or from the Premises or the Building. "Hazardous Materials," as used herein, shall mean any flammables, explosives, radioactive materials, hazardous wastes, hazardous and toxic substances or related materials, asbestos or any material containing asbestos, or any other substance or material as defined by any federal, state or local environmental law, ordinance, rule or regulation, including, without limitation, the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, the Hazardous Materials Transportation Act, as amended, the Resource Conservation and Recovery Act, as amended, and in the regulations adopted and publications promulgated pursuant to each of the foregoing (collectively, the "Environmental Laws"), (ii) keep the Premises in full compliance, with all Environmental Laws, and (iii) pay all costs and expenses incurred in connection with the removal of the Hazardous Materials from the Premises that were brought into the Premises by Tenant or Tenant's agent, contractor or employee and/or compliance with all Environmental Laws on and after the date of this Lease. Tenant shall indemnify, defend and hold Landlord, its successors and assigns harmless from and against any and all actual liability, cost and expense, including, without limitation, attorneys fees and disbursements, which Landlord may incur arising out of, caused by, relating to or resulting from the presence of Hazardous Materials at the Premises or Tenant's failure to comply with its obligations hereunder including, without limitation, any and all personal injury claims caused by or arising out of or with respect to the presence of Hazardous Materials at the Premises. Notwithstanding anything contained in the Lease to the contrary, (a) Tenant shall remain liable for the performance of its obligations as set forth in this Article, and (b) Tenant's obligations as set forth in this Article shall survive the expiration or earlier termination of this Lease. Notwithstanding the foregoing, Tenant shall not be responsible for any violation of Environmental Laws or presence of Hazardous Materials that existed prior to Tenant taking possession of Premises.

#### **ARTICLE 22 - NOTICES**

Any notice or demand which, under the terms of this Lease or under any statute,

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must or may be given or made by the parties hereto, shall be in writing, and shall be given or made by mailing the same by certified mail, return receipt requested, or by personal delivery, or by nationally-recognized next business day overnight courier, addressed to the parties at their respective addresses hereinabove mentioned, with a copy of any notice to Landlord to be delivered simultaneously in the same manner to Landlord's attorneys, Moberg Law Group PC, 150 Broadhollow Rd., Suite 320, Melville, NY 11747 ATT: Michael J. Moberg Esq and with a copy of any notice to Tenant to be delivered simultaneously in the same manner to Tenant at 40 Forrest Place, Amityville, NY 11701 and Tenant's attorneys, \_\_\_\_\_ Either party, however, may designate in writing such new or other address to which such notice or demand shall thereafter be so given, made or mailed. Any notice given hereunder shall be deemed delivered upon receipt or first refusal of delivery after the notice is (i) deposited in a United States General branch post office, maintained by the United States Government in the State of New York, enclosed in a certified, prepaid wrapper addressed as hereinbefore provided, (ii) sent by hand, or (iii) after deposit with an overnight courier for delivery. Attorneys for the parties may give or receive notices on behalf of their respective clients.

### **ARTICLE 23 - REPAIRS**

Notwithstanding anything contained elsewhere in this Lease, all non-emergency repairs and other work which Tenant is required to perform under any provision of this Lease may be performed by Landlord, at Tenant's cost, in the event Tenant has not performed such repair after receipt of not less than ten (10) days' notice prior notice of Landlord's intention to undertake any non-emergency repair or required work. Should Tenant perform such non-emergency repair or other required work, or if it diligently pursues the undertaking thereof within such ten (10) day period, Landlord shall not have the right to undertake same. However, after Tenant's failure to repair in accordance with this Article, should Landlord complete the repair and/or work, Tenant shall pay the cost of such repair and/or work, as Additional Rent, within thirty (30) business days after rendition of a statement therefor by Landlord.

Tenant, at its sole cost and expense, shall take good care of the Premises and all improvements, plumbing lines within the Premises, accessible by Tenant (not under floors or behind walls), HVAC systems servicing the Premises only, electrical lines within the Premises accessible by Tenant (not under floors or behind walls), fire and safety systems, if any within the Premises, or any special equipment, or any component thereof, located within the Premises, and all personal property located therein, including, without limitation, all furniture, fixtures, machinery, equipment, lighting, ballasts, and all other personal property and stock purchased by Tenant or used in connection with the operation of its business at the Premises (all of the foregoing being hereinafter collectively referred to as "Tenant's Property"), and Tenant shall make all necessary non-structural repairs to the Premises and/or Tenant's Property in accordance with the provisions contained herein, whether ordinary, extraordinary, foreseen, or unforeseen. Any damage to the Building (including, without limitation, the Premises, the loading ramp and the roof), interior and exterior, and to the air conditioning and heating equipment and Building systems, caused by or resulting from neglect or improper conduct of Tenant, Tenant's employees, contractors, or licensees shall be repaired by Landlord at Tenant's sole cost and expense.

When used in this Article, the term "repairs" shall include replacements and substitutions of all property when necessary, of a quality, class and value at substantially similar to the property replaced or substituted.

It shall be Tenant's responsibility to clean, maintain and repair (subject to applicable legal

requirements), any and all lavatories within the Premises at Tenant's sole cost and expense, unless provided otherwise in this Lease. Any defective condition in any plumbing lines, HVAC systems, electrical lines, or any special equipment, or any component thereof, located outside the Premises which services any special equipment or any component thereof in the Premises shall be repaired by Landlord at Landlord's expense, except if the same are caused by or resulting from the neglect or improper conduct of Tenant, Tenant's employees, contractors, invitees or licensees.

Landlord shall not be required to make any repairs or improvements of any kind upon the Premises except for necessary structural repairs to the Premises and Building or repairs to the Building equipment, or for damage caused by a casualty or Landlord's negligent or improper acts, excluding Tenant's Property. Landlord shall during the Term of this Lease, maintain and repair all common areas, building systems and other facilities in or about the Property and/or the Building, exclusive of doors, door frames, door checks, windows and window frames. Landlord shall have the right to construct, maintain and operate lighting and other facilities on all said areas and improvements; to police the same; to change the area, level, location and arrangement of parking areas and other facilities; to build multistory parking facilities; to restrict parking by Tenant's, their officers, directors, agents and employees, to enforce parking charges (by operation of meters and otherwise); and to close all or any portion of said areas or facilities to such extent as may be legally sufficient to prevent a dedication thereof or the accrual of any right to any person or the public therein. Landlord shall operate and maintain the common areas in such manner as Landlord in its discretion shall determine, and Landlord shall have full right and authority to employ and discharge all personnel with respect thereto.

Landlord shall undertake to maintain the public and common areas of the building in reasonably good order and condition, subject to reasonable wear and tear. Landlord shall make such repairs thereto as become necessary after obtaining actual knowledge of the need for said repairs. All repair costs, other than repairs costs to the Tenant's interior space shall be the sole responsibility of the Landlord, other than damage caused by an act or omission of the Tenants, the Tenant's Agent or the Tenant's customers, which such damage shall be the sole responsibility of the Tenant to repair.

## **ARTICLE 24 - INTERRUPTION OF SERVICES**

Landlord reserves the right, without any liability to Tenant, to temporarily stop operating any of the heating, ventilating, air conditioning, electric, sanitary or other Building systems in or serving the Premises, and to stop the rendition of any of the other services required of Landlord under this Lease, whenever and for so long as may be reasonably necessary by reason of accidents, emergencies, strikes, or the making of repairs or changes that Landlord is required by this Lease or by law to make or deems necessary, or by reason of difficulty in securing proper supplies of fuel, steam, water, electricity, labor, or supplies, or by reason of any other cause beyond Landlord's control.

No diminution or claim of constructive eviction shall or will be claimed by Tenant by reason of any interruption, curtailment or suspension of the heating or air-conditioning system.

Notwithstanding the forgoing, if Tenant is unable to operate its business due to an interruption in services for more than 48 hours, the Fixed Rent and Additional Rent shall abate until services are restored.

## ARTICLE 25 - DISPOSITION OF TENANT'S WASTE

Tenant shall not store any garbage, cartons or inventory outside of the Premises. Tenant covenants and agrees, at its sole cost and expense, to comply with all present and future laws, orders and regulations of all state, federal, municipal and local governmental, departments, commissions and boards regarding the collection, sorting, separation and recycling of waste products, garbage, refuse and trash. Tenant shall sort and separate such waste products, garbage, refuse and trash into such categories as required by law.

## ARTICLE 26 - TENANT'S ALTERATIONS

A. Tenant shall have **no right** to make any alteration, change, additions or improvement, structural or otherwise ("Tenant's Changes"), to the Premises or any appurtenances thereto without the prior written consent of Landlord in each instance. As to non-structural changes, such as window displays and signage, the Landlord's consent shall not be required provided such signage and displays are in accordance with the Amityville Village Regulations.

B. Any and all Tenant's Changes made in accordance with this Section shall immediately become the property of Landlord, provided, however, that if, in accordance with the provisions of Article 19, Tenant shall have the option to and shall remove its trade fixtures, equipment and other personal property provided that same are not affixed to or such removal would otherwise damage the Premises and cannot be repaired, then the same shall cease to be property of Landlord upon removal.

C. Unless Landlord shall otherwise expressly indicate in writing at the time of granting its consent to the making of a proposed Tenant's Changes, Tenant shall, as and when provided herein, restore the affected portion of the Premises to the state or condition thereof existing prior to the making of such Tenant's Changes.

D. In the event of any Tenant's Changes as provided for in this Article, the Rent payable hereunder shall not be reduced or abated in any manner whatsoever.

E. No Tenant's Changes shall involve the removal of any fixtures, equipment or other property in the Premises which are not Tenant's Property, unless Landlord's prior written consent is first obtained and unless such fixtures, equipment or other property shall be promptly replaced, at Tenant's expense and free of superior title, liens and claims, with fixtures, equipment or other property (as the case may be) of like utility and at least equal value (which replaced fixtures, equipment or other property shall thereupon become the property of Landlord), unless Landlord shall otherwise expressly consent in writing.

## ARTICLE 27 - SUBORDINATION AND ATTORNMENT

This Lease and all rights of Tenant hereunder are, and shall be, subject and subordinate to: (i) all future ground leases, operating leases, superior leases and grants of term of the Property and the Building or any portion thereof (collectively, including the applicable items set forth in subdivision (iv) below, the "Superior Lease"); (ii) all mortgages and building loan agreements, including leasehold mortgages and spreader and consolidation agreements, which may now or

hereafter affect the Property, the Building or the Superior Lease (collectively, including the applicable items set forth in subdivisions (iii) and (iv) below, the “Superior Mortgage”); (iii) each advance made or to be made under the Superior Mortgage; and (iv) all amendments, modifications, supplements, renewals, substitutions, refinancings and extensions of the Superior Lease and the Superior Mortgage and all spreaders and consolidations of the Superior Mortgage. The provisions of this Article shall be self-operative and no further instrument of subordination shall be required. However, Tenant shall promptly execute and deliver, at no third party cost to Tenant, any instrument that Landlord, the Superior Lessor or the holder of the Superior Mortgage (“Superior Mortgagee”) may reasonably request at any time and from time to time to evidence such subordination; and if Tenant fails to execute, acknowledge or deliver any such instrument within fifteen (15) days after receipt of written request therefor by Landlord, Tenant hereby irrevocably constitutes and appoints Landlord as Tenant’s attorney-in-fact, coupled with an interest, to execute, acknowledge and deliver any such instruments for, and on behalf of, Tenant. The Superior Mortgagee may elect that this Lease shall be deemed to have priority over such Superior Mortgage, whether this Lease is dated prior to or subsequent to the date of such Superior Mortgage. If, in connection with obtaining, continuing or renewing of financing for which the Building, Property or the interest of the lessee under the Superior Lease represents collateral, in whole or in part, the Superior Mortgagee shall request reasonable modifications of this Lease as a condition of such financing, and Tenant shall not unreasonably withhold its consent thereto, provided that such modifications do not increase the obligations of Tenant hereunder, diminish the rights of Tenant hereunder, or cause a change in Tenant’s financial obligations hereunder.

Tenant shall not prepay any installments of Fixed Rent or Additional Rent in excess of one (1) month, except for prepayments in the nature of security for the performance of Tenant’s obligations hereunder without the consent of any Superior Lessor or Superior Mortgagee in each instance, except that said consent shall not be required for the prosecution of any action or proceedings against Tenant by reason of a default on the part of Tenant under the terms of this Lease.

If, at any time prior to the termination of this Lease, any Superior Lessor or Superior Mortgagee or any other person or the successors or assigns of the foregoing (collectively referred to as “Successor Landlord”) shall succeed to the rights of Landlord under this Lease, Tenant shall, at the election and upon request of any such Successor Landlord, fully and completely attorn to and recognize any such Successor Landlord as Tenant’s Landlord under this Lease upon the then executory terms of this Lease, provided such Successor Landlord shall agree in writing to accept Tenant’s attornment. The foregoing provisions of this subsection shall inure to the benefit of any such Successor Landlord, shall apply notwithstanding that, as a matter of law, this Lease may terminate upon the termination of the Superior Lease, shall be self-operative upon any such demand, and no further instrument shall be required to give effect to said provisions. Upon the request of any such Successor Landlord, Tenant shall execute and deliver, from time to time, instruments satisfactory to any such Successor Landlord in recordable form, if requested, to evidence and confirm the foregoing provisions of this subsection, acknowledging such attornment and setting forth the terms and conditions of its tenancy. Upon such Attornment, this Lease shall continue in full force and effect as a direct lease between such Successor Landlord and Tenant upon all of the then executory terms of this Lease except that such Successor Landlord shall not be: (i) liable for any previous act or omission or negligence of Landlord under this Lease; (ii) subject to any counterclaim, defense or offset, not expressly provided for in this Lease and asserted with reasonable promptness, which theretofore shall have accrued to Tenant against Landlord; (iii) bound by any previous prepayment of more than one month’s Fixed Rent or Additional Rent, other than prepayments in the nature of security for performance of Tenant unless such prepayment shall have been approved in writing by any Superior Lessor or Superior Mortgagee through or by reason

of which the Successor Landlord shall have succeeded to the rights of Landlord under this Lease; (iv) obligated to repair the Premises or the Building or any part thereof, in the event of total or substantial damage beyond such repair as can reasonably be completed with the net proceeds of insurance actually made available to Successor Landlord, with the understanding that the Successor Landlord shall be required to maintain not less than the insurance that Landlord hereunder maintained; or (v) obligated to repair the Premises or the Building or any part thereof, in the event of partial condemnation beyond such repair as can reasonably be completed with the net proceeds of any award actually made available to Successor Landlord, or consequential damages allocable to the part of the Premises or the Building not taken. Nothing contained in this subsection shall be construed to impair any right otherwise exercisable by any such Successor Landlord.

If any act or omission by Landlord would give Tenant the right, immediately or after lapse of time, to cancel or terminate this Lease or to claim a partial or total eviction, Tenant shall not exercise any such right until (i) it has delivered written notice of such act or omission to each Superior Mortgagee and each Superior Lessor, whose name and address shall have previously been furnished to Tenant, by delivering notice of such act or omission addressed to each such party at its last address so furnished, and (ii) a ten (10) day period for remedying such act or omission shall have elapsed following such delivery of notice, or any longer period of time in the event such Superior Mortgagee or Superior Lessor shall have become entitled under such Superior Lease or Superior Mortgage, as the case may be, to remedy the same (which shall in no event be less than the period to which Landlord would be entitled under this Lease to effect such remedy), provided such Superior Mortgagee or Superior Lessor shall, with reasonable diligence, deliver written notice to Tenant of its intention to remedy such act or omission and shall commence and continue to remedy same until completion.

## **ARTICLE 28 - MISCELLANEOUS**

Providing Landlord prevails, Tenant shall pay, as Additional Rent, all reasonable attorneys' fees and disbursements (and all other court costs or expenses of legal proceedings) which Landlord may incur or pay out by reason of, or in connection with:

- a. Any action or proceeding by Landlord to terminate this Lease after a default of Tenant which has not been cured after applicable notice, grace and/or cure periods;
- b. Any other action or proceeding by Landlord against Tenant (including, but not limited to, any arbitration proceeding) to enforce the provisions of this Lease, after any applicable notice, grace and/or cure periods;
- c. Any action or proceeding brought by Tenant against Landlord (or any officer, director, shareholder, member, trustee, partner or employee of Landlord) in which Tenant fails to secure a judgment against Landlord; and
- d. Any other appearance required by Landlord (or any officer, partner or employee of Landlord) as a witness or otherwise in any action or proceeding whatsoever brought against, by or on account of an act of Tenant in connection with this Lease.

Tenant's obligations under this Section shall survive the expiration of the Term or any other termination of this Lease. This Article is intended to supplement, and not to limit, other provisions of this Lease pertaining to indemnities and/or attorneys' fees.

If Tenant is the prevailing party in any action or proceeding brought by Landlord against Tenant or by Tenant against Landlord, Landlord shall promptly pay to Tenant all reasonable attorney's fees and disbursement (plus all other court costs and expenses of legal proceeding) which Tenant may incur or payout in connection therewith.

In connection with the sale or finance of the Building, upon written request of Landlord, but not more often than once each fiscal or calendar year, as the case may be, Tenant shall submit to Landlord true, correct, current and complete financial statements of Tenant.

If any of the provisions of this Lease, or the application thereof to any person or circumstances, shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such provision or provisions to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected thereby, and every provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

No agreement to accept a surrender of all or any part of the Premises shall be valid unless in writing and signed by Landlord and Tenant. The delivery of keys to an employee of Landlord or of its agent shall not operate as a termination of this Lease or a surrender of the Premises. If Tenant shall, at any time, request Landlord to sublet the Premises for Tenant's account, Landlord or its agent is authorized to receive said keys for such purposes without releasing Tenant from any of its obligations under this Lease, and Tenant hereby releases Landlord from any liability for loss or damage to any of Tenant's Property in connection with such subletting, except if resulting from the act or failure to act of Landlord or its agents, contractor or employees.

The receipt by Landlord of Fixed Rent or Additional Rent with knowledge of breach of any obligation of this Lease shall not be deemed a waiver of such breach.

No payment by Tenant, or receipt by Landlord, of a lesser amount than the correct Fixed Rent or Additional Rent due hereunder shall be deemed to be other than a payment on account, nor shall any endorsement or statement on any check or payment be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance or pursue any other remedy in this Lease or at law provided.

The terms "person" and "persons" as used in this Lease shall be deemed to include natural persons, firms, corporations, associations and any other private or public entities.

If Tenant is in arrears in the payment of Fixed Rent or Additional Rent, Tenant waives its right, if any, to designate the items in arrears against which any payments made by Tenant are to be credited, and Landlord may apply any of such payments to any such items in arrears as Landlord, in its sole discretion, shall determine, irrespective of any designation or request by Tenant as to the items against which any such payments shall be credited.

The person executing this Lease on behalf of Tenant hereby covenants, represents and warrants that Tenant is a corporation duly formed and is authorized to do business in New York State and that the person executing this Lease on behalf of Tenant has been authorized to execute this Lease.

In construing this Lease, it shall be deemed a document fully negotiated and drafted jointly by counsel to Landlord and counsel to Tenant, and the authorship of any term or provision hereof shall not be deemed germane to its meaning. The existence or nonexistence in any prior draft hereof

of any term or provision, whether included herein or not, shall not be relevant to the establishment of the intent of the parties hereto or the meaning of any term or provision hereof, and may not be used as evidence to establish any such intent or meaning.

This Lease may be executed in any number of counterparts each of which shall be deemed an original and all of which together shall be deemed to constitute one and the same instrument. Facsimile, PDF or other electronic signatures shall be deemed and shall have the same force and effect as an original signature.

#### **ARTICLE 29 - COMPLIANCE WITH LAW**

From and after the Commencement Date, Tenant, at Tenant's expense, shall comply with all requirements of law, rules, ordinances and regulations, present and future, of any federal, state, town or village government or other public authority having jurisdiction over the Premises, or with respect to the Building ("Legal Requirements") (except for structural changes which shall be the responsibility of Landlord) if arising out of Tenant's particular use or manner of use of the Premises and/or Building, and with all requirements of the New York Board of Fire Underwriters, or similar body, which shall impose any violations, order or duty upon Landlord or Tenant with respect to the Premises, and of any liability insurance company insuring Landlord against liability for accidents in or connection with the Building ("Insurance Requirements"), and Tenant shall not at any time use or occupy the Premises in violation of the certificate of occupancy for the Building, or be in conflict with fire insurance policies covering the Building, or the fixtures and property therein, or in a manner contrary to the purposes set forth in Article 3 hereof. Tenant shall comply with all reasonable rules, regulations and orders of Landlord designed to promote the safety, good order and character of the Building, and with respect to the placing of safes, machinery or other heavy material. Any increase in the fire insurance premium applicable to the Building resulting directly from Tenant's failure to comply with the foregoing or from the manner in which Tenant uses and occupies the Premises, or any other expense to Landlord directly by reason of Tenant's failure to comply with the foregoing, shall be paid by Tenant to Landlord as Additional Rent within thirty (30) days after delivery by Landlord to Tenant of a written invoice therefor. Landlord shall enforce the rules and regulations uniformly against all tenants in a non-discriminatory manner.

#### **ARTICLE 30 - ACCESS TO PREMISES/RIGHTS RESERVED TO LANDLORD**

Tenant shall permit Landlord, its agents and invitees to enter the Premises, upon 24 hour notice, or any part thereof, at all reasonable times and upon reasonable notice for purposes of (a) inspecting the same, (b) curing Events of Default of Tenant, (c) showing the same to mortgagees, appraisers, or prospective lenders, purchasers or in the last six (6) months of the Term to tenants, (d) observing the performance by Tenant of its obligations under this Lease, (e) performing any act or thing which Landlord may be obligated or have the right to perform under this Lease or otherwise, and (f) any other reasonable purpose. Landlord and any providers of Utility Services or other services shall have the right to maintain existing utility, mechanical, electrical and other systems and to enter upon the Premises to make such repairs and alterations therein or in or to the Premises as may, in the reasonable opinion of Landlord, be deemed necessary or advisable. Landlord shall not be liable for inconvenience, annoyance, disturbance or loss of business to Tenant or any subtenant by reason of making any repairs or the performance of any work, or on account of bringing materials, tools, supplies and equipment into or through the Premises during the course thereof and the obligations of Tenant under this Lease shall not be affected thereby, unless damage is caused by act or failure to act of Landlord, its agent, contractor or employee. The rights provided in this Article shall be exercised so as to minimize interference with the use and occupancy of the

Premises by Tenant. Nothing contained in this Article shall impose, or shall be construed to impose on Landlord any obligation to maintain the systems referred to in this Article or the Premises or anything appurtenant thereto, or to make repairs or alterations thereof or thereto, or to create any liability for any failure to do so.

(A) Without abatement or diminution in rent, Landlord reserves and shall have the following additional rights: (a) to change the street address and/or the name of the Building of which the Premises are a part and/or the Property and/or the locations of entrances, passageways, doors, doorways, corridors, elevators, stairs, toilets, or other public parts of the Building and/or Property without liability to Tenant providing the ingress, egress and visibility of the Premises are not adversely affected, (b) to approve in writing all sources furnishing construction work, painting, decorating, repairing, maintenance and any other work in or about the Premises, (c) to erect, use and maintain pipes and conduits in and through the Premises, (d) to charge to Tenant any expense including overtime cost incurred by Landlord in the event repairs, alterations, decorating or other work in the Premises are made or done after ordinary business hours at Tenant's request, (e) to immediately enter and alter, renovate, and redecorate the Premises (without reduction or abatement of rent or incurring any liability to Tenant for compensation), if during the last month of the Term or of a renewal term Tenant shall have removed all or substantially all of Tenant's Property therefrom, and (f) to grant to anyone the exclusive right to conduct any particular business or undertaking in the Building of which the Premises are a part.

(B) Landlord may exercise any or all of the foregoing rights hereby reserved to Landlord without being deemed guilty of an eviction, actual or constructive, or disturbance or interruption of Tenant's use or possession and without being liable in any manner toward Tenant and without limitation or abatement of rent or other compensation, and such acts shall have no effect on this Lease.

### **ARTICLE 31 - ESTOPPEL CERTIFICATE**

Landlord and Tenant shall, at any time and from time to time, at the request of the other party, upon not less than ten (10) business days notice, execute and deliver to the other a statement certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications), certifying the dates to which the Fixed Rent and Additional Rent have been paid, and stating whether or not, to the best of the knowledge of the party delivering the statement, Landlord or Tenant, as the case may be, is in default in performance of any of its obligations under this Lease, and, if so, specifying each such default of which the party delivering the statement may have knowledge, as well as any other reasonable information requested, it being intended that any such statement delivered pursuant hereto may be relied upon by others with whom the Landlord or Tenant may be dealing.

### **ARTICLE 32 - RELATIONSHIP OF PARTIES**

The relationship of the parties pursuant to this Lease shall be one of landlord and tenant. Nothing contained herein or in this Lease shall constitute a partnership between or joint venture by the parties hereto or constitute either the agent of the other. Neither party shall be or become liable by any representation, act or omission of the other contrary to the provisions hereof or thereof. This Lease is not for the benefit of any third party and shall not be deemed to confer any right or remedy to such party whether referred to herein or not.

## **ARTICLE 33 - OPTION TO EXTEND**

Intentionally deleted

## **ARTICLE 34 - LANDLORD'S DUTY TO MITIGATE**

Landlord only shall be obligated to use commercially reasonable efforts to mitigate damages. Landlord shall be deemed to have used reasonable efforts to mitigate, notwithstanding the business terms, conditions or provisions of this Lease, if:

(i) It uses leasing practices and seeks, such rent, period and other terms and conditions as then are being utilized by Landlord, [Over landlord] and/or an affiliate for similar properties in the same geographic area; or

(ii) It uses leasing practices and seeks such rent, period and other terms and conditions as then are reasonable or usual for similar properties in the same geographic area.

Landlord and/or [Over landlord], in no event, shall be required to relinquish or jeopardize any economic benefit or opportunity, including, without limitation, the leasing of other property owned or controlled by Landlord, [Over landlord] and/or an affiliate in order to mitigate damages. The rental of any other property owned or controlled by Landlord, [Over landlord] and/or an affiliate shall not reduce any damages which Landlord would be entitled to receive from Tenant and any such damages shall include any late fees chargeable pursuant to the terms of this Lease.

If Landlord shall be under a duty to or shall elect to mitigate damages, then only the "net proceeds" of any such reletting received by Landlord shall be credited against Tenant's existing or future outstanding obligations under this lease, in such manner and in such order as Landlord, in its sole discretion, may determine. As used herein, "net proceeds" shall mean the full amount or rent and other similar charges paid to Landlord, reduced by all of the Landlord's expenses incurred in connection with reletting, operating or maintaining the Demised Premises (including, but not limited to, expenses for work done to the Demised Premises in connection with such reletting, brokerage fees, attorneys' fees and disbursements and any costs or expenses of Landlord paid or reimbursed by a tenant, whether as additional rental or otherwise).

## **ARTICLE 35 – ADDITIONAL RENT – REAL ESTATE TAXES**

A. The Landlord represents that the real estate taxes for the calendar or fiscal year beginning in 2024/25 shall be used as the Base Tax Year, covering the entire premises ("The Base Tax Year").

B. The tenant shall, during the term of this lease, commencing on the Rent Commencement Day pay and discharge as additional rent, 15% all increases in real estate taxes over the Base Tax Year which include the total of (1) all real estate taxes for the land and building; (2) assessments and payments, usual or unusual, extraordinary as well as ordinary, which shall, during the term hereby demised, be imposed upon or become due and payable, or become a lien upon the premises or building or any part thereof, and the sidewalks or streets in front of the same, by virtue of any present or any future law of the United States of America, or of the State of New York, or of

Suffolk County or municipality thereof, or of any other governmental or municipal authority appearing on an official tax bill. Tenant will pay 15% of said increases in taxes, sewer charges and annual assessment over the Base Tax Year to the Landlord along with the base rent as herein provided. Real estate taxes, assessments and sewer taxes for the commencement and final year shall be pro-rated. Taxes shall also be pro-rated at any time when the rent hereunder shall be abated, if applicable, in accordance with the provisions of this lease.

C. Landlord shall furnish to Tenant prior to the commencement of any Tax Year, a written statement setting forth the Tax Payment for such Tax Year. Tenant shall pay to Landlord on the first day of each month during such Tax Year an amount equal to one-twelfth (1/12) of the Tax Payment for such Tax Year. If, however, Landlord shall furnish any such statement for a Tax Year subsequent to the commencement thereof, then (i) until the first day of the month in which such statement is furnished to Tenant, Tenant shall pay to Landlord on the first day of each month, an amount equal to the monthly sum payable by Tenant to Landlord under this Section in respect of the last month of the immediately preceding tax year; (ii) promptly after such statement is furnished to Tenant, Landlord shall give notice to Tenant stating whether the installments of the Tax Payment previously made for such Tax Year were greater or less than the installments of the Tax Payment to be made for such Tax Year in accordance with such statement, and (a) if there shall be a deficiency for each preceding month, Tenant shall pay the amount thereof within thirty (30) days after demand therefor, or (b) if there shall have been an overpayment, Landlord shall promptly either refund to Tenant the amount thereof against the next payment or Tenant may apply it as a credit of Fixed Rent due; and

D. on the first day of the month following the month in which such statement is furnished to Tenant, and monthly thereafter throughout the remainder of such Tax Year, Tenant shall pay to Landlord an amount equal to one-twelfth (1/12th) of the Tax Payment shown on such statement. In the event that the Tenant fails to make any of the payments under this provision or any other provision of this lease and the Landlord chooses to make said payments, that the payment thereof by the Landlord shall not be to waive or release the default by the Tenant in the payment thereof or, the right of the Landlord to immediately recover possession of the demised premises and any payment by the Landlord made by reason of such default.

### **ARTICLE 36 - SECURITY DEPOSIT**

A. Upon execution of this lease, the Tenant shall pay to the Landlord the sum of \$6,000.00, by cash or certified check, representing three months security, which security shall be kept in an interest-bearing account with the interest accruing. Tenant's Federal I.D. number for this security account is to be provided.

B. The Tenants shall be obligated to pay to the Landlord such additional sums in years Two through Three of the lease, as are required to maintain the security commensurate to the prevailing rent.

## **ARTICLE 37 - PLUMBING, HEATING, AIR CONDITIONING AND ELECTRICAL SYSTEMS**

All airconditioning and electrical equipment within or upon and exclusively serving the Demised Premises, shall be delivered to Tenant in working order at the beginning of the term hereunder, and thereafter shall remain under Tenant's exclusive control, and Tenant, at its own expense, shall operate, maintain, repair and make all replacements thereafter. All such equipment shall at all times remain the property of the Landlord and shall, upon the expiration of the term, be surrendered to Landlord together with the demised premises in good working order, reasonable wear and tear accepted. Subsequent thereto, the Tenant shall be responsible for all repairs and replacements as set forth within this paragraph, and Article 23.

Tenant shall pay for electricity, ~~sewage, water~~, gas fuel and other utilities consumed or used by it, or arise from the use of the Demised Premises by the Tenant, including the air conditioning equipment. Landlord is not required to supply any utility services. If Landlord pays any charges, Tenant shall immediately reimburse Landlord for such sums.

The tenant acknowledges that there is a separate electrical account for this space and will arrange to have the electrical account registered in their name during the course of this Lease. The tenant further acknowledges that they will pay and save harmless the Landlord from any payments on this account.

## **ARTICLE 38 – ADDITIONAL RENT - COMMON AREAS**

The Tenant hereby acknowledges that the Landlord is the owner of the properties municipally known as 170 – 172 Park Ave., Amityville NY and 9 Ireland Place, Amityville, NY. Furthermore, the Tenant hereby acknowledges that there are certain common areas that all tenants of 170 – 172 Park Ave., Amityville NY and 9 Ireland Place, Amityville, NY shall have access to. The common areas include the sidewalks, two bathrooms and associated hallway, and back patio.

During the term of this lease, the Tenant, shall pay to the Landlord, as additional rent the Landlord's expenses associated with the maintenance, cleaning, and upkeep of the common arears. The tenant shall, during the term of this lease, commencing on the Rent Commencement Day pay and discharge as additional rent, 15% all expenses incurred by the Landlord for the maintenance, cleaning, and upkeep of the common arears.

## **ARTICLE 39 - SNOW REMOVAL**

The Tenant, throughout the term of this lease, shall keep the sidewalk immediately adjacent to the Premises on Park Ave., free of debris and snow at the Tenant's own cost and expense.

## **ARTICLE 40 - GARBAGE REMOVAL**

Throughout the term of this lease, the Tenant shall be fully responsible for removal of all debris and garbage from the premises and pay any monthly or annual fees in connection therewith.

**LANDLORD:**

LOSI'S CORNER, LLC,

By: \_\_\_\_\_

Name: Lawrence Herzog

Title: Managing Member

**TENANT:**

AMITEA HOUSE LLC

By: \_\_\_\_\_

Name: Melissa Marsigliano

Title:

Federal ID Number: \_\_\_\_\_

## **FORM OF GUARANTY**

In consideration of, and as an inducement for the granting, execution and delivery of that certain Agreement of Lease, dated as of February \_\_\_ 2024 (the "Lease"), entered into by and between Losi's Corner LLC having an address at 12 Franklin St., Amityville, NY 11701 ("Landlord"), and Amitea House LLC. having an address at 40 Forrest Place, Amityville, NY 11701 ("Tenant"), regarding premises leased by Tenant from Landlord, as more particularly described in the Lease (the "Premises"), in the building having an address at 11a Ireland Place, Amityville, NY 11701 (the "Building"), and in further consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by Landlord, the receipt of which is acknowledged:

1. The undersigned, Melissa Marsigliano residing at 40 Forrest Place, Amityville, NY 11701 ("Guarantor"), hereby unconditionally individually guarantees to Landlord, its successors and assigns and hereby covenants and agrees that if there shall occur any default by Tenant in the payment of the "Rent" (as defined below) set forth in the Lease (after the expiration of any applicable notice, cure or grace period), then Guarantor, within ten (10) days after written demand by Landlord, shall in each and every instance up to and including the "Release Date" (as defined below), pay the Rent to Landlord. The "Release Date" shall mean the date (i) which is specified as the Release Date in a written notice of surrender of possession of the Premises received by Landlord from Tenant at least One hundred and eighty (180) days prior to the Release Date and (ii) upon which Tenant returns to Landlord the keys to the Premises and surrenders possession of the Premises to Landlord in the condition required by the Lease as of the expiration or termination thereof, free of all tenancies or rights or claims of occupancy by Tenant or any party claiming through Tenant and with all Rent and all sums due under this Guaranty fully paid to and including the Release Date.

2. The "Rent" shall mean and include base rent, additional rent and all other sums due under the Lease and, to the extent any costs, fees and disbursements have not been actually incurred by the Release Date, then the reasonably estimated cost of the same; during any period in which Landlord is holding a security deposit, replacement of security and addition to security as provided in the Lease; and all reasonable actual out-of-pocket attorneys', architects', engineers' and experts' fees and disbursements incurred by Landlord as the result of any default by Tenant under the Lease up to and including the Release Date.

3. This Guaranty is an irrevocable, absolute and unconditional guaranty of payment as herein provided. It shall be enforceable against Guarantor without the necessity of any suit or proceedings on Landlord's part of any kind or nature whatsoever, or the application of any security deposited under the Lease, or any need to give notice of Tenant's failure of payment, performance or observance, or of any notice of acceptance of this Guaranty, or of any other notice or demand to which Guarantor might otherwise be entitled, all of which Guarantor hereby expressly waives.

4. Guarantor hereby expressly agrees that the validity of this Guaranty and the obligations of Guarantor hereunder shall in no way be terminated, affected, modified, diminished or impaired by reason of the assertion or the failure to assert by Landlord against the Tenant any of the rights or remedies reserved to Landlord pursuant to the provisions of the Lease or otherwise.

5. This Guaranty shall be a continuing guaranty, and the liability of Guarantor hereunder shall in no way be terminated, affected, modified, impaired or diminished by reason of any event or circumstance which might otherwise constitute a legal or equitable discharge of Guarantor, including, without limitation: (i) any assignment, renewal or modification of the Lease or any sublet of the Premises; (ii) any failure to act, delay, indulgence, or lack of diligence on the part of Landlord, to enforce, assert or exercise any right, power or remedy conferred on Landlord under the Lease or this Guaranty; or (iii) any bankruptcy, insolvency, reorganization, arrangement, assignment for the benefit of creditors, receivership or trusteeship affecting the Tenant under the Lease whether or not notice thereof is given to the Guarantor.

6. Notwithstanding the foregoing, in the event the Lease is assigned in a bona fide, arms' length transaction by Tenant to a person or entity who or which is unaffiliated in any manner with Tenant or with Guarantor, and the assignee has been approved by Landlord as provided in the Lease and has assumed all of Tenant's obligations under the Lease for the period from and after the date of the assignment, and such assignment complies with all the applicable terms and provisions of the Lease, and Tenant has surrendered all right, title and interest in and to the Lease and the Premises, and provided that the assignee, on or before the date of the assignment, submits to Landlord a Guaranty in this form executed by the principal or principals of the assignee, and further provided that on the date of the assignment all Rent and all sums due under this Guaranty as of the date of the assignment, are fully paid, then, as of the date of such assignment the Guarantor's obligations hereunder shall cease and end as if that date were the Release Date.

7. All of Landlord's rights and remedies under the Lease, and/or under this Guaranty are intended to be distinct, separate and cumulative and no such right or remedy therein or herein mentioned is intended to be in exclusion of or a waiver of any of the others. This Guaranty and/or any of the provisions hereof cannot be modified, waived or terminated unless such modification, waiver or termination is in writing and signed by Landlord.

8. Guarantor hereby individually agrees that whenever at any time or from time to time Guarantor shall make any payment to Landlord on account of the liability of Guarantor hereunder, Guarantor will notify Landlord in writing that such payment is for such purpose. No payment by Guarantor pursuant to any provision hereof shall entitle Guarantor by subrogation or otherwise to the rights of Landlord or to any payment by the Tenant under the Lease, or out of the property of such Tenant, except after payment of all sums to be paid and all obligations to be performed by the Tenant under the Lease.

9. Guarantor agrees that Guarantor will, at any time and from time to time, within ten (10) days following written request by Landlord and without charge therefor, execute, acknowledge and deliver to Landlord a statement certifying that this Guaranty is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating such modifications). Guarantor agrees that such certificates may be relied upon by anyone holding or proposing to acquire any interest in the Premises from or through Landlord or by any mortgagee or prospective mortgagee of the Premises or of any interest therein.

10. As a special inducement to Landlord to make and enter into the Lease and in consideration thereof, Guarantor hereby represents and warrants to and for the benefit of Landlord and agrees that: (i) Guarantor owns a majority of the issued and outstanding stock or limited

liability company or partnership interest of Tenant and that by executing the Lease, Landlord will be conferring a direct and substantial economic benefit on Guarantor. (ii) Tenant has all requisite power and authority to enter into the Lease. (iii) This Guaranty has been duly executed and delivered by Guarantor and constitutes the legal, valid and binding individual, obligation of Guarantor, enforceable in accordance with its terms. (iv) The execution, delivery and performance of this Guaranty does not violate or contravene any laws, ordinances or governmental requirements affecting Guarantor or any agreement to which Guarantor is a party or by which Guarantor is bound. (v) Guarantor hereby submits to the sole and exclusive jurisdiction of the courts (city, state and federal) located in the City, County and State of New York for the purpose of each and every suit, claim or proceeding arising out of or based on this Guaranty. (vi) Guarantor consents to service of process in such manner as is permitted by law or by certified or registered mail at Guarantor's residence address herein set forth or at the Premises, and agrees that such service of process shall confer personal jurisdiction upon Guarantor. (vii) Guaranty shall promptly give Landlord written notice of any change in residence address of Guarantor and Landlord shall not be bound by any such change of address until receipt by Landlord of said written notice. (viii) Guarantor shall not assign this Guaranty or any of Guarantor's obligations hereunder.

11. As a further inducement to Landlord to enter into the Lease and in consideration thereof, Guarantor covenants and agrees that: (i) In any action or proceeding brought on, under or by virtue of this Guaranty, Guarantor shall and does hereby waive trial by jury and any and all counterclaims which Guarantor may have against Landlord (except mandatory or compulsory counterclaims). (ii) This Guaranty shall be enforced and construed in accordance with the internal laws of the State of New York without regard to principles of conflict of laws. (iii) Guarantor shall pay to Landlord, within five (5) days after written demand by Landlord, all reasonable attorneys' fees and disbursements incurred by Landlord in the enforcement of any of the provisions of this Guaranty or in the defense of any action or proceeding brought in connection with this Guaranty, provided that Landlord is the prevailing party in such action or proceeding. (iv) The Guaranty shall be binding upon and inure to the benefit of Landlord, the Guarantor and their respective heirs, legatees, distributees, legal representatives, executors, administrators, successors and permitted assigns.

12. Notices hereunder shall be sent by certified or registered mail or overnight courier service to the parties at their respective addresses above shown or to such other address as a party may designate by written notice given as herein provided.

13. The Release Date herein refers and relates solely to the Guarantor. The aforementioned notice by Tenant of surrender of possession of the Premises and the delivery of the Premises to Landlord shall not be construed to limit, diminish or otherwise reduce any liability or obligations that Tenant would otherwise have under the Lease, or any rights and remedies of Landlord under the Lease or at law or equity, and the same shall constitute a material breach of the Lease by Tenant, as Tenant's obligation is to perform its obligations under the Lease until its stated expiration date. Provided that the lease is current and in good standing and that there are no defaults therein, the Landlord hereby agrees that this personal guarantee shall terminate after eighteen (18) months from the lease commencement date.

Dated: \_\_\_\_\_, New York  
February \_\_\_\_, 2024

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**SSN:**  
**Address:**

STATE OF NEW YORK            )  
  )     ss:  
COUNTY OF                    )

On the \_\_\_\_ day of February 2024 before me, the undersigned, personally appeared Melissa Marsigliano and personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

---

Notary Public



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: \_\_\_\_\_ Submitted by: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

IRS EIN #, ITIN #, or SS #: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Site Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_




(If more space is needed, please provide as an attachment)

13. First available date to begin: \_\_\_\_\_

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See **Required Attached Requirements Below**:

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- c. Third Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email

20. Are the property's municipal taxes current? Yes  No

- 21. Are the property's school taxes current? Yes  No
- 22. Are the property's water/sewer bills current? Yes  No
- 23. Are there any liens on the property? Yes  No 
  - a. If so, please explain:
  
- 24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
  
- 25. Is the applicant a minority? Yes  No
- 26. Is the applicant a woman? Yes  No
- 27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office \_\_\_\_\_
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid \_\_\_\_\_
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement \_\_\_\_\_
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed \_\_\_\_\_
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion \_\_\_\_\_
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation \_\_\_\_\_
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed \_\_\_\_\_

**Required Attachments**

**Attached?**

- |  |                           |                          |
|--|---------------------------|--------------------------|
| A. Photos of the building façade in its current condition  | Yes <input type="radio"/> | No <input type="radio"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input type="radio"/> | No <input type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input type="radio"/> | No <input type="radio"/> |
| D. Signed declaration from property owner  | Yes <input type="radio"/> | No <input type="radio"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input type="radio"/> | No <input type="radio"/> |
| F. Proof of financial resources to complete construction,  |                           |                          |

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No

The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

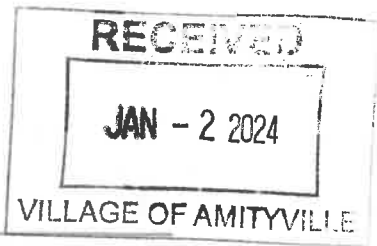
Date: \_\_\_\_\_

For questions about the application, eligibility, or another concern please contact:

Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 12/12/23 Submitted by: Salvatore Lafrancesca

Project Name: House of Barbery by Sal the Barber

Applicant Name: Salvatore Lafrancesca

IRS EIN #, ITIN #, or SS #: \_\_\_\_\_

Applicant Phone Number: 516-639-3195

Email Address: Salthebarberinc@optonline.net

Site Address: 140 Broadway

City: Amityville State: ny Zip: 11701

Applicant Address: 511 Gwynn st.

City: Babylon State: ny Zip: 11702

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1 – 2 sentences) description of the project:

To renovate the building and repair while keeping the historical aesthetic.

2. Does the applicant own the building?

Yes

No

If you answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below.

If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

The facade is in need of repairs. The materials are weathered and there are leaks throughout.

4. Describe in detail the proposed improvements:

Install a new storefront, replace old windows, repoint and clean brick as well as replace door. Add trim around storefront, add signage for business located on the first floor and add lighting to illuminate sign and building.

5. Identify the exact components of the project that the grant funding will be used for:

Windows, front door, store front, lighting, signage and repointing of brick. Aztec decorative trim and paneling, mortar joints.

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

The intention of the project is to bring back the historical feel of the building and to provide a greater sense of community with along standing business that will continue to contribute to the community members and those who visit. To help bring historical Amityville back to its old and beautiful glory.

7. Is the proposed work visible from a public right of way?

Yes

No

8. Will you use your own architect or grant provided assistance?

Own

Grant

9. If own, please provide their name/address:

FJP Architecture, PLLC  
98 Haynes Ave. West Islip N.Y. 11795

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): 56,385.25
11. Project Match (at least 20% of the total project cost): 11,277.05
12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
Removal of broken existing brick, re-install new brick	}
Remove + re-install mortar joints	
Framing + blocking new azac decor. panneling install	} 31,335.00 -
furnished + install cca wood framing for front + 2nd level windows	
Furnish + install new azac decorative pannels w/ raised wainscott panneling	} 36,035.25
Install switch + doorbell pole light	
Install 1 switch, 3 wall boxes, 3 outside goss neck fixture 1-4 high hat	} 2450.00
Install 1 timer for outside lights	
Install 1-20 Amp circuit	}
Removal, furnish, install front door w/ below panel glass above	
2 opening approx 70"x96" w/ returns. black ionized finish, glazing + tempered	} 17900.00
4 double hung windows approx 34"x66" w/ screens	

supply  
+  
install

(If more space is needed, please provide as an attachment)

13. First available date to begin: immediately
14. Are funds currently available for the entire project?  Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attachments below.

Business account funds.

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
- i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
- i. Number of Units Occupied: 0
  - ii. Number of Units Unoccupied: 1
- c. Third Floor
- i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

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18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

Anticipated date of February-March 2024 opening of House of Barberry. There will be 5-6 part and or full time positions.

19. Please provide the contact information of the individual(s) managing all requirements of the grant, including managing reimbursement requests.

Name	Title	Role	Phone	Email
Salvatore Lafrancesca	owner	owner/operator	516-639-3195	salthebarberinc@optonline.net.

- 20. Are the property's municipal taxes current? Yes  No
  - 21. Are the property's school taxes current? Yes  No
  - 22. Are the property's water/sewer bills current? Yes  No
  - 23. Are there any liens on the property? Yes  No
- a. If so, please explain: \_\_\_\_\_

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No

- 25. Is the applicant a minority? Yes  No
- 26. Is the applicant a woman? Yes  No
- 27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office ll
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid ll
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement ll
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed ll
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion ll
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation ll
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed ll

**Required Attachments**

**Attached?**

- A. Photos of the building façade in its current condition      Yes       No
- B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance)      Yes       No
- C. Information on the methods and material to be used.      Yes       No
- D. Signed declaration from property owner      Yes       No
- E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period      Yes       No
- F. Proof of financial resources to complete construction, such as loan commitment, documentation of available line of credit, or cash in account      Yes       No
- G. Itemized budget (template attached)      Yes       No

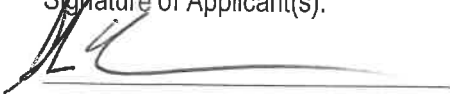
The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)



Salvatore LaFrancesca

Date: 12/30/23

Date: \_\_\_\_\_

**Ways to submit completed applications:**

Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org) Fax: 631-606-1502

Mail: Vision Long Island

24 Woodbine Ave., Ste 2, Northport, NY 11768

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242





# Proposal

**Violante & Sons Inc.**

8 Kimberley Ct. Lake Grove, NY 11755  
Phone 516-404-2772 Fax 631-543-6055  
jimmyviolante@yahoo.com

DATE: DECEMBER 7, 2023

Customer: SAL LaFRANCESCA

JOB DESCRIPTION	JOB ADDRESS	CITY, STATE, ZIP	LOCATION
REPAIR AND REVITALIZATION OF FRONT FACADE	140 BROADWAY	AMITYVILLE, NY 11701	BARBERSHOP FRONT FACADE

LINE ITEM	DESCRIPTION	UNIT PRICE	LINE TOTAL
#1	REMOVAL OF BROKEN EXISTING BRICK, RE-INSTALL NEW BRICK. REMOVAL AND RE-INSTALLATION OF NEW MORTAR JOINTS.		
#2	FRAMING AND BLOCKING FOR NEW AZAC DECORATIVE PANNELING TO BE INSTALLED.		
#3	FURNISHED AND INSTALLED CCA WOOD FRAMING FOR THE STORE FRONT AND SECOND FLOOR WINDOWS.		
#4	FURNISH AND INSTALL NEW AZAC DECORATIVE PANNELS, WITH RAISED WAINSCOTT PANNELING.		
		<b>SUBTOTAL</b>	<b>\$31,335.00</b>
		<b>SALES TAX</b>	
		<b>TOTAL</b>	<b>\$31,335.00</b>

**THANK YOU FOR YOUR BUSINESS!**





*Dynamic Sheet Metal Ltd.*  
192 24<sup>th</sup> STREET  
BROOKLYN, NEW YORK 11232  
(718) 788-1350 FAX (718) 788-7051  
[inbox@dynamicsheetmetal.net](mailto:inbox@dynamicsheetmetal.net)

## **PROPOSAL**

**Date: December 20, 2023**

**Client: 140 Broadway LLC  
511 Gwynn Street  
Babylon, NY 11702**

**Re: 140 Broadway  
Amityville, NY 11701**

**Attn: Mr. Sal LaFrancesca**

**Job# N/A**

**Date of plans: Design/Build**

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**Thank you for the opportunity to provide for you a cost relating to fabricating and installing duct work requirements and supplying and installing mechanical equipment requirements as per supplied mechanical drawings dated. Work procedures will include:**

- **Removal of broken existing brick, re-install new brick. Removal & re-installation of new brick pointing**
- **Framing & Blocking for new azac decorative paneling to be installed**
- **Furnish & install CCA wood framing on the store front & second floor windows**
- **Furnish & install new azac decorative panels with raised wainscot paneling.**

**Exclusions:**

- **No patching, painting or waterproofing outside of mention above**
- **No overtime labor**
- **No filing permits**
- **No crane service**
- **No electrical**
- **No glass**





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BROOKLYN, NEW YORK 11232  
(718) 788-1350 FAX (718) 788-7051  
[inbox@dynamicssheetmetal.net](mailto:inbox@dynamicssheetmetal.net)

### **PROPOSAL**

**We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of: \$36,035.25**

**Dynamic Authorization:** G.V.

**Customer Authorization:** \_\_\_\_\_

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do this work as specified. Payment will be made as outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed *only* upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance. Note: This proposal may be withdrawn by us if not accepted within 10 (Ten) days.





C and L Aluminum and Glass, Inc.  
509 Greenbelt Parkway  
Holtsville New York 11742  
Phone (631) 472-3423  
Fax (631) 472-5575  
[Candlaluminumandglass@hotmail.com](mailto:Candlaluminumandglass@hotmail.com)  
[www.candlinc.com](http://www.candlinc.com)

CONSTRUCTION BID PROPOSAL

Company: Jim Violante

Date: July 24, 2023

Attention: Jim V.

Project: Sal The Barber- Amityville

JOB SCOPE:

## PROPOSAL

Labor and materials to remove the existing glass and storefront and to furnish and install:

One (1) single storefront door with panel below and glass above.

**First Floor** -- Two (2) openings approx. 70" x 96" with returns 34" x 96". All extrusions will be 2" x 4 1/2" center set frames. The finish will be black anodized. Glazing will be 1" clear tempered insulated units with muntins.

The door specifications are as follows: Oldcastle Building Envelope, narrow stile, panel below glass above, butt hinges, threshold, standard surface mounted closer, 2" x 4 1/2" transom and standard lock.

**Second Floor**—Four (4) double hung windows approx. 34" x 66". Screens included.

No work at the side elevation. Exclude surface mounted grids.

**Total Price: \$ 17,900.00 Capital Improvement**

**ADD \$ 1,400.00 for bronze muntin in the insulated units.**

Exclude: Union labor, prevailing wage, shop drawings, magnetic locks, panic devices, and/or anything not mentioned above.

Signature of acceptance: \_\_\_\_\_



# **Rubino Electric Corp**

**License & Insured**

**695 Kirby Lane**

**West Babylon NY 11704**

**Philip (631)-484-0249**

**John (631)-897-3633**

**Customer:**

**Sal The Barber**

**140 Broadway**

**Amityville NY 11702**

**Job Description: Outside Façade**

- 1) Supply and install all labor and material to install 1 switch and barber pole light
- 2) Supply and install all labor and material to install 1 switch, 3 wall boxes, 3 outside goose neck fixtures and 1-4" high hat
- 3) Supply and install all labor and material to install 1 timer for outside lights
- 4) Supply and install 1-20 Amp circuit

**Total: \$2,450.00**





Proof of Financial Resources

- Accounts
- Transfers
- Pay Bills
- Send Money with Zelle
- Manage Cards
- Money Center

Welcome, Salvatore Lafrancesca Your last login was 12/28/2023, 7:19 PM Eastern Standard Time

Accounts

Assets

Account Name	Available Balance	Current Balance
Checking 01 *5750	\$51,964.81	\$51,964.81
[Redacted]	[Redacted]	[Redacted]
<b>Total</b>	<b>\$52,346.36</b>	<b>\$52,346.36</b>

Liabilities

Account Name	Amount Due	Current Balance
You have no accounts to display.		

Upcoming Bills

Type	Date	Bill	Amount Due
You are not yet enrolled in Bill Pay. Sign up for Bill Pay today.			

Services

- Open a New Account Today!
- e-Documents
- Additional Services
- More

My Credit Score



- Report Monitoring Savings

State of Financial Affairs.



AA

onlinebanking.mynycb.com



Appearance Enhancement Business | Department of State

Account Details

Messages | Mobile | Activity | Chat | Settings | Log Out



New York Community Bank  
A Division of Fingerhut Bank, N.A. Member FDIC

# Proof of Financial resources.

- Accounts
- Transfers
- Pay Bills
- Send Money with Zelle®
- Manage Cards
- Money Center

### Account Details

Checking 01  
\*5750

**\$51,964.81**

Available Balance  
Current Balance \$51,964.81

- Transfer Money
- Create Alert
- Account Information
- a-Documents
- Request Statement Copy
- More actions

### Transaction Details

Type: All | Keyword: | Date: Last 30 Days

### In Process Transactions

Date	Description	Amount
------	-------------	--------

There are no upcoming transactions.

### Past Transactions

Date	Description	Amount	Balance
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Book of Finance Resources.

Proof of ownership pg 1



LIMITED LIABILITY COMPANY AFFIDAVIT (PURCHASER)

STATE OF NEW YORK

Title No. FLT-51730

SS:

Date: 2/28/2023

COUNTY OF Suffolk

Salvatore J. LaFrancesca ("Deponent") being duly sworn deposes and says:

I am a member (or one of the members) pursuant to an Operating Agreement of

140 Broadway Enterprises LLC a limited liability company, (the "Company")

and is as of this date purchasing/~~financing~~ the premises located at  
140 Broadway, Amityville, NY 11701 in District Section Block Lot(s) and

duly authorized to make this affidavit on behalf of the "Company".

Tax Map: District: 0101 - Section: 005.00 - Block: 07.00 - Lot: 008.000

The Articles of Organization were duly filed with the Secretary of State and same were/will be published in accordance with the statutory requirements of the State of New York. That the "Company" is a valid and subsisting limited liability company which has not been terminated, amended or dissolved by bankruptcy, death, dissolution, expulsion, in capacity or withdrawal of any members specified in the articles of organization, operating agreement or any other event terminating the limited liability company, including entry of a decree of judicial dissolution under Section 702 of the Limited Liability Company Law.

That the Resolution provided to Freedom Land Title Agency was adopted by the "Company" pursuant to the procedures set forth in the "Company" articles of organization and/or operating agreement.

There are no notices nor any federal tax liens/ claims / warrants assessed or filed against the Company and no judgments against the Company unsatisfied of record entered in the County Clerk's Office where premises is located.

No proceeding in bankruptcy has ever been instituted by or against the Company in any court or before any officer of any State, or of the United States, nor has the Company at any time made an assignment for the benefit of creditors. There are no other liens or encumbrances except as stated in the above captioned report. The judgments or liens, if any, returned in the above captioned report of title are not against the Company.

That all annual fees have been paid to date.



# Proof of ownership

pg 2

Freedom Land Title Agency LLC

I make this affidavit, in my capacity as \_\_\_\_\_ to induce Old Republic Title Insurance Company through its agent Freedom Land Title Agency to insure the fee and/or mortgage transaction(s), as required, and to issue their owner's and/or lender's policy of title insurance to the Premises, knowing that they will rely on the truth of the statements herein.

A

140 Broadway Enterprises LLC

By:  , member

Member Salvatore J. LaFrancesca, Member

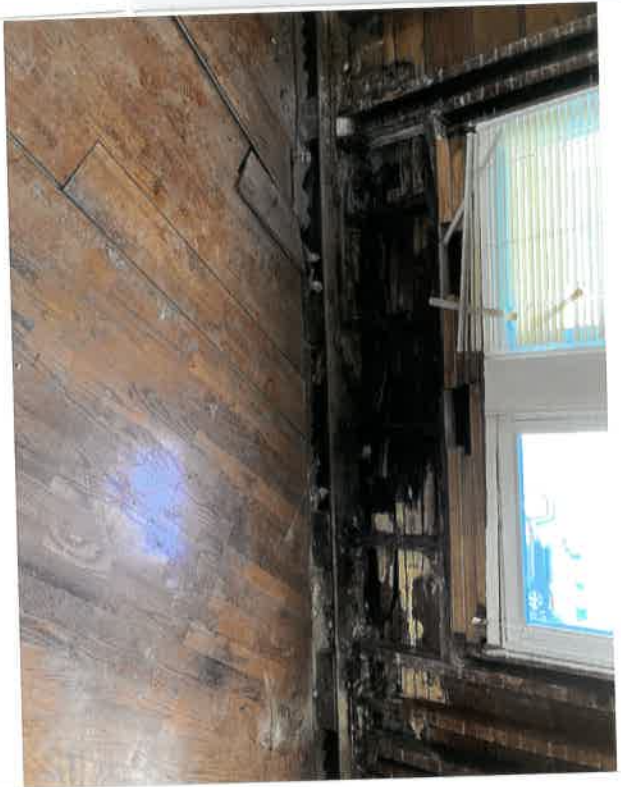
Sworn to before me this 27th day of February, 20 23

  
Notary Public

**Carolann Cassella**  
Notary Public, State of New York  
Registration No. 01CA4817890  
Qualified in Suffolk County  
Commission Expires July 31, 2028

Flow of ownership

500



Drawing Renderings -

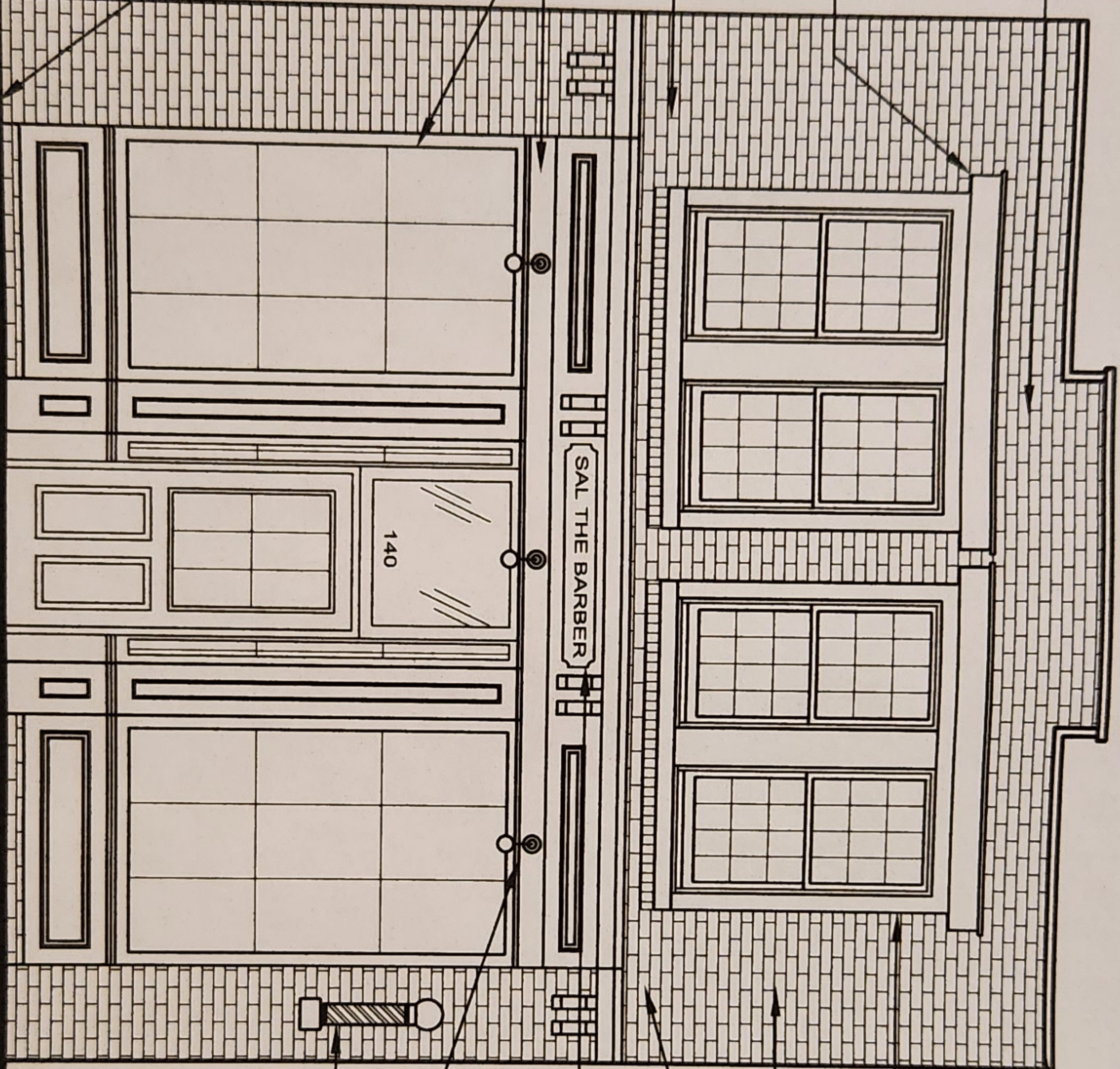
PROVIDE MASONRY CLEANING AT BRICK FACADE TO REMOVE DIRT STAINS AND DISCOLORATION

PROVIDE AZEK EYEBROWS COLOR: BLACK (TYP)

REMOVE EX. BRICK JOINT SEALANT AND PROVIDE RE-POINTING PER 3/A-105 (APPROX. 4 LF)

PROVIDE WOOD & GLASS STOREFRONT SYSTEM (TRIM COLOR: BLACK)

REMOVE EX. DETERIORATED SEALANT AND RE-SEAL JOINT AT BASE OF WALL WITH WATERPROOFING SEALANT (TYP)



ALUM. COPING (COLOR: BLACK)

PROVIDE NEW VINYL FRAME REPLACEMENT WINDOWS (TRIM COLOR: BLACK)

ETR BRICK FACADE (TRIM COLOR: RED)

PROVIDE BRICK STITCHING PER 2/A-105 (APPROX. 4 SF)

VILLAGE OF AMITYVILLE - BAY VILLAGE ARCHITECTURAL THEME SIGN (144 ATTACHMENT 1, EXHIBIT A - SIGN #1)

PROVIDE PENDANT LIGHT FIXTURE (TYP. OF 3) (COLOR: BRONZE)

PROVIDE BARBER POLE

APPROX. GRADE

EX. FOUNDATION

**Marc Solomon**  
**255 Hendrickson Ln**  
**West Grove, NY 19390**  
**(516) 652-7583**  
**marcsolomon3200@yahoo.com**

January 24, 2024

Dear Grant Committee:

Thank you for taking time to consider my application for the Façade Improvement Program grant.

The subject property at #146-158 Broadway comprises five storefronts. Two of these, #152 and 156, had new facades installed in 2022, a consequence of a car crash (see photo) the prior year.

The purpose of the grant would be to install new facades on the remaining storefronts at #146, 148 and 158.

Completion of this project would contribute to a vibrant downtown in Amityville's historic district.

Please call should any additional information be needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Solomon", with a long horizontal flourish extending to the right.

Marc Solomon



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 1/20/2024 Submitted by: Marc Solomon

Project Name: 146, 148 & 158 Broadway facade

Applicant Name: Marc Solomon

IRS EIN #, ITIN #, or SS #: 091-50-0991

Applicant Phone Number: 516-652-7583

Email Address: MarcSolomon3200@yahoo.com

Site Address: 146, 148 & 158 BROADWAY

City: AMITYVILLE State: NY Zip: 11701

Applicant Address: 255 HENDRICKSON LN

City: WEST GROVE State: PA Zip: 19390

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1-2 sentences) description of the project:

New storefronts at aforementioned addresses to match those at 152 and 156 Broadway

2. Does the applicant own the building?

Yes  No

If you answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below.

If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

The building has five storefronts. Two, #152 and #156, were replaced in 2022 due to a car crash. Storefronts at #146, 148 and 158 are original to the building (1953) and are functionally obsolete.

4. Describe in detail the proposed improvements:

The proposed improvements will include three storefronts with new frames, glass, doors, etc. to match those recently installed at #152 and 156.

5. Identify the exact components of the project that the grant funding will be used for:

Labor and materials for replacement of three storefronts as well as permit and architectural costs.

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

The property, 146-158 Broadway, is located in the historical district of Amityville Village. The proposed project will insure historical architectural consistency and improved habitability for current tenants and their local customers.

7. Is the proposed work visible from a public right of way?

Yes  No

8. Will you use your own architect or grant provided assistance?

Own  Grant

9. If own, please provide their name/address:

Art of Form Architectural Services, 159 Broadway, Amityville, NY 11701

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

146 Broadway - Hair Ave Beauty Salon - 6 employees  
 148 Broadway - Heaven on Earth Spa - 5 employees  
 158 Broadway - The Dore Sweet Room - 2 employees

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

N/A

19. Please provide the contact information of the individual(s) managing all requirements of the grant, including managing reimbursement requests.

Name	Title	Role	Phone	Email
Marc Solomon	Landlord	manager	516-657-7583	MARCSOLOMON3200@ yahoo.com

20. Are the property's municipal taxes current?

Yes  No

21. Are the property's school taxes current?

Yes  No

22. Are the property's water/sewer bills current?

Yes  No

23. Are there any liens on the property?

Yes  No

a. If so, please explain:

\_\_\_\_\_

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No

25. Is the applicant a minority?

Yes  No

26. Is the applicant a woman?

Yes  No

27. Is the applicant a veteran?

Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office MS
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid MS
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement MS
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed MS
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion MS
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation MS
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed MS

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): LARGE

11. Project Match (at least 20% of the total project cost): \$14,900

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
Replace 3 stoic fronts - 14b, 14b & 15a Broadway	66,000
Architectural Fees	7,500
Permits, MISC	1,000
	\$74,500

(If more space is needed, please provide as an attachment)

13. First available date to begin: immediately

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attachments below.

SEE ATTACHED

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

a. First Floor

i. Number of Units Occupied: \_\_\_\_\_

ii. Number of Units Unoccupied: \_\_\_\_\_

b. Second Floor

i. Number of Units Occupied: \_\_\_\_\_

ii. Number of Units Unoccupied: \_\_\_\_\_

c. Third Floor

i. Number of Units Occupied: \_\_\_\_\_

ii. Number of Units Unoccupied: \_\_\_\_\_

**Required Attachments**

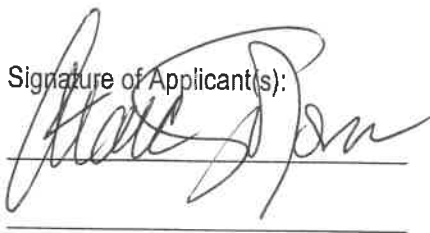
**Attached?**

- |  |   |                             |
|--|---|-----------------------------|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| C. Information on the methods and material to be used.   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| D. Signed declaration from property owner  | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| F. Proof of financial resources to complete construction, such as loan commitment, documentation of available line of credit, or cash in account   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| G. Itemized budget (template attached)   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):  


Print Name(s)  
Marc Solomon

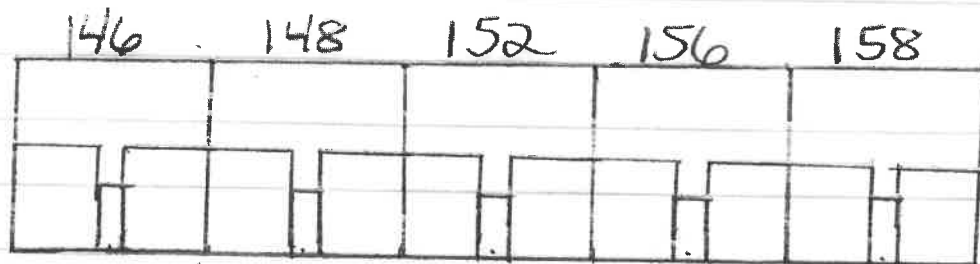
Date: 1/24/2024  
Date: \_\_\_\_\_

**Ways to submit completed applications:**  
Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org) Fax: 631-606-1502  
Mail: Vision Long Island  
24 Woodbine Ave., Ste 2, Northport, NY 11768

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242

# REQUIRED ATTACHMENTS

BUILDING  
SKETCH



146, 148 AND 158 TO UNDERGO FACADE REPLACEMENT TO MATCH RECENTLY INSTALLED FACADES AT 152 AND 156.

MATERIAL - FRAMES POWDER COATED ALUMINUM, HUNTER GREEN COLOR, GLASS TEMPERED DOUBLE-PANE.

ITEMIZED BUDGET BASED UPON ACTUAL COST TO REPAIR 152 AND 156.

LABOR AND MATERIALS -	\$66,000
ARCHITECTURAL FEES -	7,500
PERMITS, MISC.	1,000
	<hr/>
	\$74,500

IF THE WORD "ARREARS" IS PRINTED HERE, SEE NOTICE OF ARREARS ON REVERSE SIDE.

WWW.TOWNOFBABYLON.COM

**STATEMENT OF TAXES**  
 DECEMBER 1, 2023 thru NOVEMBER 30, 2024 TAX LEVY  
 TOWN OF BABYLON, SUFFOLK COUNTY, NEW YORK  
 TAXES BECOME A LIEN DECEMBER 1, 2023  
 OFFICE PAYMENT HOURS  
 MON. TO FRI. 9 A.M. TO 4 P.M.  
 PHONE 631-957-3001

ITEM NUMBER  
**010880005**  
 ESTIMATED STATE-AID  
 349,275,904  
 593,295  
 43,173,91

COUNTY  
 TOWN  
 SCHOOL

NYS School Code  
 472006

Bill Number  
 1190

INDICATE NAME OR ADDRESS  
 CHANGE ON ENCLOSED FORM.

FOR SCHOOL INQUIRIES CALL  
 (631) 598-6524

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED AFTER  
 MARCH 1, 2023, PLEASE FORWARD THIS STATEMENT TO THE  
 NEW OWNER OR RETURN TO THIS OFFICE.

**ENNIFFER MONTIGLIO**  
 RECEIVER OF TAXES  
 10 EAST SUNRISE HIGHWAY  
 IDENHURST, NEW YORK 11757-2597

OWNER AS OF TAXABLE STATUS DATE MARCH 1, 2023

SOLOMON, SUSAN FAM MGMT TRUST  
 RACHEL & SARAH SOLOMON-TRS  
 33 FRANCES LA  
 MASSAPEQUA PARK NY 11762

TAX BILLING ADDRESS  
 SOLOMON, SUSAN FAM MGMT TRUST  
 RACHEL & SARAH SOLOMON-TRS  
 33 FRANCES LN  
 MASSAPEQUA PARK, NY 11762-3717



SUFFOLK COUNTY TAX MAP NUMBER	LOT	LAND ASSESSMENT	TOTAL ASSESSMENT	DESC. CODE	VALUE	EXEMPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTIONS	SCHOOL TAX AMOUNT	TAX RATE PER \$100	TAX AMOUNT		
005.00	07.00 005.000	5,100	7,500										
		UNIFORM % OF VALUE	FULL VALUE										
.5	101 1 452	0.66	1,136,363										
PHYSICAL ADDRESS		TAX WITHOUT EXEMPTION											
50 BROADWAY	11701		18,607.76										
LEVY DESCRIPTION													
SCHOOL TAX										87.84			
16 SCHOOL DIST. - AMITYVILLE										-1.37	7,500	207.9149	15.5
16 LIBRARY TAX - AMITYVILLE										-2.37	7,500	10.0117	7.7
OF TOTAL BILL													
COUNTY TAX										0.93	7,500	1.4056	1.1
OF TOTAL BILL													
COUNTY TAX AMOUNT										0.00			0.1698

# BUS CREDI...INE (...3002)

BUS CREDIT LINE (...3002)

**\$0.00**

Current balance

Pay loan



## Account details

Principal balance

-\$1.24

Available credit

\$100,001.24

Show details

---

## Recent transactions

**CURTAILMENT**

Jan 02, 2024

Principal: \$0.25

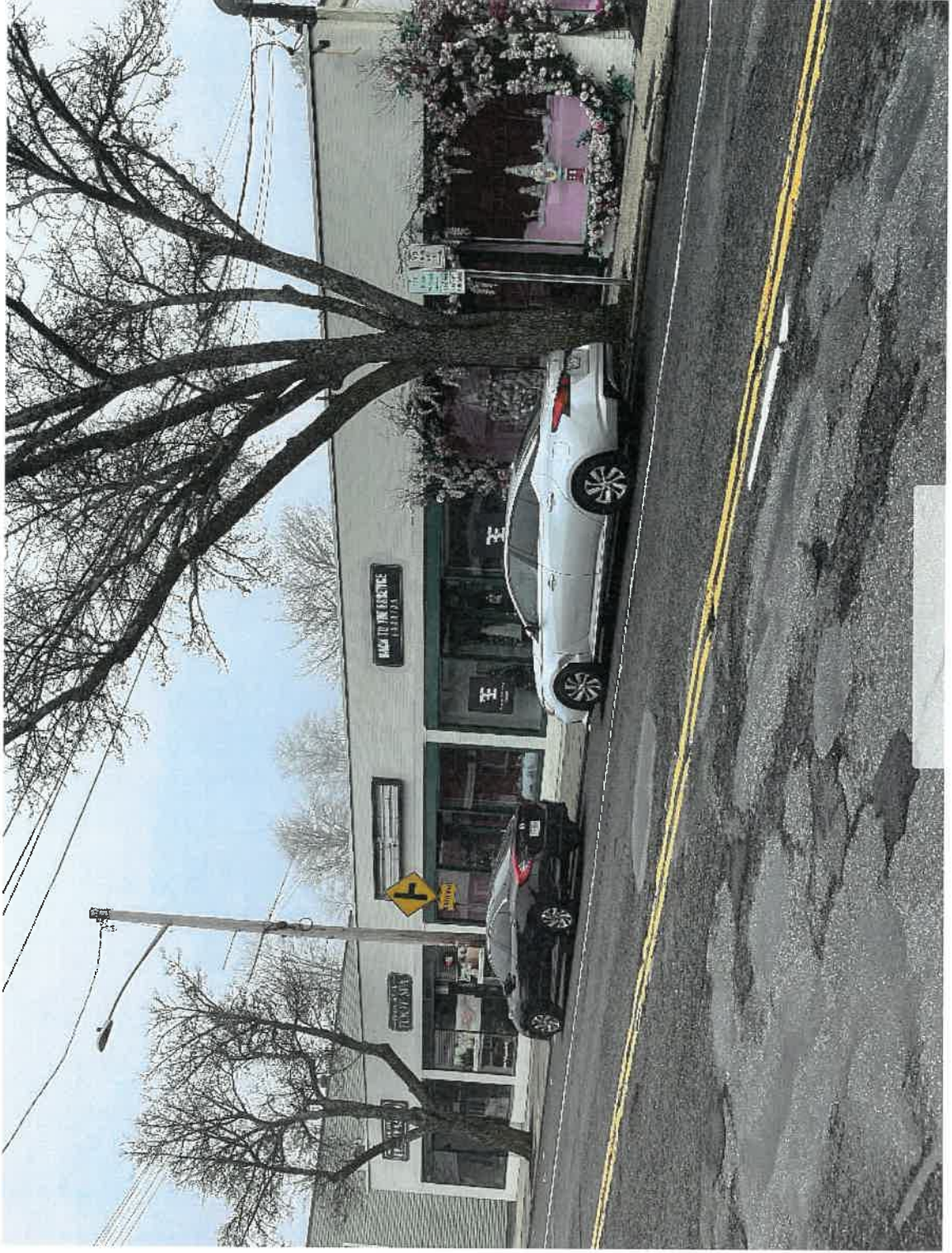
Back **IMG\_0502.jpg**

Existing Building Facade



Back **IMG\_0506.jpg**

# Existing Building Facade



Back **IMG\_0504.jpg**



Back **IMG\_0505.jpg**



Back **IMG\_0503.jpg**

*NEW FACADES*



Back **IMG\_0692.JPG**

7/21 Building Crash





Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 02/28/2024 Submitted by: Song Hun Lim

Project Name: Triangle Cleaners Storefront

Applicant Name: Song Hun Lim

IRS EIN #, ITIN #, or SS #: 26-1117306

Applicant Phone Number: 917-977-1949

Email Address: songhunlim@gmail.com

Site Address: 163 Broadway

City: Amityville State: NY Zip: 11701

Applicant Address: 4026 194th Street 1FL

City: Flushing State: NY Zip: 11358

Mailing Address (if different): same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Question # 4

Double doors and windows replacement with tempered insulated glass unit. This will enhance insulation and be more energy saving. In addition the new replacement will give a more modern look. Please note that our building is located at a visible corner of Broadway and Avon Place.

Question # 6

This project will not only enhance the appearance of our store, but it will also enhance the appearance of our town. As we are located in the corner with moving traffic, our store looking younger after the renovation will help the town appear more modern as well.

1. Provide a brief (1 – 2 sentences) description of the project:

Replace windows and doors on storefront with tempered insulated glass unit.

2. Does the applicant own the building? Yes  No

If answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below. If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

There are cracks on windows. There are eroded areas on edges and corners. It is not insulated thus not energy saving. Longterm wear and tear gives an old appearance.

4. Describe in detail the proposed improvements:

Double doors and windows replacement with tempered insulated glass unit. This will enhance insulation and be more energy saving. In addition the new replacement will give a more modern look. Please note that our building is located at a visible corner of Broadway and Ave. D.

5. Identify the exact components of the project that the grant funding will be used for:

Supply and installation of the doors and windows (please see attached proposal)

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

This project will not only enhance the appearance of our store, but it will also enhance the appearance of our town. As we are located in the corner with moving traffic, our store looking younger after the renovation will help the town.

7. Is the proposed work visible from a public right of way? Yes  No

8. Will you use your own architect or grant provided assistance? Own  Grant

9. If own, please provide their name/address:

Hankook Glass Inc 202-12 45th Avenue Bayside NY 11361

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): 67,502

11. Project Match (at least 20% of the total project cost): 13,500.50

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
Storefront/Glass/Door/Sliding Window	53,477
Paneling	2,801
Window Graphic	5,772

21. Are the property's school taxes current? Yes  No
22. Are the property's water/sewer bills current? Yes  No
23. Are there any liens on the property? Yes  No
- a. If so, please explain:

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
25. Is the applicant a minority? Yes  No
26. Is the applicant a woman? Yes  No
27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office SL
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid SL
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement SL
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed SL
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion SL
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation SL
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed SL

**Required Attachments**

**Attached?**

- |  |   |
|--|---|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| D. Signed declaration from property owner  | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| F. Proof of financial resources to complete construction,  |   |


(If more space is needed, please provide as an attachment)

13. First available date to begin: 02/03/2024

14. Are funds currently available for the entire project? Yes ● No ○

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attached Requirements Below:

N/A

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: N/A
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- c. Third Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

New Triangle Dry Cleaners, INC. 1 Full time and 1 Part time.

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

N/A

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email
Song Hun Lim	President		917-977-1949	songhunlim@gmail.com

20. Are the property's municipal taxes current? Yes ● No ○

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No

The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):



Print Name(s)

SONG HUN LIM

Date: 03/01/2024

Date: \_\_\_\_\_

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768



**HANKOOK GLASS INC.**

202-12 45<sup>th</sup> Ave. Bayside, NY 11361  
(718) 359-5500 (718) 359-5586  
hankookglass215@gmail.com  
www.hankookglass.com

**PROPOSAL 500189**

DATE 2 / 29 / 2024

**CLIENT : Triangle Cleaners**

ADDRESS : 163 Broadway. Amityville, NY 11701  
PHONE : 631-264-3828

**PROJECT : STOREFRONT**

ATTENTION :  
JOB ADDRESS : 163 Broadway. Amityville, NY 11701  
FIELD CONTACT : 631-264-3828  
EMAIL ADDRESS :  
LEAD TIME : About 2-3 Weeks

**SCOPE OF WORK :**

- Furnish Materials According to Specifications Below

**SPECIFICATION :**

**A. STOREFRONT**

**FINISH :**

Dark Bronze Anodized Aluminum Finish

**FRAME :**

Pocket System Tubing 2" x 4 1/2"

**B. GLASS**

1" Insulated Glass Unit

1/4" Solarban® 60 Tempered Glass Over Argon Gas Over 1/4" Clear Tempered Glass

**C. DOOR**

(1) 72" w x 96" h D350 Medium Stile Aluminum Double Door by Gamco

Select #44 Continuous Gear Hinge SL-14

10" x 33" Stainless Finish Back-to-Back Offset Combination Push & Pull Handle Set

Surface Door Closer

Flush Bolt @ Inactive Leaf

Regular Mortise Lock

Drop Down Door Stopper

4" Commercial Saddle Threshold



**HANKOOK GLASS INC.**

202-12 45<sup>th</sup> Ave. Bayside, NY 11361  
(718) 359-5500 (718) 359-5586  
hankookglass215@gmail.com  
www.hankookglass.com

# PROPOSAL 500189

DATE 2 / 29 / 2024

## D. SLIDING WINDOW

### WINDOW :

5600 2-Lite Slider Window by Crystal Window & Door System

### COLOR :

2604 Bronze Finish

### SCREEN :

Half Screen

### GLASS :

7/8" Insulated Glass

1/8" Low-E Solarban® 60 Glass Over Argon Gas Over 1/8" Clear Glass

## E. PANELING

### FINISH :

Dark Bronze Anodized Aluminum Finish

### PANEL :

1/4" Aluminum Stucco Smooth Panel

## F. WINDOW GRAPHIC

### VINYL :

Digitally Printed 3M Scotchcal Graphic Film with Comply Adhesive IJ35C-20 w/ Matte Overlamine

Digitally Printed Window Perforated Vinyl 60/40

	MATERIAL COST	LABOR COST	TOTAL
STOREFRONT / GLASS / DOOR / SLIDING WINDOW	\$40,142	\$13,335	\$53,477
PANELING	\$2,075	\$726	\$2,801
WINDOW GRAPHIC	\$4,327	\$1,395	\$5,772
<b>TOTAL</b>	<b>\$46,544</b>	<b>\$15,456</b>	<b>\$62,000</b>

<b>SUB TOTAL</b>	<b>\$62,000.00</b>	<b>TAX</b>	<b>\$5,502.50</b>
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<b>TOTAL</b>	<b>\$67,502.50</b>
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**HANKOOK GLASS INC.**

📍 202-12 45<sup>th</sup> Ave. Bayside, NY 11361  
☎ (718) 359-5500 📠 (718) 359-5586  
✉ hankookglass215@gmail.com  
🌐 www.hankookglass.com

# PROPOSAL 500189

DATE 2 / 29 / 2024

### INCLUDED IF REQUESTED :

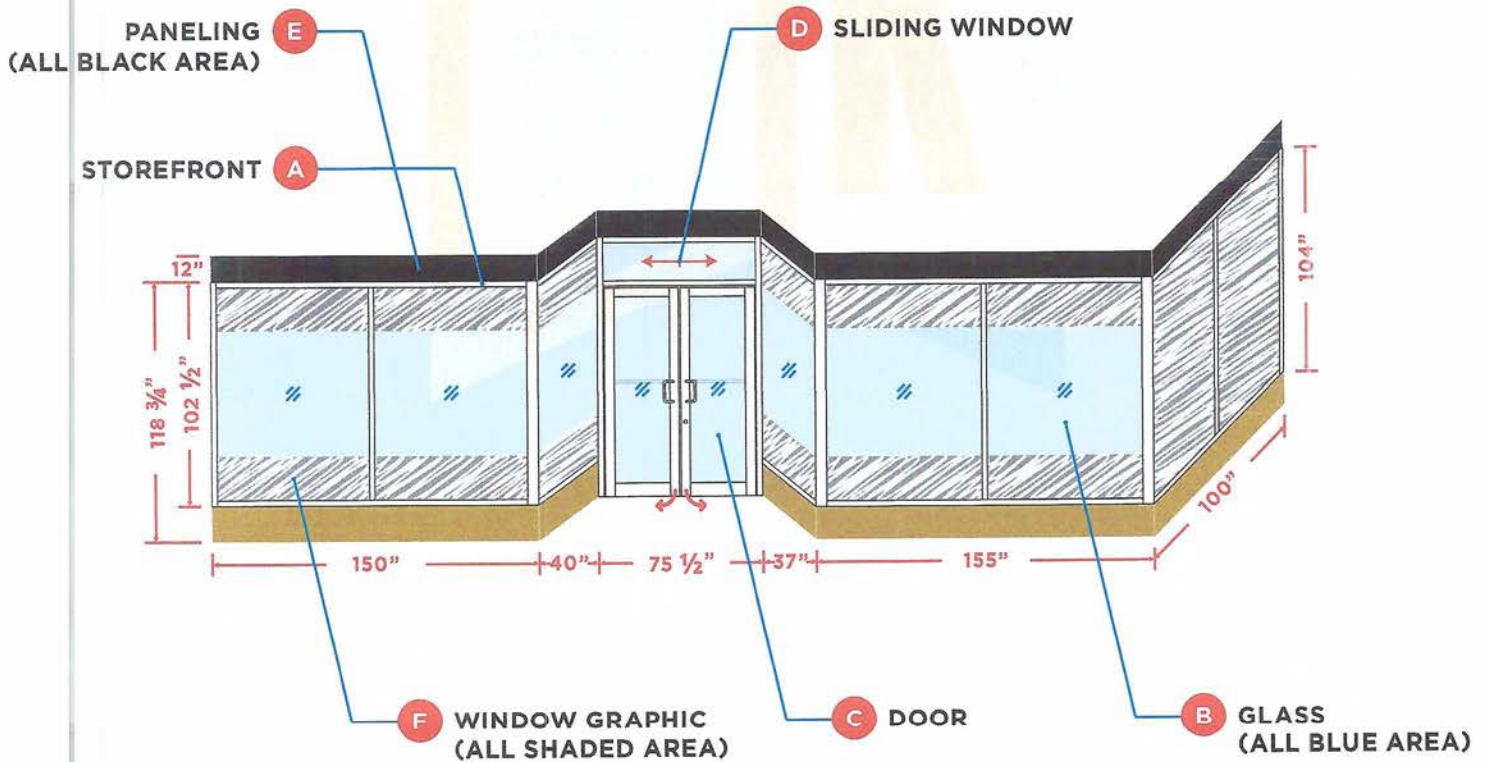
- Shop Drawing
- Certificate of Insurance as an Additional Insured

### PERMIT :

- Permit by Owner

### EXCLUDED :

- Perimeter Fence
- Patching or Painting, Structural Steel, Masonry Work
- Engineering, P.E. Stamps and Structural Calculations
- Special Insurance/Endorsements
- After Hours Labor





JPMorgan Chase Bank, N.A.  
 P O Box 182051  
 Columbus, OH 43218 - 2051

December 30, 2023 through January 31, 2024

Primary Account: **000000738901271**

**CUSTOMER SERVICE INFORMATION**

Web site: **www.Chase.com**  
 Service Center: **1-877-425-8100**  
 Para Espanol: **1-888-622-4273**  
 International Calls: **1-713-262-1679**  
 We accept operator relay calls

00081225 DRE 802 142 03224 NNNNNNNNNNN T 1 000000000 69 0000

NEW TRIANGLE DRY CLEANERS INC  
 163 BROADWAY  
 AMITYVILLE NY 11701-2703



00812250301000000023

**CONSOLIDATED BALANCE SUMMARY**

**ASSETS**

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Business Complete Checking	000000738901271	\$132,417.34	\$133,167.51
Chase Business Total Savings	000002740235391	51.54	51.54
<b>Total</b>		<b>\$132,468.88</b>	<b>\$133,219.05</b>
<b>TOTAL ASSETS</b>		<b>\$132,468.88</b>	<b>\$133,219.05</b>

**CHASE BUSINESS COMPLETE CHECKING**

NEW TRIANGLE DRY CLEANERS INC

Account Number: 000000738901271

**CHECKING SUMMARY**

	INSTANCES	AMOUNT
<b>Beginning Balance</b>		<b>\$132,417.34</b>
Deposits and Additions	28	14,913.25
Checks Paid	6	-7,907.52
Electronic Withdrawals	17	-6,240.56
Fees	1	-15.00
<b>Ending Balance</b>	<b>52</b>	<b>\$133,167.51</b>

Your account ending in 5391 is linked to this account for overdraft protection.

March 1, 2024

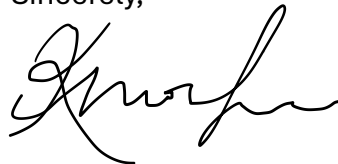
To Whom It May Concern at the Village of Amityville,

My name is Kiwon Sue. I am the Owner of the building situated at 163 Broadway, Amityville, New York, 11701, now operating as the business Triangle Cleaners, and am leasing such building to Song Hun Lim.

I give my approval to Song Hun Lim, to submit the DRI Business Façade Improvement Program Application to the Village of Amityville, to improve the façade (windows and door) of the building facing Broadway. Such approval is limited only to the submission of the application, and any processes beyond the submission is not covered under said approval.

Should you have any questions or concerns on the above, please contact me at [kiwonsue@gmail.com](mailto:kiwonsue@gmail.com).

Sincerely,

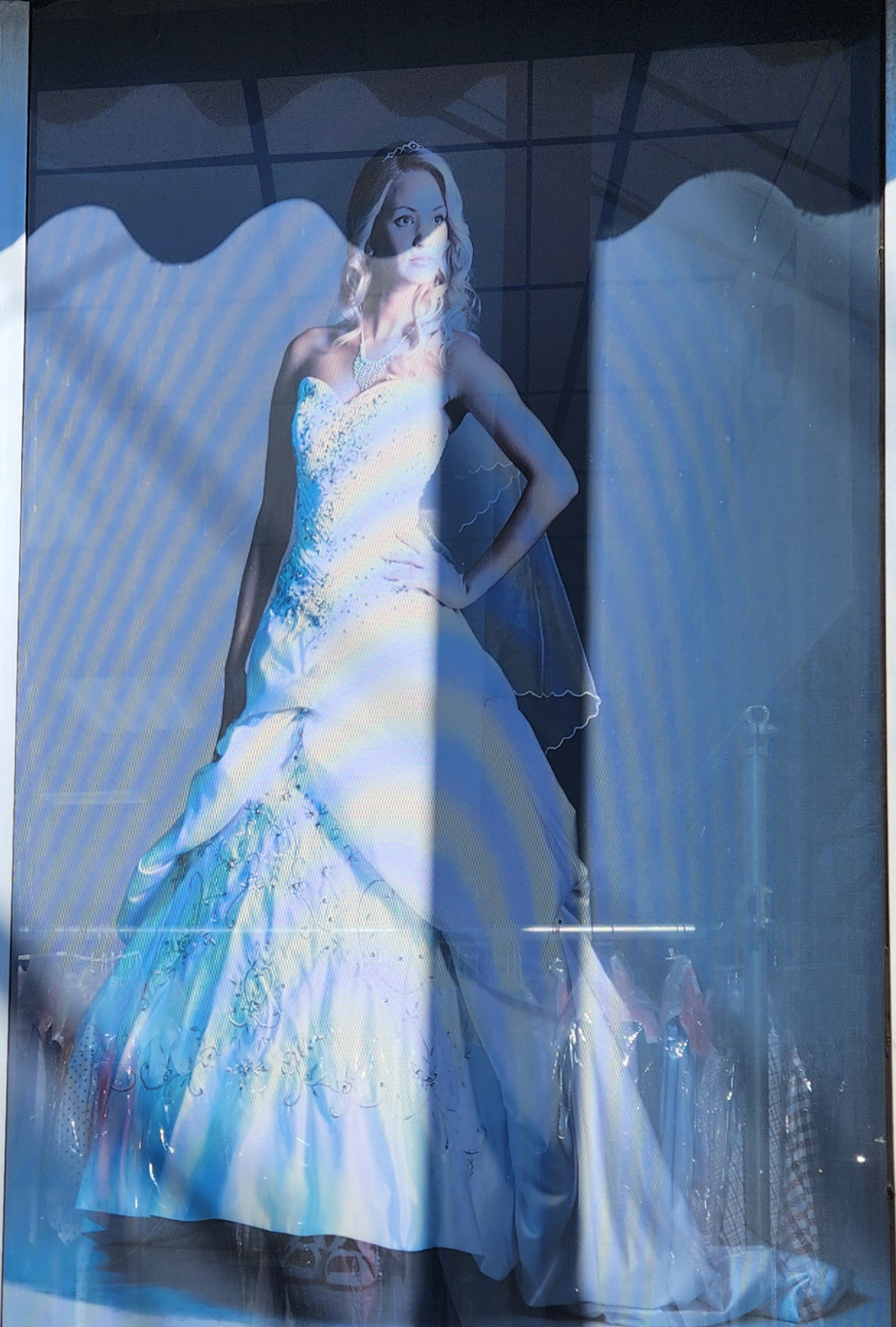
A handwritten signature in black ink, appearing to read 'Kiwon Sue', written in a cursive style.

Kiwon Sue



TRIANGLE CLEANERS

LAUNDRY & SHIRTS



TRIANGLE CLEANERS

WEDDING GOWN PRESERVATION

WEDDING GOWNS  
...comec  
...BOXED  
...CLEANERS (631) 26...  
...LY CLEAN  
...N PREM...

# LANEY'S

264-3828

WEDDING  
GOWNS  
Heirloomed  
BOXED



PARKING IN REAR

TRIANGLE CLEANERS (631) 264-3828

ON SITE ALTERATIONS  
SAME DAY SERVICE

TRIANGLE CLEANERS

(631) 264-3828

ECO-FRIENDLY CLEANERS  
ALL DONE ON PREMISES

**CLEANERS**

163



*Professional*  
**CLEANERS**

TRIANGLE CLEANERS

**LEATHER  
&  
SUEDE**

Mon-Sat  
8:00-5:30

Open



TRIANGLE CLEANERS

**COLD FUR  
STORAGE**

**TRIANGLE**

**SUEDE &  
LEATHER  
FUR COAT  
STORAGE**



**ALTERATIONS  
REPAIRS**

^ TRIANGLE CLEANERS (631) 264-3828

^ TRIANGLE CLEANERS (631) 264-3828

^ TRIANGLE CLEANERS



*Professional*  
**CLEAN**

^ TRIANGLE

**LEATHER  
&  
SUEDE**



Village of \_\_\_\_\_  
**AMITYVILLE**  
\_\_\_\_\_ New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 2/22/24 Submitted by: Peter Hudson

Project Name: Lauder Musuem Facade Improvement

Applicant Name: Amityville Historical Society

IRS EIN #, ITIN #, or SS #: 237148332

Applicant Phone Number: 631-598-1486

Email Address: amityville.historical.society.lm@gmail.com

Site Address: 170 Broadway

City: Amityville State: NY Zip: 11701

Applicant Address: same

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1 – 2 sentences) description of the project:

Install in-ground recessed lighting at the front entrance of the building and construct parapit/mansard on front and side of addition to building along with window replacement to match the features of the main building.

2. Does the applicant own the building? Yes  No

If answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below. If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

The facade of the building is in excellent condition as it has been re-pointed and painted. The widows and front door have recently been replaced with all resturation done in compliance with historic preservation.

4. Describe in detail the proposed improvements:

See attachment

5. Identify the exact components of the project that the grant funding will be used for:

See Attachment

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

See attachment

7. Is the proposed work visible from a public right of way? Yes  No

8. Will you use your own architect or grant provided assistance? Own  Grant

9. If own, please provide their name/address:

[Empty box for name/address]

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): \$76,950

11. Project Match (at least 20% of the total project cost): \$16,000

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
Remove and replace concrete and brick sidewalk for wiring and in-ground lighting	\$7,550
Supply and install wiring and in-ground recessed lighting and replace roof lighting	\$11,600
Construct and install parapit/mansard on addition roof to match main building roof line	\$54,000
Remove and install window to match windows on main building	\$3,800
total	\$76,950

## ATTACHMENT

4. Install four in-ground recessed LED flood lights in the front of the building and replace roof lights with LED lamps to increase the visibility of the building . Add a parapet/mansard addition along front and side of addition to building with crown and dental moulding and corbel blocks. Replace existing window to match the windows in the front of the museum.

5. Four Kichler 15295AZ One Light in-ground lights will be installed in the front of the museum which will require removal and replacement of concrete and wiring. For the parapet, scaffolding will be set up and a new façade wall will be built using metal studding. An angled wall will be built on the back of the façade. Roofing will also be installed on the back of the façade. Install fypon on the front and side . Install fypon crown and dental moulding and corbel blocks. Replace existing window with custom window matching existing windows on front of building.

6. The museum is a 115 year old building and is one of the most prominent buildings in the downtown area and also in the historical district. The building is prominent in all of the village events. Lighting enhancement will further add to the visual aspects of the building and increase visitation to the museum as well as other retail establishments within the district.


(If more space is needed, please provide as an attachment)

13. First available date to begin: 06/01/2024

14. Are funds currently available for the entire project?

Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attached Requirements Below:

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building: *N/A*

a. First Floor

i. Number of Units Occupied: \_\_\_\_\_

ii. Number of Units Unoccupied: \_\_\_\_\_

b. Second Floor

i. Number of Units Occupied: \_\_\_\_\_

ii. Number of Units Unoccupied: \_\_\_\_\_

c. Third Floor

i. Number of Units Occupied: \_\_\_\_\_

ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

N/A

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

N/A

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email
Peter Hudson	Grants Chairman		631-264-2564	plhudson@hotmail.com

20. Are the property's municipal taxes current?

Yes  No

- 21. Are the property's school taxes current? Yes  No
- 22. Are the property's water/sewer bills current? Yes  No
- 23. Are there any liens on the property? Yes  No

a. If so, please explain:  
 N/A The Society is a non-profit and exempt from taxes

- 24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
- 25. Is the applicant a minority? Yes  No
- 26. Is the applicant a woman? Yes  No
- 27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office PH
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid PH
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement PH
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed PH
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion PH
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation PH
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed PH

**Required Attachments**

**Attached?**

- |  |                                      |                          |
|--|--------------------------------------|--------------------------|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| D. Signed declaration from property owner  | Yes <input type="radio"/>            | No <input type="radio"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| F. Proof of financial resources to complete construction,  |                                      |                          |

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No

The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)

  
\_\_\_\_\_

*Peter Hanson*  
\_\_\_\_\_

Date: 2/22/24

Date: \_\_\_\_\_

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768



# New York Community Bank

A division of Flagstar Bank, N.A. • Member FDIC

102 Duffy Avenue • Hicksville • New York • 11801

AMITYVILLE HISTORICAL SOCIETY  
170 BROADWAY  
AMITYVILLE NY 11701-2704

## Statement Ending 12/20/2023

AMITYVILLE HISTORICAL SOCIETY

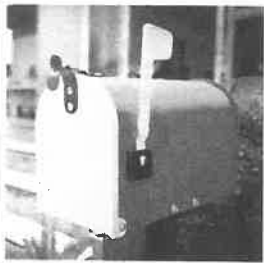
Page 1 of 4

Account Number: XXXXXX7431

### Managing Your Accounts

	Branch Name	AMITYVILLE SNUG HARBOR
	Phone Number	(631)598-3866
	Customer Service	(877)786-6560
	Mailing Address	111-01 MERRICK ROAD AMITYVILLE, NY 11701
	Online Access	www.myNYCB.COM

### Summary of Accounts

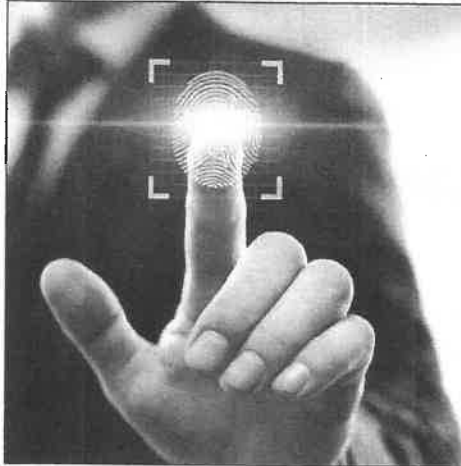


#### Keep Your Contact Information Current

In order to better serve your banking needs, please take a moment to ensure that your address, phone number and email address on file are up to date.

Log into NYCB Online or stop by your local branch today!

Account Type	Account Number	Ending Balance
Business Solutions Platinum MM	XXXXXX7431	\$61,618.42



## PROTECT YOURSELF FROM IDENTITY THEFT

With identity theft becoming more and more common, awareness is key. Vital tips to help keep you safe.

- **DO NOT** give personal information over the phone.
- **DO NOT** let others remotely access your PC.
- **DO NOT** send money to people you don't know.

If you are in doubt, call a family member, friend or even NYCB, we are here to help!

### Business Solutions Platinum MM-XXXXXX7431

#### Account Summary

Date	Description	Amount
11/21/2023	Beginning Balance	\$62,596.49
	1 Credit(s) This Period	\$5.10
	4 Debit(s) This Period	\$983.17
12/20/2023	Ending Balance	\$61,618.42

#### Interest Summary

Description	Amount
Annual Percentage Yield Earned	0.10%
Interest Days	30
Interest Earned	\$5.10
Interest Paid This Period	\$5.10
Interest Paid Year-to-Date	\$52.97

Bank wherever you see NYCB. Branch locations throughout the New York Metro area, New Jersey, Ohio, Florida and Arizona.



New York Community Bank

A division of Flagstar Bank, N.A. • Member FDIC

Flagstar Bank, N.A. includes the following divisions:

Queens County Savings Bank • Roslyn Savings Bank • Richmond County Savings Bank  
Roosevelt Savings Bank • Atlantic Bank • Garden State Community Bank  
Ohio Savings Bank • AmTrust Bank

01100/2000 69800 549700 9042804 24100



# New York Community Bank

A division of Flagstar Bank, N.A. • Member FDIC

102 Duffy Avenue • Hicksville • New York • 11801

## Statement Ending 12/31/2023

AMITYVILLE HISTORICAL SOCIETY

Page 1 of 6

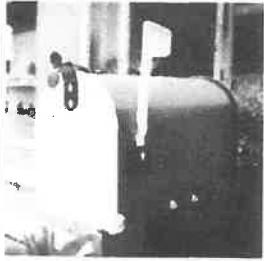
Account Number: XXXXXX7423

### Managing Your Accounts

	Branch Name	AMITYVILLE SNUG HARBOR
	Phone Number	(631)598-3866
	Customer Service	(877)786-6560
	Mailing Address	111-01 MERRICK ROAD AMITYVILLE, NY 11701
	Online Access	www.myNYCB.COM

AMITYVILLE HISTORICAL SOCIETY  
170 BROADWAY  
AMITYVILLE NY 11701-2704

### Summary of Accounts



#### Keep Your Contact Information Current

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Log into NYCB Online or stop by your local branch today!

Account Type	Account Number	Ending Balance
Business Sol Non-Profit Ckg	XXXXXX7423	\$7,738.52



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- **DO NOT** let others remotely access your PC.
- **DO NOT** send money to people you don't know.

If you are in doubt, call a family member, friend or even NYCB, we are here to help!

### Business Sol Non-Profit Ckg-XXXXXX7423

#### Account Summary

Date	Description	Amount
12/01/2023	Beginning Balance	\$9,210.29
	3 Credit(s) This Period	\$210.00
	11 Debit(s) This Period	\$1,681.77
12/31/2023	Ending Balance	\$7,738.52

Bank wherever you see NYCB. Branch locations throughout the New York Metro area, New Jersey, Ohio, Florida and Arizona.



New York Community Bank

A division of Flagstar Bank, N.A. • Member FDIC

Flagstar Bank, N.A. Includes the following divisions:

Queens County Savings Bank • Roslyn Savings Bank • Richmond County Savings Bank  
Roosevelt Savings Bank • Allantic Bank • Garden State Community Bank  
Ohio Savings Bank • AmTrust Bank

6310/2000 622660 219560 921506 9 90200



248317

"To Be Used By Lawyers Only. It is unlawful for any person, except a lawyer, to prepare and receive compensation for documents affecting real estate."

This Indenture, made the 2nd day of December, 1971, 1955

BETWEEN FRANKLIN NATIONAL BANK, a national banking association, organized and existing under the laws of United States, having an office at 925 Hempstead Turnpike, Franklin Square, New York,

party of the first part, and

AMITYVILLE HISTORICAL SOCIETY, a non-profit membership corporation organized under the laws of the State of New York, having an office at Broadway, Amityville, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One (\$1.00) Dollar, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever, ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Amityville, Town of Babylon, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Ireland Place with the southwest side of Broadway; running thence along the said side of Broadway South 18 degrees 21 minutes 15 seconds East, 57.09 feet to land conveyed to the Amityville Free Library; thence along the said land South 71 degrees 32 minutes West, 73.43 feet; running thence North 69 degrees 24 minutes 30 seconds West, 23.95 feet; thence South 22 degrees 00 minutes 30 seconds West, 2.18 feet to land now or formerly of Christian Dittman; running thence along the said land North 60 degrees 21 minutes 40 seconds West, 45 feet to the east side of Park Avenue; and thence along the same North 22 degrees 02 minutes East about 95 feet to a triangular parcel of land conveyed to the Village of Amityville; thence easterly along the same about 12 feet to the southerly side of Ireland Place; running thence along the southerly side of Ireland Place South 59 degrees 58 minutes East, 82.75 feet, more or less to the corner of Broadway at the point or place of Beginning.

TOGETHER with all the right, title and interest, in and to any easements, agreements, appurtenances, strips, gores or rights of way adjacent and appurtenant to the said premises, if any.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center line thereof.

(Amityville Map Parcel 12-63)

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever,

AND the party of the first part covenants that it has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied for the purpose of paying the cost of the improvement and that the party of the first part will apply the same first to the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has executed this deed the day and year first above written.

SUFFOLK COUNTY  
152574

REAL ESTATE STATE OF \*  
TRANSFER TAX NEW YORK \*  
DEPT. OF DEC 13 1971 \*  
& FINANCE 00.00 \*  
RP 1964 \*

FRANKLIN NATIONAL BANK (L.S.)

BY *Arthur J. ...* (L.S.)  
ARTHUR J. ... VICE PRESIDENT

STATE OF NEW YORK, COUNTY OF ss.

On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that

STATE OF NEW YORK, COUNTY OF NASSAU ss.

On the 2nd day of December 1971, before me personally came ANTON J. KAISER to me known, who, being by me duly sworn, did depose and say that he resides at No. 37 Acme Avenue Bethpage, New York,

that he is the VICE PRESIDENT of

FRANKLIN NATIONAL BANK the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss.

On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that

STATE OF NEW YORK, COUNTY OF ss.

On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. \_\_\_\_\_ that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw \_\_\_\_\_ execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

*Rudolph E. DeCarlo*

RUDOLPH E. DeCARLO  
NOTARY PUBLIC, State of New York  
No. 30-029345  
Qualified in Nassau County  
Commission Expires March 30, 1973

*Rudolph E. DeCarlo*  
30-089345

Title No. *S-248317*

FRANKLIN NATIONAL BANK

TO  
ARMYVILLE HISTORICAL SOCIETY

**Mortgage and Sale deed  
WITH COVENANT  
INDIVIDUAL OR CORPORATION**

The land affected by the within instrument lies in Section \_\_\_\_\_ in Block \_\_\_\_\_ on the Land Map of the County of SUFFOLK

TO

*1500  
...  
11705*

- E GUARANTY COMPANY
- BRK. G. N. Y.
- ROCKY MOUNTAIN
- LAICA S.S. N. Y.
- OILYIN 2. N. Y.
- REAL ESTATE
- FLA. N. Y.
- YERLEAD, N. Y.
- NEW CITY, N. Y.
- BRAND, N. Y.
- GREENSBORO, N. J.
- SHUNSTICK, N. J.
- TERSON, N. J.
- STURD, CONN.
- COLUMBUS, OHIO
- DAYTON, OHIO
- IRLAND, OHIO
- CLEARWATER, FLA.

RECORD and RETURN TO:

*William J. Lauder  
Box 658  
Amityville, New York  
11705*

*270669/08*

RECORDED  
DEC 13 10 40 AM 1971  
LESTER H. ALBERTSON  
CLERK OF  
SUFFOLK COUNTY

SUFFOLK COUNTY TITLE GUARANTEE  
AND MORTGAGE COMPANY  
RIVERHEAD, NEW YORK

Kichler 15295AZ One Light In-Ground  
0.0 (0)

X













PROPOSED FACADE MODIFICATION

William T. Lauder Museum

170 Broadway, Amityville, NY 11701

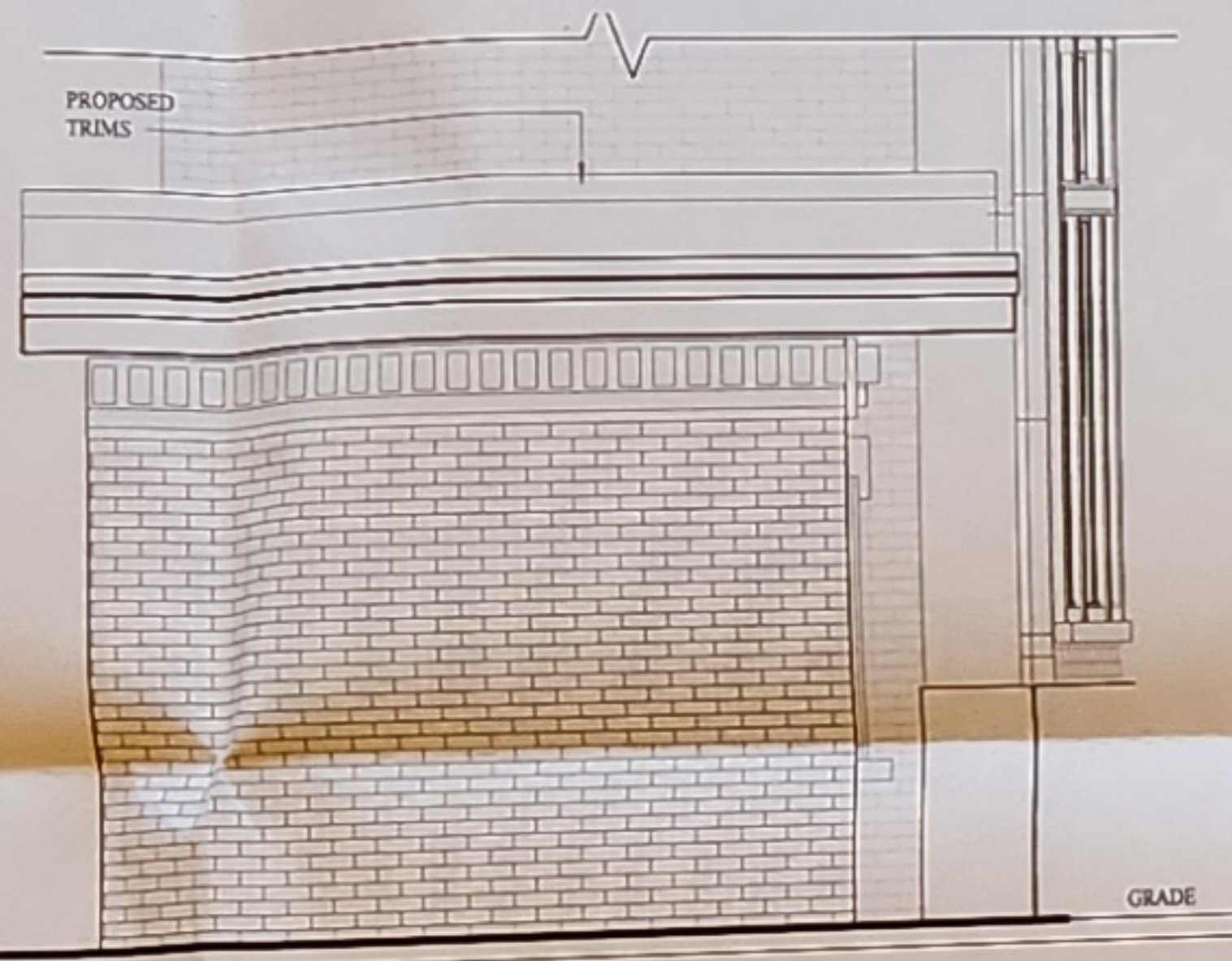


S.C.T.M. 0100-005.00-07.00-002.001

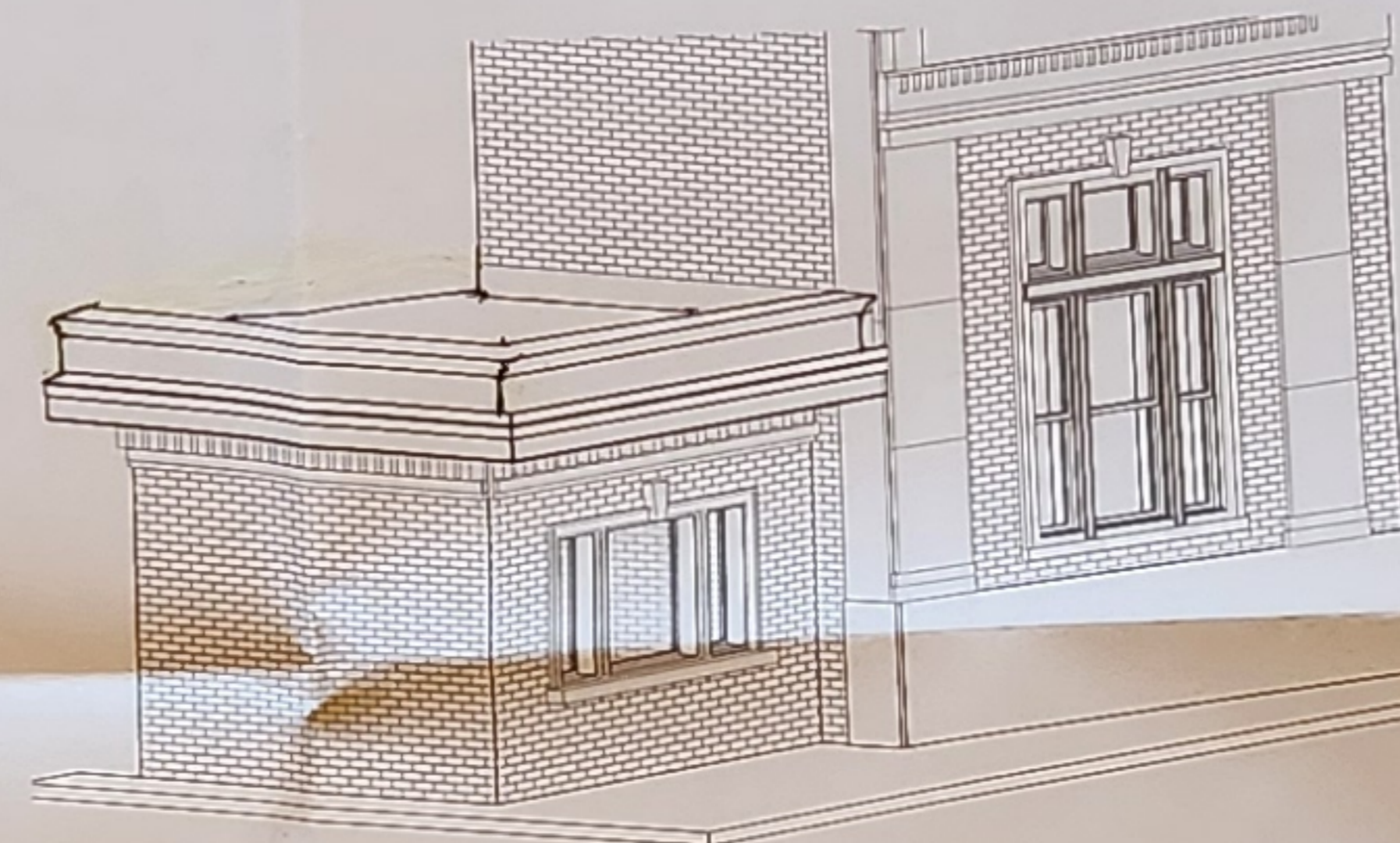


KEY MAP

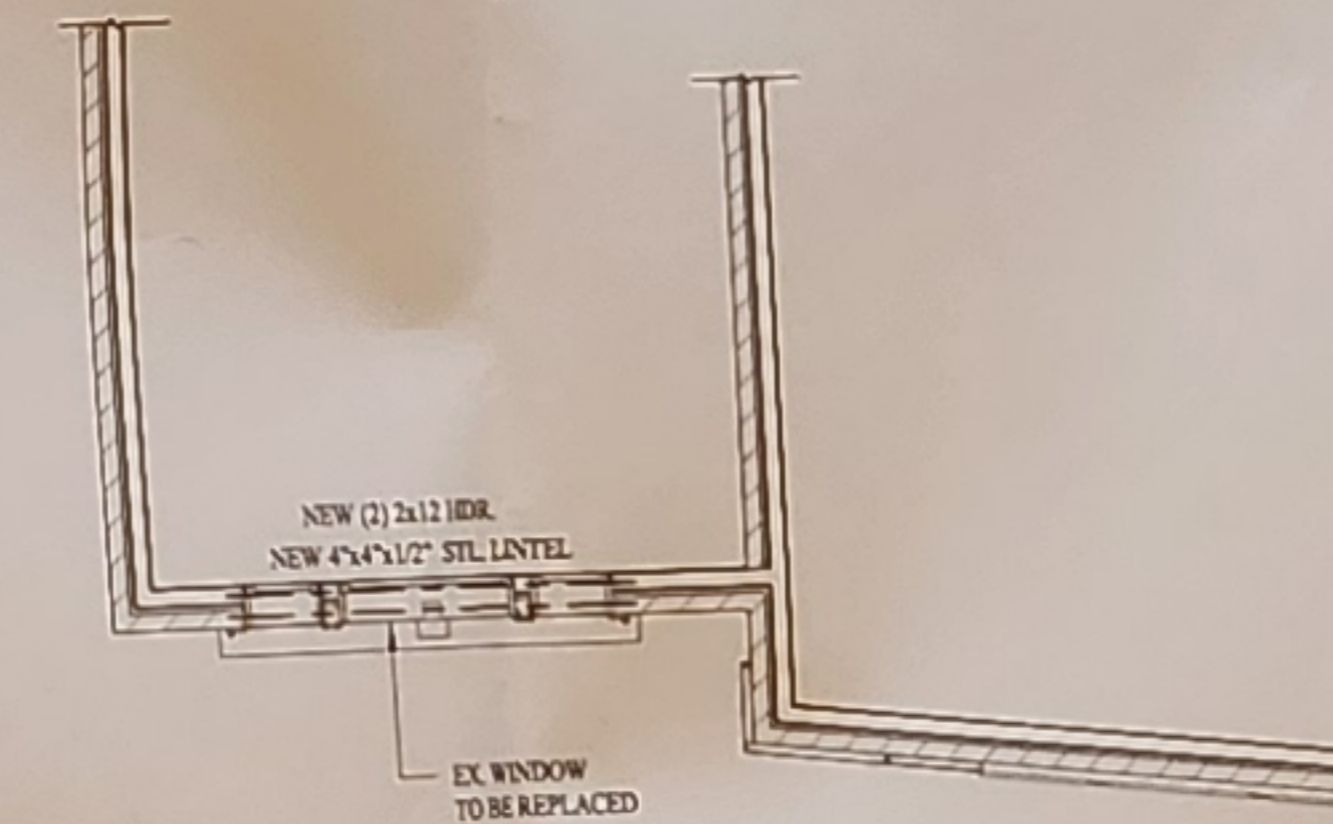
SCALE: N.T.S.



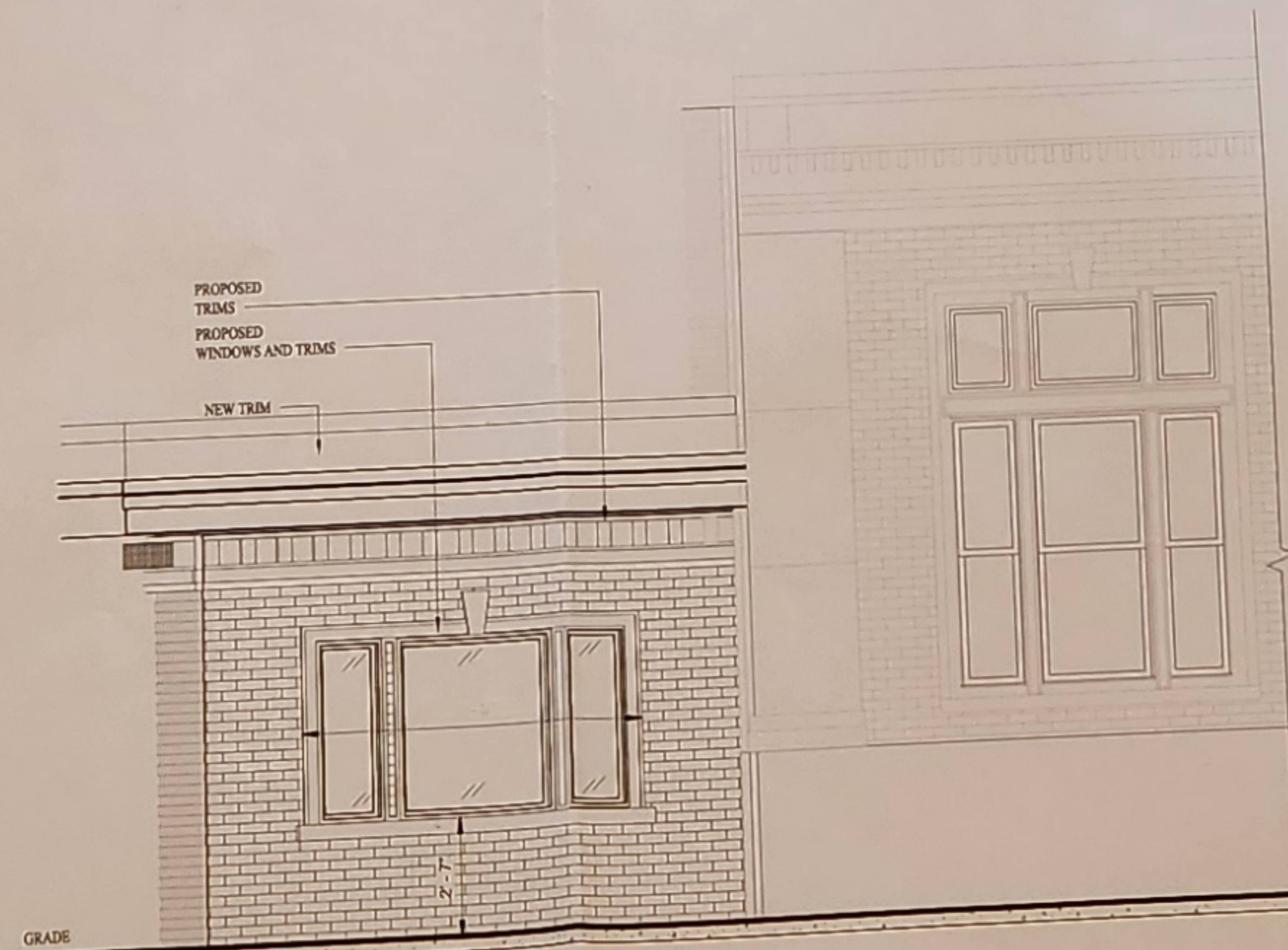
05 PARTIAL LEFT SIDE ELEVATION  
SP.1 3/8" = 1'-0"



04 LEFT PERSPECTIVE  
SP.1



01 PROPOSED PARTIAL FLOOR PLAN  
SP.1 1/4" = 1'-0"



03 PROPOSED PARTIAL FRONT ELEVATION  
SP.1



01 SITE PLAN  
SP.1 1" = 30'-0"



THE LAUDER MUSEUM  
170 BROADWAY  
AMITYVILLE, N.Y.  
THEAMITYVILLEHISTORICALSOCIETY.COM  
TEL.: (631) 398-1486

SHEET NAME: PLOT PLAN-EXISTING CONDITIONS

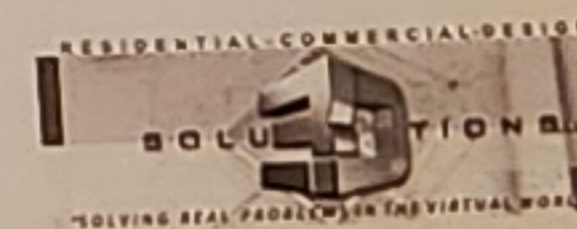
REVISIONS:

DATE DESCRIPTION BY

PROJECT: 170 BROADWAY, AMITYVILLE, NY 11701

DRAWING TITLE: PLOT PLAN-EXISTING CONDITIONS

DRAFTING SERVICES



SALIM ABRAHAM  
OWNER

COLLEGE



128 BROADWAY RTE 110  
AMITYVILLE, NY 11701

DATE: 02.28.2024  
PROJECT No: 2024-075  
DRAWING BY: S.A.  
CHECKED BY: S.A.

SHEET No

SP.1

DRAWING FILE LOCATION:

01 OF 02



DRI Busin

Application Date: 2/22/24  
Project Name: Lauder Mu  
Applicant Name: Amityville  
IRS EIN #, ITIN #, or SS #: 2:  
Applicant Phone Number: 6  
Email Address: amity  
Site Address: 170  
City: Amityville  
Applicant Address  
City:



We appreciate your business!  
www.namebadgeproductions.com  
800-942-2343



KEY MAP

SCALE: N.T.S



PROPOSED TRIMS



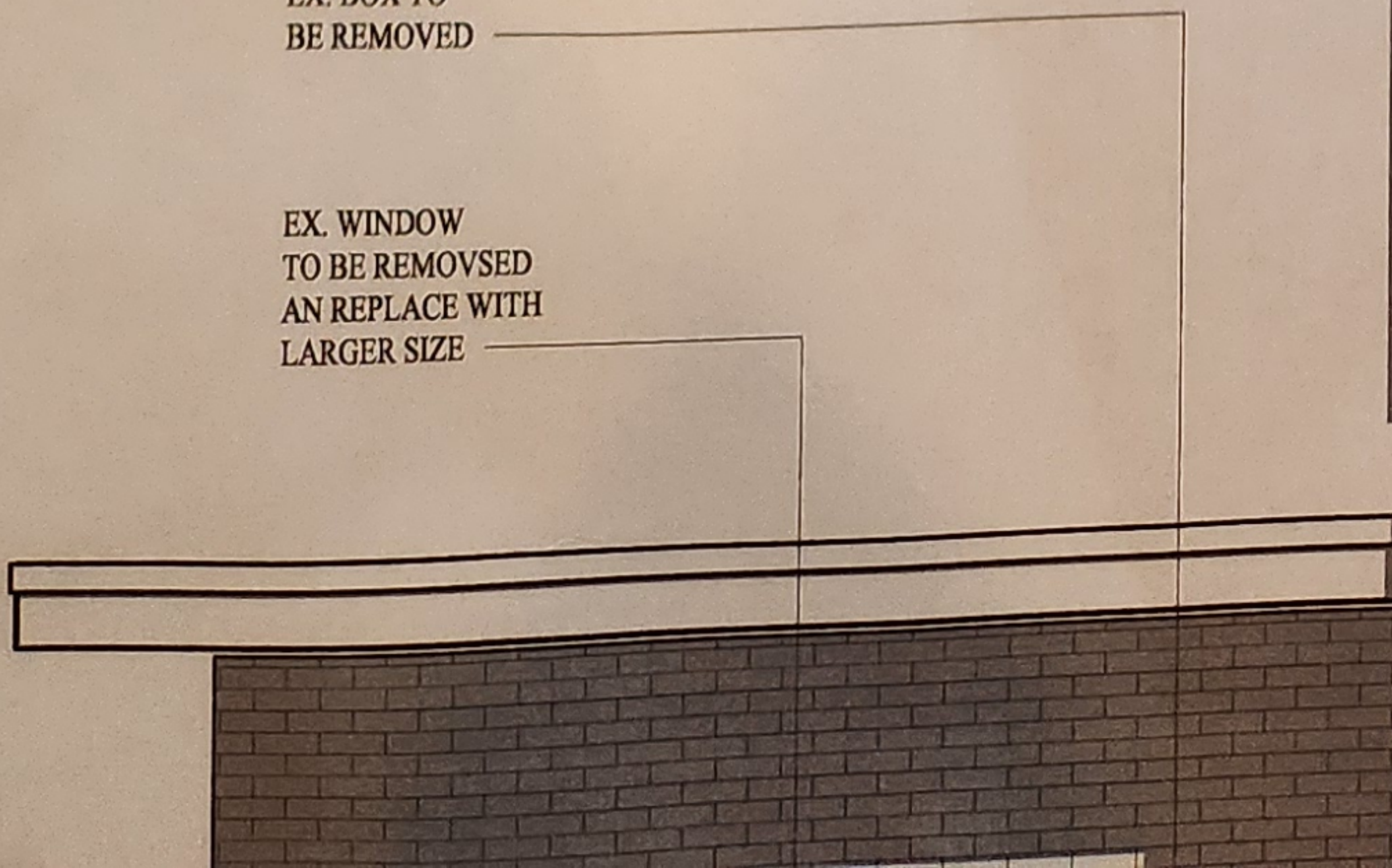
5  
SP.1

PARTIAL LEAF

3/8" = 1'-0"

EX. BOX TO BE REMOVED

EX. WINDOW TO BE REMOVED AND REPLACE WITH LARGER SIZE

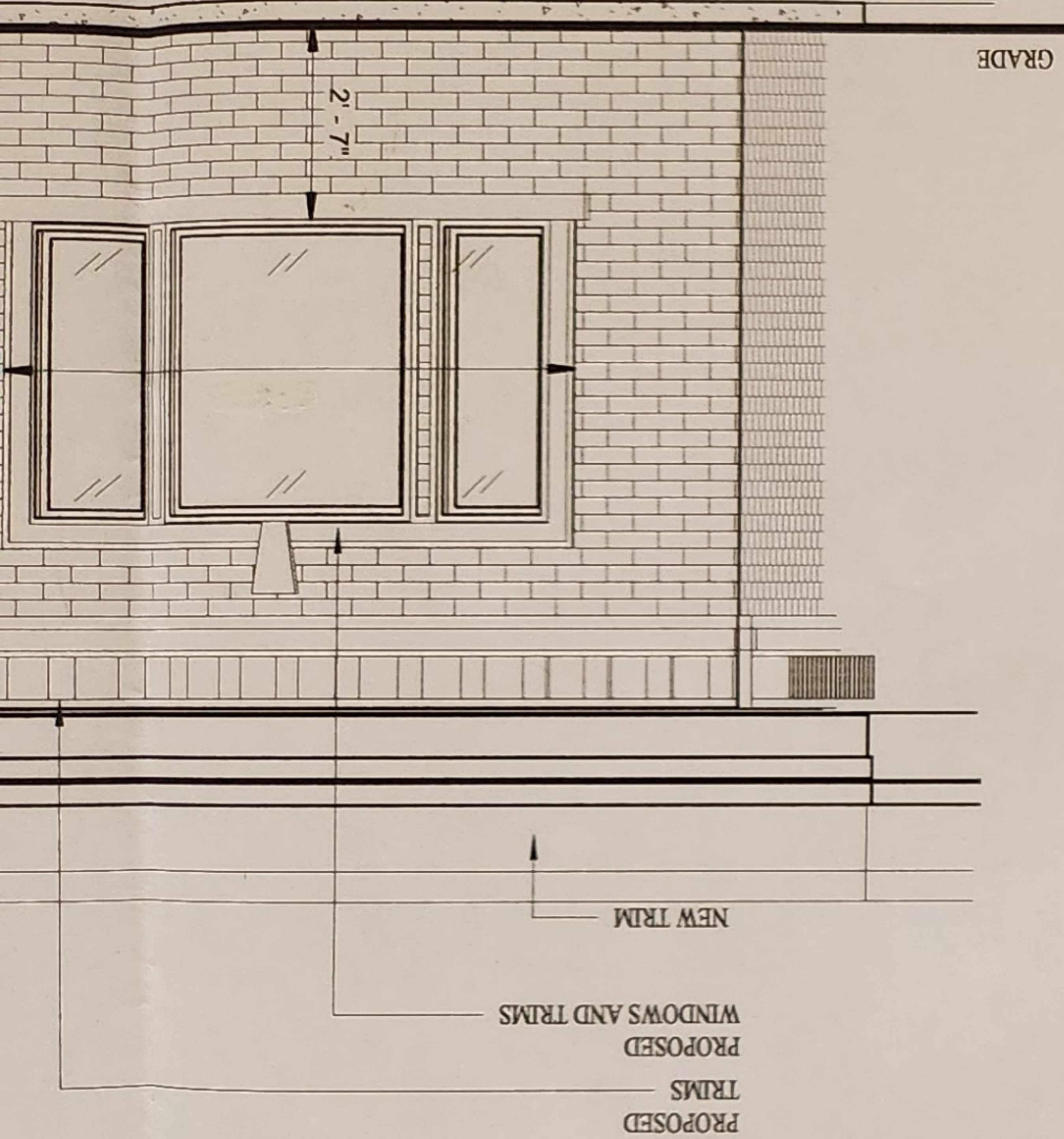


PROPOSED PARTIAL FRONT ELEVATION.

03

SP.1

3/8" = 1'-0"

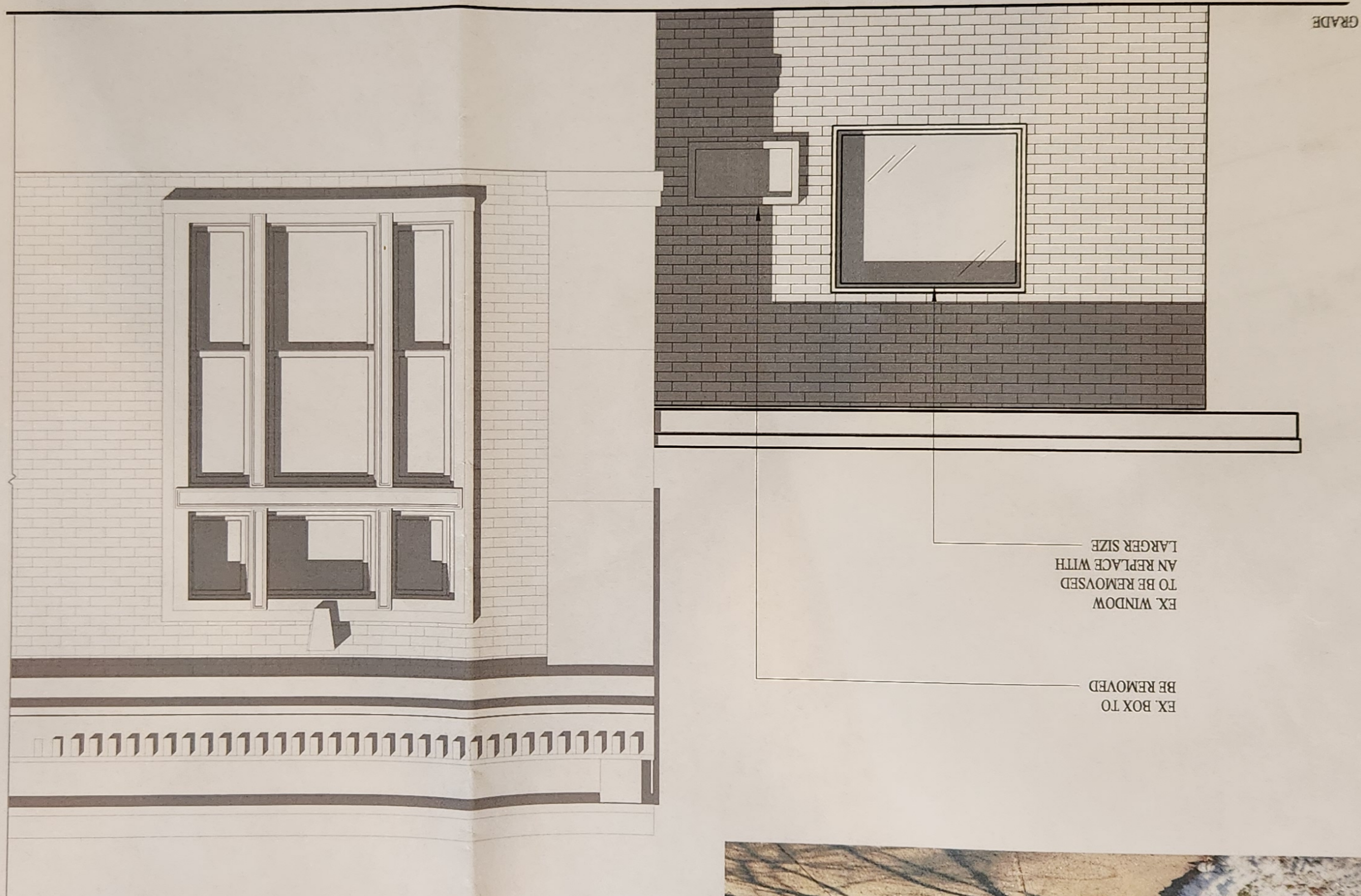


EXISTING PARTIAL FRONT ELEVATION.

02

SP.1

3/8" = 1'-0"



DRI Business

on Date: 2/22/23

Name: Lauder Mu

licant Name: Amitywill

S EIN #, ITIN #, or SS # 23

Applicant Phone Number: 6

Email Address: amity

Site Address: 1701

City: Amitywill

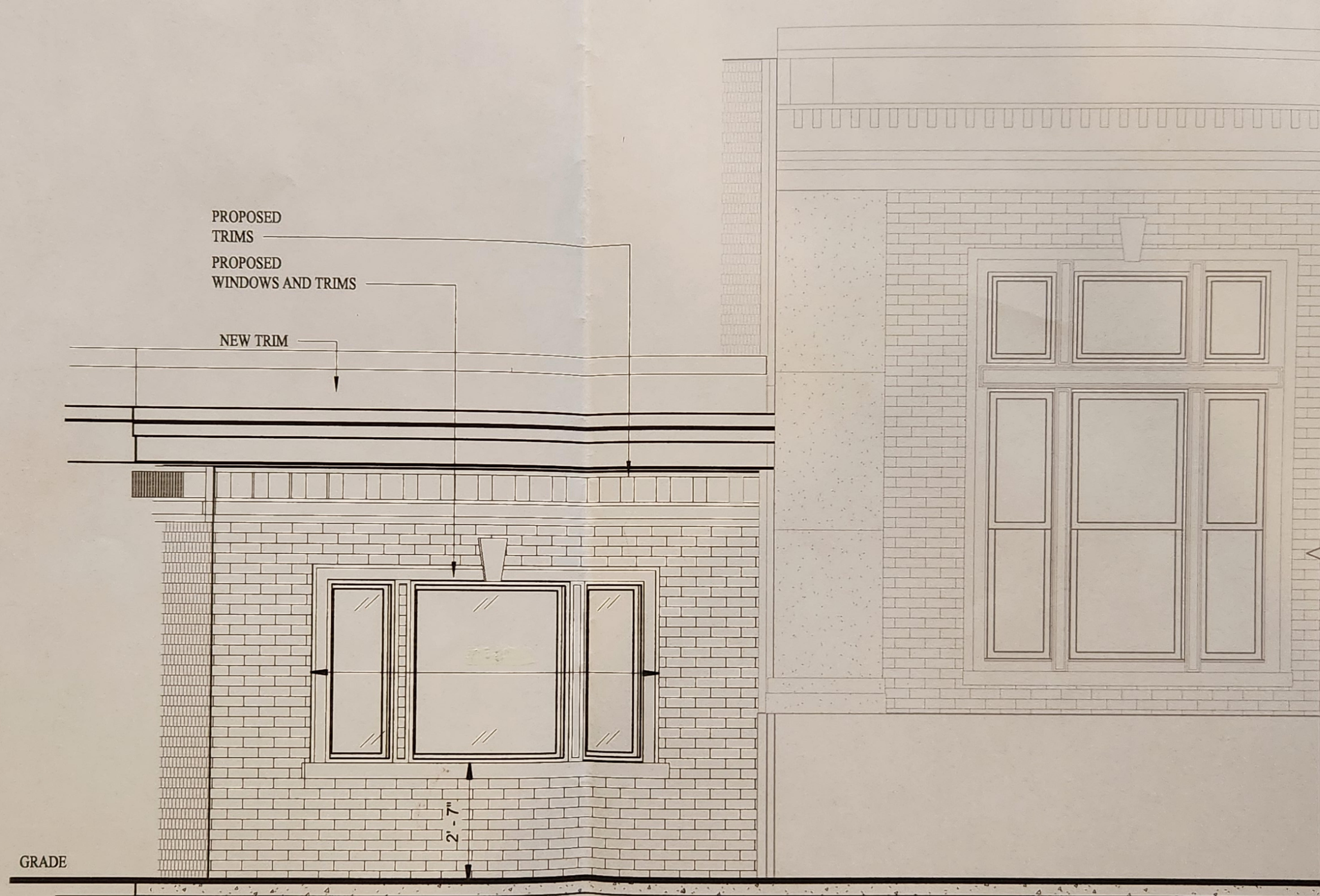
Applicant Address

City:

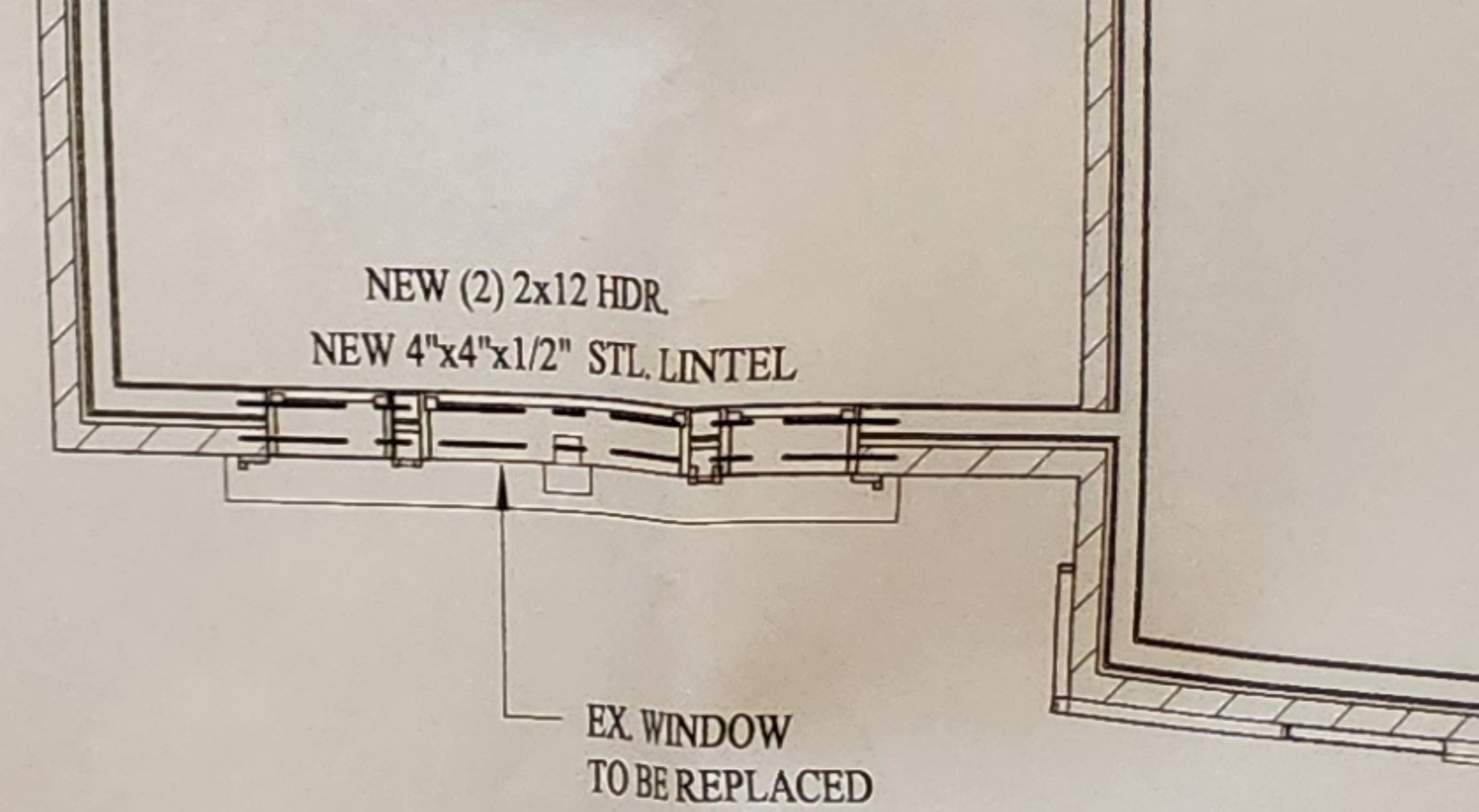
Mailing Address

City:



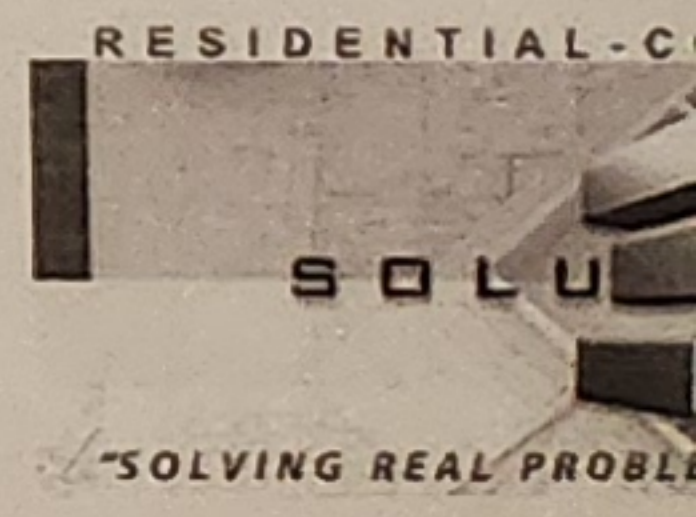


03 PROPOSED PARTIAL FRONT ELEVATION.  
 SP.1 3/8" = 1'-0"



01 PROPOSED PARTIAL FLOOR P  
 SP.1 1/4" = 1'-0"

DRAFTING SERVICES



SALIM A  
 OW

COLLEGE



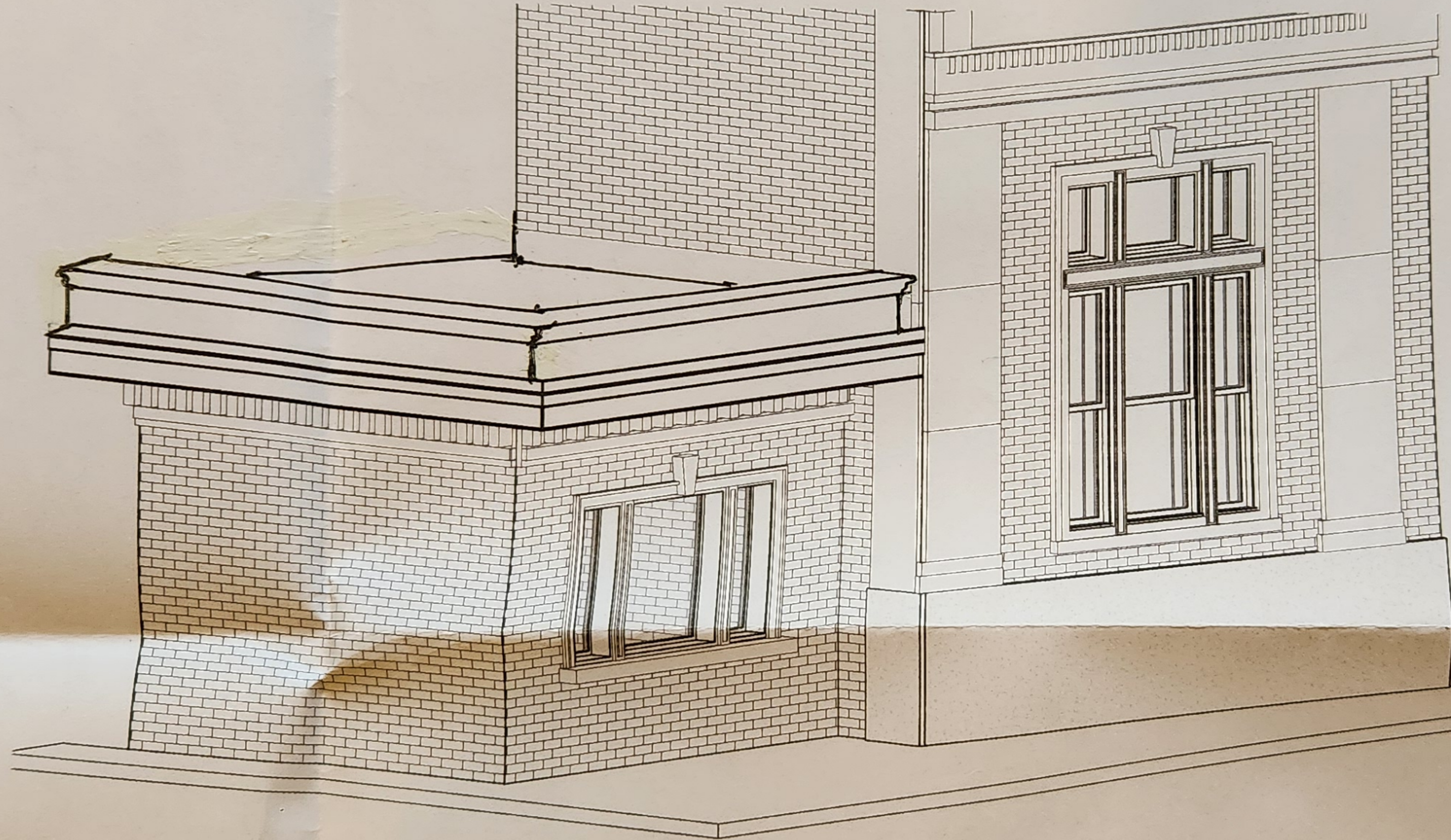
128 BROADWAY  
 AMITYVILLE

S.C.T.M. 0100-005.00-07.00-002.001

IRELAN

EX. PARKING AREA

PARK AVENUE



GRADE

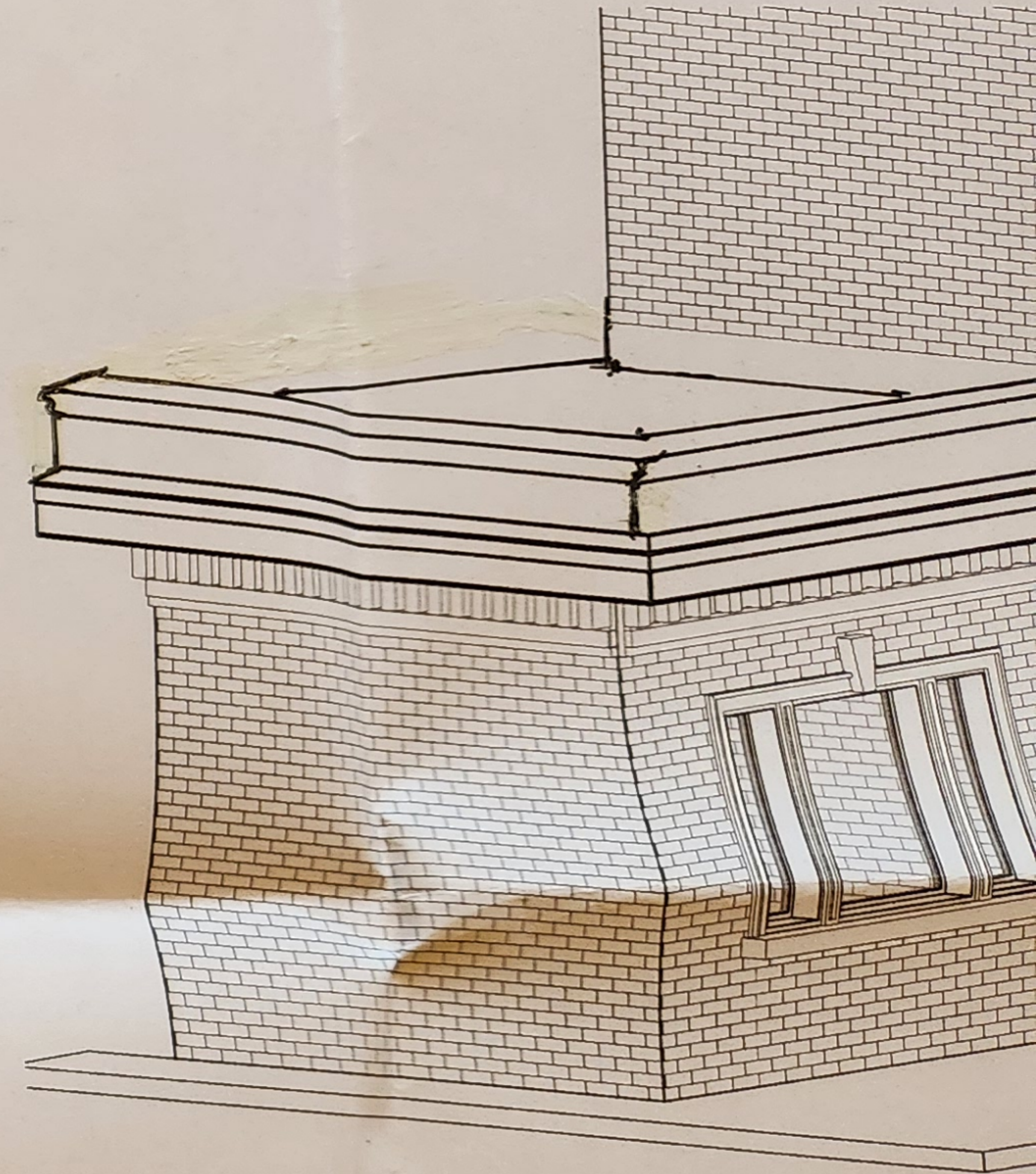
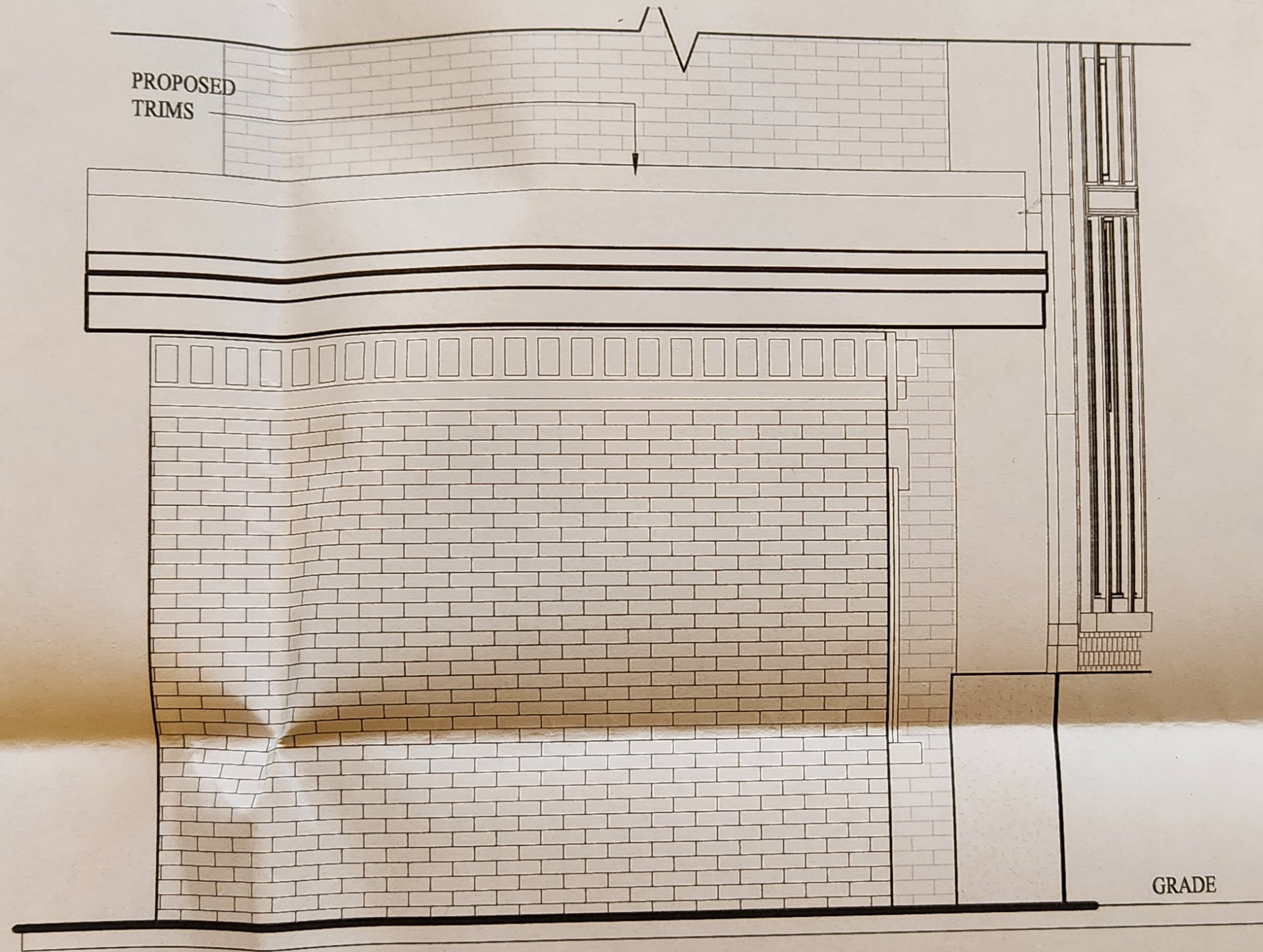
1 SITE PLAN

SP.1 1" = 30'-0"

04 LEFT PERSPECTIVE  
SP.1



S.C.T.M. 0100-005.00-07.00-002.001



5  
SP.1

PARTIAL LEFT SIDE ELEVATION  
3/8" = 1'-0"

04  
SP.1

PROPOSED FACADE MODIFICATION

*William T. Lauder Museum*

170 Broadway, Amityville, NY 11701







Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: \_\_\_\_\_ Submitted by: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

IRS EIN #, ITIN #, or SS #: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Site Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1 – 2 sentences) description of the project:

2. Does the applicant own the building? Yes  No

If answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below. If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

4. Describe in detail the proposed improvements:

5. Identify the exact components of the project that the grant funding will be used for:

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

7. Is the proposed work visible from a public right of way? Yes  No

8. Will you use your own architect or grant provided assistance? Own  Grant

9. If own, please provide their name/address:

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): \_\_\_\_\_

11. Project Match (at least 20% of the total project cost): \_\_\_\_\_

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost


(If more space is needed, please provide as an attachment)

13. First available date to begin: \_\_\_\_\_

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See **Required Attached Requirements Below**:

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- c. Third Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email

20. Are the property's municipal taxes current? Yes  No

- 21. Are the property's school taxes current? Yes  No
- 22. Are the property's water/sewer bills current? Yes  No
- 23. Are there any liens on the property? Yes  No 
  - a. If so, please explain:
  
- 24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
  
- 25. Is the applicant a minority? Yes  No
- 26. Is the applicant a woman? Yes  No
- 27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office \_\_\_\_\_
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid \_\_\_\_\_
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement \_\_\_\_\_
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed \_\_\_\_\_
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion \_\_\_\_\_
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation \_\_\_\_\_
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed \_\_\_\_\_

**Required Attachments**

**Attached?**

- |  |                           |                          |
|--|---------------------------|--------------------------|
| A. Photos of the building façade in its current condition  | Yes <input type="radio"/> | No <input type="radio"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input type="radio"/> | No <input type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input type="radio"/> | No <input type="radio"/> |
| D. Signed declaration from property owner  | Yes <input type="radio"/> | No <input type="radio"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input type="radio"/> | No <input type="radio"/> |
| F. Proof of financial resources to complete construction,  |                           |                          |

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No

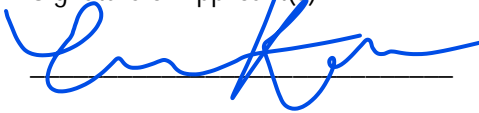
The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)



Erica Reichlin

Date: 2/27/24

Date: \_\_\_\_\_

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768

**Invoice Number:** CN062421

June 24, 2021

KK Graphics Inc.  
1381 Chelsea Rd.  
Wantagh, NY 11793  
516-342-0918

<b>Quantity</b>	<b>Description</b>	<b>Unit Price</b>	<b>Total Price</b>
<b>1</b>	"Cornucopia's Noshery" Window Graphics	\$400.00	\$400.00
	<b>Tax:</b>		<b>Included</b>
	<b>Total:</b>		<b>\$400.00</b>

Please make all checks payable to KK Graphics Inc., thank you.

Cornucopia's



Cashery, Inc.

Thank You  
FOR NOT  
SMOKING



CA

A large window with a white frame set in a red brick wall. The window features a central stained glass design of a sugar skull (Día de los Muertos style) with a radish for a nose, two onions for eyes, and a strawberry for a mouth. The skull is surrounded by green shamrock garlands hanging from the top and bottom. The text "of DUCOP's" is written in a gold, cursive font above the skull, and "Noshery, Inc." is written in a gold, serif font below it. The window reflects the sky and trees.

A window with a white frame set in a red brick wall. The window features a stained glass design of a black street lamp with a white globe. The text "CATERING - 631-608-4580" is written in a gold, serif font above the lamp. The window is decorated with green shamrock garlands hanging from the top and bottom. The window reflects the sky and trees.

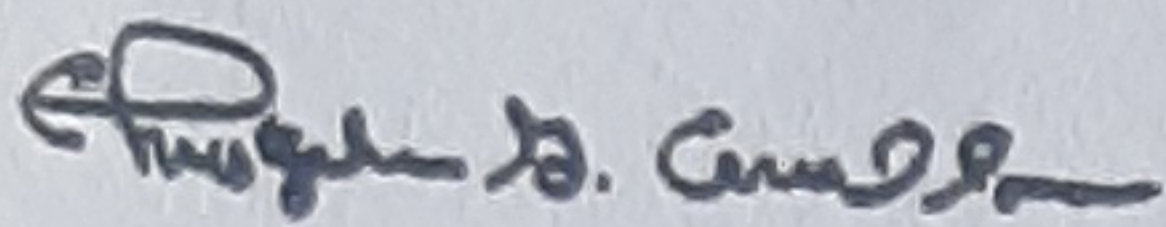
February 27, 2024

To whom it may concern,

I, Christopher Ceriello, give permission to my tenant, Cornucopia's Noshery, Inc. at 194 A Park Avenue, Amityville, N.Y. 11701 to change three windows and add current front window vinyl signage to replace old signage on middle window that is part of this project. They have been tenants for almost 14 years.

If there are any questions, please call my office at 631-598-0541.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Ceriello". The signature is written in a cursive style with a large initial "C".

Christopher Ceriello

# Proposal

Page No. of Page

**BROADWAY GLASS CO.**  
474 Broadway  
AMITYVILLE, NEW YORK 11701  
(516) 789-4466 (718) 746-1118

PROPOSAL SUBMITTED TO <b>CORNUCOPIA NOSHERY INC.</b>	PHONE <b>631-608-4580</b>	DATE <b>2/20/2024</b>
STREET <b>194A PARK AVE.</b>	JOB NAME	
CITY, STATE AND ZIP CODE <b>AMITYVILLE, NY. 11701</b>	JOB LOCATION <b>SAME</b>	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

Replaced fogged insulated front showroom window 66 x 66 1" over all thickness.

Remove two side windows with new double hung thermopane windows in white frames. Glass to be 7/8" clear annealed with 1/2 screen. Frames have thermo barrier brake. Sizes are 44 x 68 & 44 x 66 3/4

Total cost \$4,736.38

*Howard*

**Mr Howard** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: **down payment**

Payment to be made as follows: \_\_\_\_\_ dollars (\$ \_\_\_\_\_)

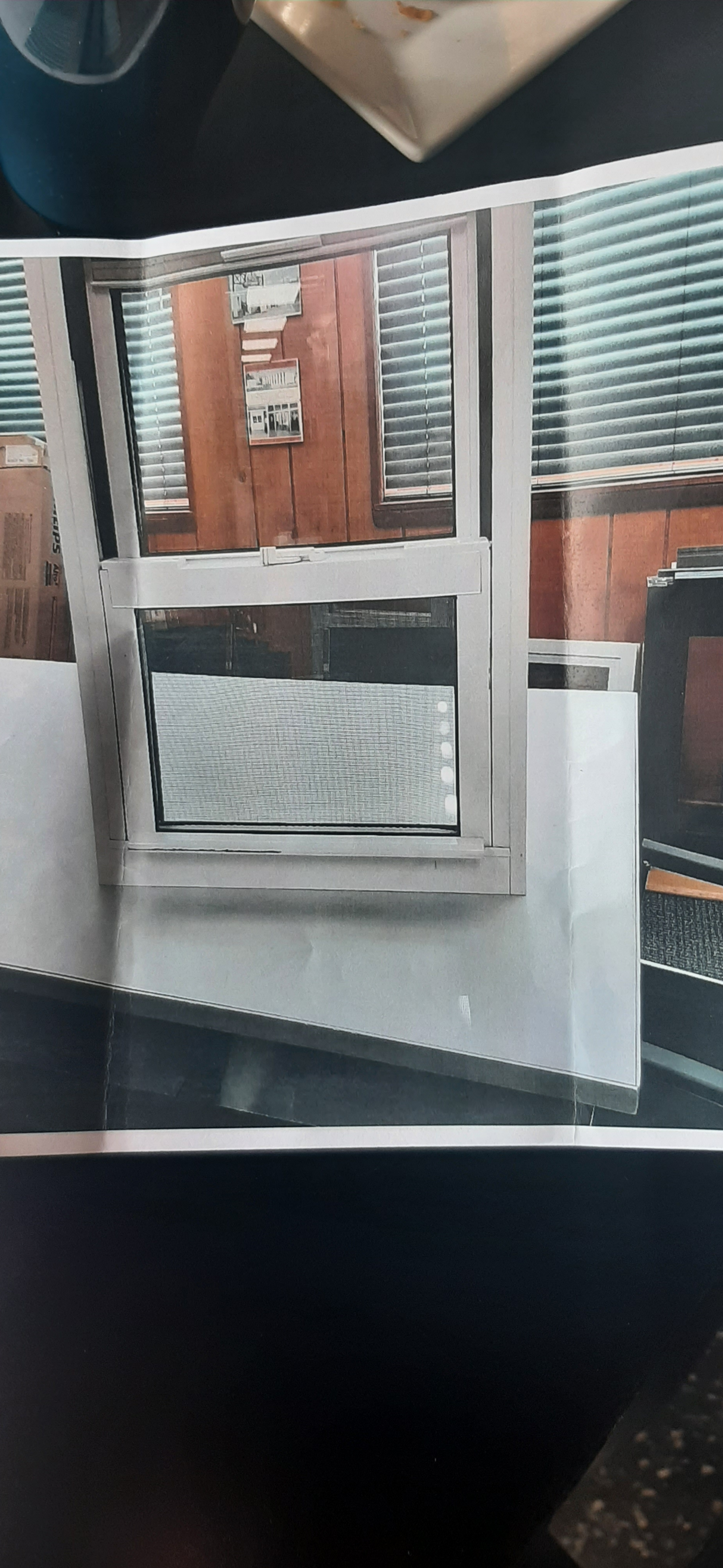
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

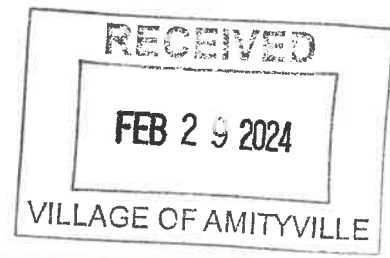
Authorized Signature \_\_\_\_\_  
Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_ Signature \_\_\_\_\_







Village of AMITYVILLE  
New York

Village of Amityville  
DRI Business Façade Improvement Program  
Application

Application Date: 02/28/2024 Submitted by: ERIN HURME

Project Name: AMITYVILLE WELLNESS

Applicant Name: ERIN HURME

IRS EIN #, ITIN #, or SS #: 47-2238054

Applicant Phone Number: 516-578-9028

Email Address: DRHURME@GMAIL.COM

Site Address: 209 BROADWAY

City: AMITYVILLE State: NY Zip: 11701

Applicant Address: 108 OCEAN AVE

City: AMITYVILLE State: NY Zip: 11701

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1 – 2 sentences) description of the project:

The project will update the facade of the storefront, signage, lights and awning in the back of the building.

2. Does the applicant own the building? Yes  No  If you answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below.

If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

The current storefront is not energy efficient and lacks the Amityville quaint feel. The awning is stained and appears old.

4. Describe in detail the proposed improvements:

- Four new double pane, insulated, possibly soundproof glass windows
- New roofing on overhang

*See attached paper*

5. Identify the exact components of the project that the grant funding will be used for:

The grant will be used to install new double pane, insulated soundproof windows. New roofing on the overhang would allow for beautiful goose neck lighting to be installed safely on a new updated sign. Crown molding around the windows with raised panels under and between the windows and on the exterior side walls with bead board

*See attached paper*

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

Updating the facade of a business can have significant impact on the community in various ways. Firstly, a refreshed and modernized exterior can attract more customers, thereby increasing foot traffic to the area. This

*See attached paper*

7. Is the proposed work visible from a public right of way? Yes  No

8. Will you use your own architect or grant provided assistance? Own  Grant

9. If own, please provide their name/address:

Kathy Guadarrama 22 Seaway Dr, Copiague, NY 11701

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): 39,695.00

11. Project Match (at least 20% of the total project cost): 7,939.00

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
g on overhang - Crown molding over windows - Raised panel under windows and between windows and on	39,695.00

## Village of Amityville DRI Business Facade Improvement

### Answers to Question:

4.

- Four new double pane, insulated, possibly soundproof glass windows
- New roofing on overhang
- Crown molding over windows
- Raised panel under windows and between windows and on exterior side walls (all nautical white or beige)
- New sign
- New nautical lighting - gooseneck
- Nautical beadboard on ceiling
- New Awning

5.

The grant will be used to install new double pane, insulated soundproof windows. New roofing on the overhang would allow for beautiful gooseneck lighting to be installed safely on a new updated sign. Crown molding around the windows with raised panels under and between the windows and on the exterior side walls with beadboard ceiling to give the nautical feel. New beautiful awning at the entrance of the building to welcome all patrons.

6.

Updating the facade of a business can have a significant impact on the community in various ways. Firstly, a refreshed and modernized exterior can attract more customers, thereby increasing foot traffic to the area. This influx of visitors can benefit neighboring businesses by creating a bustling atmosphere and potentially increasing sales for everyone. Additionally, a visually appealing storefront can enhance the overall aesthetics of the community, contributing to a sense of pride and identity among residents. Moreover, investing in the facade can signify a commitment to the area's revitalization and economic growth, encouraging further development and

investment from other businesses and stakeholders. Overall, updating the facade of a business can serve as a catalyst for positive change, fostering a vibrant and thriving community.


(If more space is needed, please provide as an attachment)

13. First available date to begin: 05/01/2024

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attached Requirements Below:

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- c. Third Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

Amityville Acupuncture & Wellness  
 Part time - 10 Full time - 1

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

na

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email
ERIN HURME	MEMBER MANAGER	OWNER	516-578-9028	DRHURME@GMAIL.COM

20. Are the property's municipal taxes current? Yes  No

21. Are the property's school taxes current? Yes  No
22. Are the property's water/sewer bills current? Yes  No
23. Are there any liens on the property? Yes  No
- a. If so, please explain:

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
25. Is the applicant a minority? Yes  No
26. Is the applicant a woman? Yes  No
27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office DRH
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid DRH
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement DRH
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed DRH
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion DRG
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation DRH
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed DRH

#### Required Attachments

#### Attached?

- |  |                                      |                          |
|--|--------------------------------------|--------------------------|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| D. Signed declaration from property owner  | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input checked="" type="radio"/> | No <input type="radio"/> |
| F. Proof of financial resources to complete construction,  |                                      |                          |

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No

The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)


ERIN HURME

KIRK HURME

Date: 02/28/2024

Date: 02/28/24

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768

example of new facade

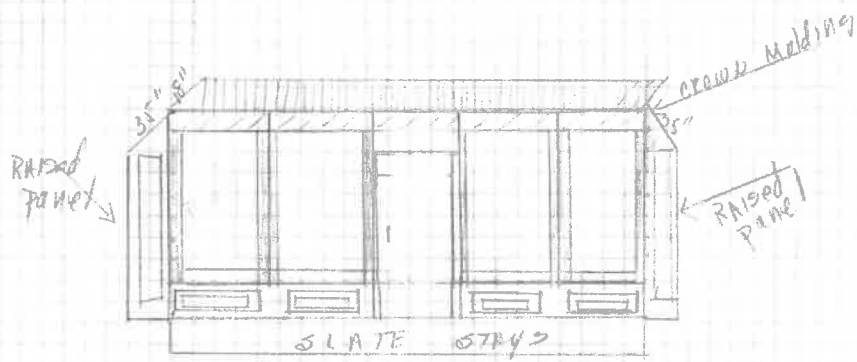


example of new facade



# new facade

209 Broadway



RAISED Panel below windows

Current  
awning



209 Broadway

Amityville Wellness

WELC ME

BE WELL

Amityville Wellness  
631.691.0200  
www.amityvillewellness.com

Call us: 631.691.0200  
Download the Amityville Wellness App  
Visit us here  
Monday 9:30am - 12:30pm  
Tuesday 9:30am - 5:30pm  
Wednesday 9:30am - 5:30pm  
Thursday 9:30am - 5:30pm  
Friday 9:30am - 5:30pm





# Specialized Construction Services, Inc.

64 Mole Pl. Amityville, NY 11701

M:631-871-3944

February 23, 2024

**Erin Hurme**  
**Amityville Wellness**  
**209 Broadway**  
**Amityville, NY 11701**

Pursuant to your request, we propose to furnish all materials, labor and equipment as defined in the attached "Scope of Work" in conjunction with the below Qualifications and Exclusions for a total sum of **\$39,695**

## **Scope of work:**

- Remove and dispose of existing storefront aluminum and glass
- Frame new wall up to existing roof structure
- Install (4) new non-venting thermal insulated windows
- Install new 36"x80" full view glass front door with transom window above
- Trim exterior window and door surrounds with PVC trim, PVC recessed boxes under windows, PVC Crown trim and PVC Beaded soffit
- Insulate wall and finish interior using 5/8" drywall and basic colonial molding
- Connect to existing drop ceiling with aluminum bulkhead
- Add (5) gooseneck lights for sign and (5) recessed lights in soffit
- Remove existing slate roofing over front façade and replace with Black Asphalt Architectural Roof Shingles
- Paint interior drywall and trim in owner specified colors
- Cleanup and dispose of all debris

## **Qualifications:**

- Our labor carries a one (1) year warranty when subject to normal use and care, and provided Owner has complied in full with payments and all terms and conditions of this contract. Specified assemblies or units purchased by SCS inc. which are included in this agreement are provided subject to the manufacturer's or distributor's guarantee or warranty and not that of SCS inc. This is in lieu of all guaranteed expressed or implied.
- All work will be completed in a neat and workmanlike manner
- Owner shall obtain and pay for all permits and licenses governing the Contractor's specific work.
- Does NOT include architectural services or survey work.
- Specialized Construction Services Inc. shall maintain liability and worker's compensation insurance
- Based on a standard work week
- All proposals are valid for up to 20 days. Any agreement made past 20 days from the above date shall be subject to change based

## **Exclusions:**

- Permit fees

- Any work and/or quantities of work not included in our scope of work

Thank you for the opportunity to bid this project, we look forward to working together.

Regards,

Michael Ahl



Suffolk County: H-69076  
Nassau County: H18F6870000

# AGREEMENT

## Prepared for:

Erin Hurme  
209 Broadway  
Amityville, NY 11701  
drhurme@gmail.com  
(516) 578-9028

February 28, 2024

No. 2681

Victory Homes  
51 Sprague Ave., Amityville, NY 11701  
P: (516) 321-0350 | info@victoryhomesli.com  
www.VictoryHomesLi.com

Amityville Wellness V2

Scope of Work	Total
<p><b>Double pane insulated glass</b></p> <p>4 panels: 1" insulate 1/4" low e tempered glass over 1/4" clear tempered glass</p> <p>Material and installation</p>	\$9,175.00
<p><b>Roofing on Overhang</b></p> <p>Full Rip and Replace of existing slate - Inspect decking to ensure suitability for install</p> <p>Furnish and Install Owens Corning Duration</p> <p>Color: TBD</p> <p>Accessories: - Synthetic felt underlayment - Ice and water shield - Drip edge - Ridge vent - Starter strip</p>	\$1,900.00
<p><b>Crown molding and raised panel Azek trim</b></p> <p>Trim around all windows with crown molding</p> <p>Raised paneling azek design around windows with wainscoting design</p>	\$12,500.00
<p><b>Front sign and back awning</b></p> <p>TBD based on design</p>	\$6,500.00
<p><b>Beadboard soffits</b></p> <p>Installed on front of store soffits</p>	\$900.00

**Scope of Work****Total****Electrical**

\$5,700.00

Replace soffit lights with new highhat receptacles

Gooseneck lighting above front sign

30% deposit due on contract signing or approved and signed finance agreement.

**Grand Total: \$36,675.00****Deposit: \$9,902.25****Balance Due: \$26,772.75**

By signing and returning the attached copy of this Contract, the parties agree as follows:

**DESCRIPTION OF WORK:** Contractor will furnish all labor, materials and equipment in a good workmanlike manner in accordance with the plans and specifications prepared by Victory Home Services LI. Contractor shall provide all labor, materials, equipment, supplies, accessories, transportation, and services necessary for the completion of the work, unless otherwise discussed with the homeowner.

**CONTRACT PRICE:** The price for all work, labor and services performed and the materials supplied pursuant to this Contract is as outlined above (the "Cost of Work"). There shall be no increase in the scope of Work and/or in the Cost of Work unless accompanied by a Change Order signed by both the Owner and Contractor, which reflects the additional Work to be done pursuant to such Change Order and the price to be paid for such Work. Notwithstanding anything to the contrary contained herein or in the other Contract Documents, all prices set forth herein and in the other Contract Documents are based on the present cost and availability of fuel, freight, equipment, labor and materials. In the event of cost increases due to reasons beyond Contractor's control, all pricing and rates set forth in this Agreement and the other Contract Documents are subject to increase.

**PAYMENT SCHEDULE:**

Final payment of the Contract Price shall be due to the Contractor upon completion after the Contractor has notified the Owner: (i) that all Work performed pursuant to this Contract has been completed in accordance with the Plans and Specifications;

**TIME OF PERFORMANCE:** The date of commencement of the Work shall be five (5) days of the date the last of all required permits for the Work shall have been issued and the required deposit hereunder has been made. The contract time shall be measured from the date of commencement of the Work. Subject to adjustments and contingencies of the contract time, the Contractor shall achieve Substantial Completion of the entire contract.

**CHANGE ORDERS:** All work to be performed by the Contractor pursuant to this Contract shall be done in accordance with the Contract Documents, unless modified by a written Change Order signed by both the Owner and Contractor. The Change Order shall specify the specific modification(s) to the Contract Documents and any increase or decrease in the price to be paid to the Contractor and/or the time for Substantial Completion as a result of such Change Order. In the event the implementation of any Change Order requires written modifications to the Contract Documents by the Architect, such modifications to the Contract Documents shall be attached to the Change Order. The proper preparation and execution of a Change Order shall be a condition precedent to the Contractor's obligation to perform any work on the project other than Work specified in the original Contract Documents.

**PERMITS:** Contractor shall take all field measurements, furnish the required samples and drawings, and give authorities proper and timely notices where required. Contractor shall comply with all governmental laws and decrees, and secure all necessary permits, licenses, inspections, tests and bonds required for the Work, at the Owner's expense.

**SAFETY:** The Contractor shall take reasonable precautions to protect the safety of, and to prevent damage, injury or loss to persons and property that might be affected by the Contractor's Work. Contractor warrants that all labor, materials, and equipment shall be furnished in full compliance with the requirements of the Occupational Safety and Health Act of 1970, and any other applicable laws whatsoever including all standards and regulations thereunder.

**WARRANTY:** Contractor warrants that all Work shall meet all requirements of this Contract and shall be furnished by experienced personnel in accordance with Contractor's best skill and attention and the highest professional standards and without delay to other tradesmen. In addition, all materials, equipment, supplies, and accessories furnished by Contractor in connection with this Contract shall be of good quality and workmanship in compliance with the requirements of this Contract, and free from defects in workmanship and materials for a period of not less than one (1) year after the completion of the Work without extra charge to the Owner, or as otherwise provided by this Contract.

**INSURANCE:** Contractor shall provide the Owner at the time of the signing of this Contract with Certificates of Page 3 of 7 Insurance showing the following insurance during the period of the Contract and to provide evidence of such insurance when requested. Contractor warrants that coverage provided under the commercial general liability policy will be written on an "occurrence" basis with coverage as broad as the Insurance Service Office Inc.'s form or similar form: Commercial General Liability coverage with limits equal to or exceeding: \$1,000,000 Combined Single Limit each occurrence; \$2,000,000 General Aggregate; \$1,000,000 Products Completed Operations Aggregate. Owner shall be added as an "additional insured" on a primary and noncontributory basis with waiver of subrogation on Contractor's policy. Automobile Liability Insurance for any and all vehicles used at the Project or to transport individuals or materials to or from the Project for a minimum coverage amount of \$1,000,000 each accident. Owner may obtain liability insurance protecting it from claims for personal injury, including death, or property damage, which may result from the performance of the Work hereunder. Owner may also purchase and maintain a "Builder's Risk Policy" insuring the entire work at the site, to the full insurable value thereof. Such insurance shall include the interests of the Owner and the Contractor in the work, and shall insure against the perils of fire, vandalism, malicious mischief and extended coverage.'

**HOLD HARMLESS:** To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner from and against claims, damages, losses, and expenses, including but not limited to reasonable attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this paragraph.

**TERMINATION:** Owner Default if the Work under this Contract shall be stopped for a period exceeding fourteen (14) business days, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, then the Contractor may, upon an additional seven (7) business days written notice to the Owner (having given the Owner the opportunity to cure) stop work and terminate this agreement and recover from the Owner payment for all work performed and materials supplied up to the date of termination and for any proven loss on materials, equipment, tools and machinery, together with lost profit on the work actually completed and any other provable remedies that may be afforded by law. Additionally, if the Owner fails to make payments in accordance with the terms of the Contract, the Contractor may, upon seven (7) business days written notice to the Owner (having given the Owner opportunity to cure) stop the work, or terminate the contract, and recover from the Owner payment for all work performed and materials

provided to the date of termination and for any proven loss on materials, equipment, tools and machinery, together with reasonable overhead and profit on the Work not executed and reasonable costs incurred by reason of such termination. Contractor Default If the Contractor defaults or persistently fails or neglects to carry out the work in accordance Page 4 of 7 with the Plans and Specifications, or repeatedly fails to perform any provision of the Contract, the Owner may, upon fourteen (14) days written notice to the Contractor (having given the Contractor opportunity to cure), and without prejudice to any other remedy Owner may have, make good any deficiencies, deducting the cost thereof from the payment then or thereafter due to the Contractor. In the event of such default, at Owner's option, the Owner may terminate the Contract and take possession of the site and all materials for which payment has been made and may finish the work by whatever method the Owner may deem expedient. If the unpaid balance of the contract sum exceeds the expense of finishing the work, the excess shall be paid to the Contractor. If the expense exceeds the unpaid balance, the Contractor shall pay the difference to the Owner. In the event of termination in accordance with the terms of this Contract, the Owner may withhold payment to the Contractor until completion of the work.

**DISPUTE RESOLUTION:** It is hereby agreed that any and all claims, disputes and controversies by or between the Contractor and Owner arising from or related to the subject project or this Contract shall be resolved by litigation in a court of law having jurisdiction within the County of Suffolk, State of New York. Should litigation be necessary to enforce any provision of this Agreement, or for any claim arising therefrom or out of any assigned Work Order, then the prevailing party shall be entitled to all litigation expenses, witness fees, court costs and reasonable attorneys' fees.

**NOTICES PURSUANT TO LIEN LAW:** Any contractor, subcontractor, or materialman who provides home improvement goods or services pursuant to a home improvement contract and who is not paid may have a valid legal claim against your property known as a mechanic's lien. Any mechanic's lien filed against your property may be discharged. Payment of the agreed-upon price under the home improvement contract prior to filing of a mechanic's lien may invalidate such lien. The owner may contact an attorney to determine his rights to discharge a mechanic's lien. The parties hereto understand and acknowledge that pursuant to Lien Law 71 - A (4) and General Business Law 771, the Contractor as a home improvement contractor is legally required to deposit all payments received prior to completion in escrow, which deposit remains the property of the Owner until substantial completion of the project. In the alternative, the Contractor may post with the Owner a bond, contract of indemnity, or irrevocable letter of credit guaranteeing the return of payments or the proper application of payments for the purposes of the contract. Notwithstanding the foregoing, the parties hereto waive the requirements of Lien Law 71 - A and General Business Law 771 for the purposes of this Contract, but only to the extent that funds paid by Owner need not be segregated by Contractor in a separate and/or segregated bank account and shall become the property of the Contractor immediately upon payment by Owner to be used by the Contractor for any purpose it deems appropriate.

**FORCE MAJEURE:** Notwithstanding anything to the contrary contained herein or in the other Contract Documents, Contractor shall not be liable for any failure, hinderance, or delay in performing any obligation under this Agreement or the other Contract Documents that is due to the following causes, without limitation: acts of God,

accidents, riots, war, terrorist acts, epidemics, pandemics, quarantine, governmental order, acts or omissions, changes in laws or regulations, civil commotion, natural catastrophe, strikes, generalized lack of availability of labor, raw materials or energy, changes in market prices or conditions, any cause whatsoever that is beyond the control of Contractor. Furthermore, where there is a delay outside the control of the parties due to unavailability of goods, delay in delivery, or other unforeseen or remote contingencies, the parties agree such a delay is not considered a breach of the Agreement. The parties agree to use commercially reasonable efforts to perform this Agreement under the deadlines allowable by Page 5 of 7 the market. Contractor's performance will be excused, and the Contractor will not be liable for any failure to perform under this Agreement, when Contractor is unable, despite diligent efforts to do so, to obtain raw materials and supplies on terms Contractor deems commercially acceptable.

**RIGHT TO CANCEL:** Owner may cancel this Contract at any time prior to midnight of the third (3rd) business day after the date of this Contract. See the attached Notice of Cancellation form for explanation of this right.

**MISCELLANEOUS TERMS:** A. The invalidity of any part or provision of this Contract shall not impair or affect in any manner the validity, enforceability or effect of the remaining parts and provisions of this Contract. B. This Contract may be executed in several counterparts, including pdf or facsimile signature, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. However, the Contract shall not be effective or enforceable against any party hereto until all parties have completely and properly executed at least one counterpart of this Contract. C. Any modification of this Contract must be in writing and signed by both parties. Such modifications may be executed in counterparts so long as each party receives an original copy of the modification signed by the other. D. The parties agree to cooperate with each other and comply with the other's request to execute any additional or correction documents which may be necessary subsequent to the execution hereof to confirm or correct the intentions of the parties as expressed in this Contract. E. The construction, validity and effect of this Contract shall be determined under the laws of the State of New York.

X

Erin Hurme

X

Company Authorized Signature

BUSINESS CARD (...2058)  
AMITYVILLE ACUPUNCTURE AND MASSAGE PLLC

**\$141.20**  
Current balance

**\$39,458.80**  
Available credit

\$39,600.00  
Total credit limit

\$40.00  
Minimum payment due

☑ On  
Automatic payments

Mar 12, 2024  
Payment due date

\$141.20  
Last statement balance

240,274  
Ultimate Rewards® points

BUSINESS CARD (...9487)  
AMITYVILLE ACUPUNCTURE A

**\$13,361.00**  
Current balance

**\$36,428.67**  
Available credit

\$50,000.00  
Total credit limit

\$70.00  
Minimum payment due

☑ On  
Automatic payments

Mar 5, 2024  
Payment due date  
\$7,001.84  
Last statement balance  
329,816  
Ultimate Rewards<sup>®</sup> points

IF THE WORD "ARREARS" IS PRINTED HERE, SEE NOTICE OF ARREARS ON REVERSE SIDE.

# STATEMENT OF TAXES

DECEMBER 1, 2023 thru NOVEMBER 30, 2024 TAX LEVY  
TOWN OF BABYLON, SUFFOLK COUNTY, NEW YORK  
TAXES BECOME A LIEN DECEMBER 1, 2023

OFFICE PAYMENT HOURS  
MON. TO FRI. 9 A.M. TO 4 P.M.  
PHONE 631-957-3001

ITEM NUMBER  
**010728000**

ESTIMATED STATE-AID

COUNTY 349,275,904  
TOWN 593,299  
SCHOOL 43,173,918

WWW.TOWNOFBABYLON.COM

MAKE FUNDS PAYABLE TO:

**JENNIFER MONTIGLIO**  
RECEIVER OF TAXES  
200 EAST SUNRISE HIGHWAY  
LINDENHURST, NEW YORK 11757-2597

FOR SCHOOL INQUIRIES CALL  
(631) 598-6524

NYS School Code  
472006

Bill Number  
1033

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED AFTER  
MARCH 1, 2023, PLEASE FORWARD THIS STATEMENT TO THE  
NEW OWNER OR RETURN TO THIS OFFICE.

INDICATE NAME OR ADDRESS  
CHANGE ON ENCLOSED FORM.

OWNER AS OF TAXABLE STATUS DATE MARCH 1, 2023

TAX BILLING ADDRESS

AMITYVILLE WELLNESS LLC  
320 MERRICK RD STE 3  
AMITYVILLE NY 11701

AMITYVILLE WELLNESS LLC  
320 MERRICK RD STE 3  
AMITYVILLE, NY 11701-3440



DIST.	SUFFOLK COUNTY TAX MAP NUMBER	SECT.	BLOCK	LOT	LAND ASSESSMENT	TOTAL ASSESSMENT	DESC. CODE	VALUE	EXEMPTION	FULL VALUE	SAVINGS
0101	005.00	03.00	029.000		2,090	3,540					
ACREAGE / DIMENSION	TAX CODE	ROLL SECTION	TYPE	UNIFORM % OF VALUE	FULL VALUE						
25X107	101	1	484	0.66	536,363						
PHYSICAL ADDRESS					TAX WITHOUT EXEMPTION						
209 BROADWAY AMITYVILLE 11701					9,075.63						



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: \_\_\_\_\_ Submitted by: \_\_\_\_\_

Project Name: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

IRS EIN #, ITIN #, or SS #: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Site Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1 – 2 sentences) description of the project:

2. Does the applicant own the building? Yes  No

If answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below. If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

4. Describe in detail the proposed improvements:

5. Identify the exact components of the project that the grant funding will be used for:

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

7. Is the proposed work visible from a public right of way? Yes  No

8. Will you use your own architect or grant provided assistance? Own  Grant

9. If own, please provide their name/address:

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): \_\_\_\_\_

11. Project Match (at least 20% of the total project cost): \_\_\_\_\_

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost


(If more space is needed, please provide as an attachment)

13. First available date to begin: \_\_\_\_\_

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attached Requirements Below:

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- c. Third Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email

20. Are the property's municipal taxes current? Yes  No

21. Are the property's school taxes current? Yes  No
22. Are the property's water/sewer bills current? Yes  No
23. Are there any liens on the property? Yes  No
- a. If so, please explain:
- 
24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
25. Is the applicant a minority? Yes  No
26. Is the applicant a woman? Yes  No
27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office \_\_\_\_\_
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid \_\_\_\_\_
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement \_\_\_\_\_
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed \_\_\_\_\_
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion \_\_\_\_\_
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation \_\_\_\_\_
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed \_\_\_\_\_

**Required Attachments**

**Attached?**

- |  |                           |                          |
|--|---------------------------|--------------------------|
| A. Photos of the building façade in its current condition  | Yes <input type="radio"/> | No <input type="radio"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input type="radio"/> | No <input type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input type="radio"/> | No <input type="radio"/> |
| D. Signed declaration from property owner  | Yes <input type="radio"/> | No <input type="radio"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input type="radio"/> | No <input type="radio"/> |
| F. Proof of financial resources to complete construction,  |                           |                          |

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No

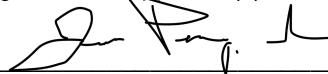
The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)

  
\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768

# REDWOOD

## Amityville Broadway LLC Façade Restoration

### Cost Summary

Budget	Actual
\$ 24,422.75	\$ -

Tasks	Labor	Material	Total Budget	Total Actual
<b>Painting</b>			\$ 9,000.00	\$ -
Exterior Brick, Façade, and Siding.	\$6,500.00	\$2,500.00	\$9,000.00	
<b>Exterior Lighting</b>			\$ 6,750.00	\$ -
5 Exterior Wall Sconces	\$3,500.00	\$3,250.00	\$6,750.00	
<b>Exterior Doors</b>			\$ 5,000	\$ -
2 Exterior Fire Rated Doors	\$3,000.00	\$2,000.00	\$5,000.00	
	#REF!	#REF!		
<b>Misc.</b>			\$ 2,075.00	\$ -
Repair & Replacement of Damaged Wood Trim	\$345.83	\$345.83	\$691.67	
Brick pointing & mortar repairs	\$345.83	\$345.83	\$691.67	
Siding replacement/repairs	\$345.83	\$345.83	\$691.67	
<b>Sales Tax</b>			\$ 1,597.75	\$ -
7% Tax on Total Cost	-	-	1,597.75	

<b>Under(Over)</b>	
\$	<b>24,423</b>

<b>Under(Over)</b>	
\$	<b>9,000.00</b>
\$	9,000.00
\$	6,750.00
\$	-
\$	<b>5,000.00</b>
\$	5,000.00
\$	-
\$	<b>2,075.00</b>
\$	691.67
\$	691.67
\$	691.67
\$	<b>1,597.75</b>
\$	1,597.75

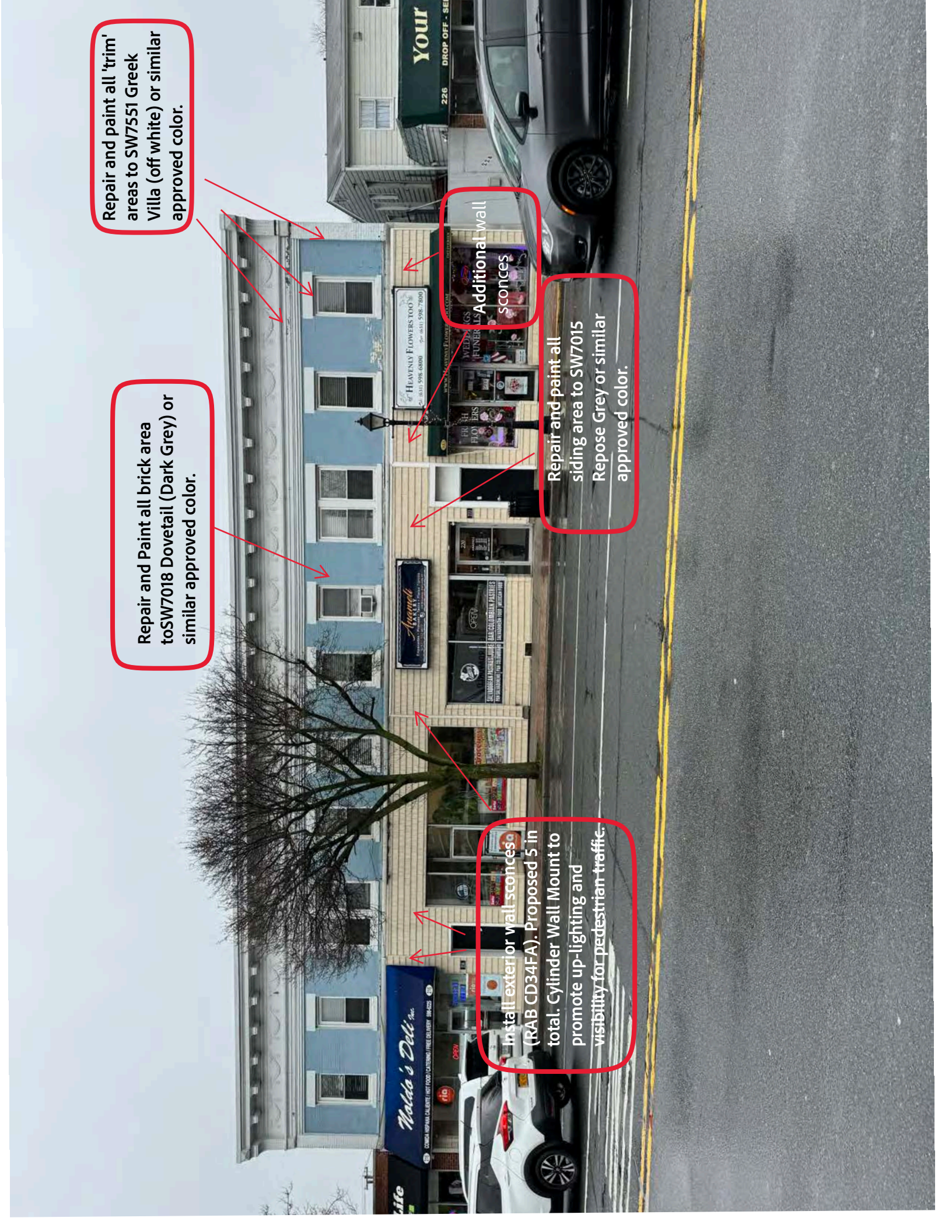
Repair and paint all 'trim' areas to SW7551 Greek Villa (off white) or similar approved color.

Repair and Paint all brick area to SW7018 Dovetail (Dark Grey) or similar approved color.

Additional wall sconces

Repair and paint all siding area to SW7015 Repose Grey or similar approved color.

Install exterior wall sconces (RAB CD34FA). Proposed 5 in total. Cylinder Wall Mount to promote up-lighting and visibility for pedestrian traffic.



# ESTIMATE

**White Plains Property  
Management LLC**  
PO Box 533  
White Plains, NY 10603

luke@whiteplainspm.net  
+1 (914) 403-5982  
www.WhitePlainsPM.net



## Redwood Real Estate

### Bill to

Amityville Broadway  
LLC  
227 E 56th St  
Suite 401  
New York, NY 10022

### Ship to

Redwood Real Estate  
216 Broadway Amnityville NY

### Estimate details

Estimate no.: 216-24EST1  
Estimate date: 02/24/2024

#	Product or service	Amount
1.	<b>Painting</b> Paint Exterior Brick / Facade / Siding Labor - \$6500 Material - \$2500  COLORS: Facade / Trim - SW7551 Greek Villa (off white) Brick - SW7018 Dovetail (Dark Grey) Siding - SW7015 Repose Grey (Light Grey)	\$9,000.00
2.	<b>Exterior Lighting</b> 5 Exterior Wall Scones RAB CD34FA 10W 3" Cylinder Wall Mount - Matt Black  Labor - \$3500 Material \$3250	\$6,750.00
3.	<b>Exterior Doors</b> 2x Exterior Fire Rated Apartment Doors  Labor - \$3,000 Material - \$2,000	\$5,000.00
4.	<b>Misc. Material and Repairs to woodwork, masonry, trim and siding to billed per hour and material. Not to exceed 10% of total project without owner approval.</b>	\$2,075.00

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Subtotal	\$22,825.00
----------	-------------

Sales tax	\$1,597.85
-----------	------------

<b>Total</b>	<b>\$24,422.75</b>
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SUFFOLK COUNTY CLERK  
 RECORDS OFFICE  
 RECORDING PAGE

Type of Instrument: DEED  
 Number of Pages: 4  
 Receipt Number : 19-0007966  
 TRANSFER TAX NUMBER: 18-20074

Recorded: 01/14/2019  
 At: 11:46:37 AM  
 LIBER: D00012996  
 PAGE: 656

District: 0101      Section: 003.00      Block: 05.00      Lot: 011.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$1,300,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$250.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$200.00	NO
Transfer tax	\$5,200.00	NO			
			Fees Paid	\$5,720.00	

TRANSFER TAX NUMBER: 18-20074

THIS PAGE IS A PART OF THE INSTRUMENT  
 THIS IS NOT A BILL

JUDITH A. PASCALE  
 County Clerk, Suffolk County

Number of pages

4

RECORDED  
2019 Jan 14 11:46:37 AM  
JUDITH A. PASCALE  
CLERK OF  
SUFFOLK COUNTY  
L D00012996  
P 656  
DT# 18-20074

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument      Deed / Mortgage Tax Stamp      Recording / Filing Stamps

3      FEES

Page / Filing Fee 20 -  
 Handling 20. 00  
 TP-584 5 -  
 Notation \_\_\_\_\_  
 EA-52 17 (County) 5 -      Sub Total 50 -  
 EA-5217(State) 250 -  
 R.P.T.S.A. 200 -  
 Comm. of Ed. 5. 00  
 Affidavit \_\_\_\_\_  
 Certified Copy \_\_\_\_\_  
 NYS Surcharge 15. 00      Sub Total 470 -  
 Other \_\_\_\_\_      Grand Total 520 -



Mortgage Amt. \_\_\_\_\_  
 1. Basic Tax \_\_\_\_\_  
 2. Additional Tax \_\_\_\_\_  
 Sub Total \_\_\_\_\_  
 Spec./Assit. \_\_\_\_\_  
 or \_\_\_\_\_  
 Spec. /Add. \_\_\_\_\_  
 TOT. MTG. TAX \_\_\_\_\_  
 Dual Town \_\_\_\_\_ Dual County \_\_\_\_\_  
 Held for Appointment \_\_\_\_\_  
 Transfer Tax 5200 -  
 Mansion Tax \_\_\_\_\_  
 The property covered by this mortgage is or will be improved by a one or two family dwelling only.  
 YES \_\_\_\_\_ or NO   
 If NO, see appropriate tax clause on page # \_\_\_\_\_ of this instrument.

482 1/3/19

4 Dist. 0101      19001234      0101 00300 0500 011000      00      5

Real Property Tax Service Agency Verification



Community Preservation Fund

Consideration Amount \$ 1,300,000 -

CPF Tax Due \$ \_\_\_\_\_

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address  
 RECORD & RETURN TO:  
Amityville Broadway LLC  
207 East 56th street, Ste 401  
New York, NY 10022

Improved \_\_\_\_\_  
 Vacant Land \_\_\_\_\_  
 TD \_\_\_\_\_  
 TD \_\_\_\_\_  
 TD \_\_\_\_\_  
IT2663

Mail to: Judith A. Pascale, Suffolk County Clerk  
 310 Center Drive, Riverhead, NY 11901  
 www.suffolkcountyny.gov/clerk

7 Title Company Information  
 Co. Name New York Metro Title  
 Title# 18.31386

### 8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by: \_\_\_\_\_ (SPECIFY TYPE OF INSTRUMENT)

H. Lee Blumberg + Joann Blumberg  
Deborah B Magill + Judith Aaron Blumberg etc.

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO Amityville Broadway LLC

In the TOWN of Babylon  
In the VILLAGE \_\_\_\_\_  
or HAMLET of \_\_\_\_\_

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 3 day of January, Two Thousand Nineteen

BETWEEN H. Lee Blumberg and JoAnn Blumberg, his wife, with offices at 330 Broadway, Amityville, New York 11701; and Judith Aaron Blumberg, residing at 1514 34th Street NW, Washington, DC 20007 and Debora B. Magill, residing at N53 W16148 Whitetail Run, Menomonee Falls, Wisconsin 53051, as Co-Trustees of the Robert C. Blumberg Family Trust, parties of the first part; and

Amityville Broadway LLC, with offices at 227 East 56<sup>th</sup> Street, Suite 401, New York, New York 10022, party of the second part.

WITNESSETH, that the parties of the first part, in consideration of full consideration, and by the provisions of the Robert C. Blumberg Family Trust and by virtue of the power and authority given by §11-1.1(B) of the Estates, Powers and Trusts Law, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Amityville, Town of Babylon, County of Suffolk and State of New York, more particularly bounded and described as follows:

See, Schedule "A" – Legal Description Attached Hereto.

Subject to covenants, restrictions and easements of record to the extent that the same are presently in full force and effect.

Said premises being commonly known and designated as 216-222 Broadway, Amityville, New York 11701 and being the same premises conveyed to the parties of the first part by Deeds dated the 22<sup>nd</sup> day of October, 1996, and recorded in the Office of the Clerk of the County of Suffolk on the 28<sup>th</sup> day of January, 1997, in Liber 11813, page 112 and dated the 2<sup>nd</sup> day of November, 2010 and recorded in the Office of the Clerk of the County of Suffolk on the 17<sup>th</sup> day of November, 2010, in Liber 12643 at Page 382.

DISTRICT:

0101

SECTION:

003.00

TOGETHER with all right, title and interest, if any, of the parties of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, the heirs or successor and assigns of the parties of the second part forever.

BLOCK:

05.00

AND the parties of the first part covenants that the parties of the first part have not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

LOT:

011.000

AND the parties of the first part, in compliance with §13 of the Lien Law, covenants that the parties of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part has duly executed this Deed the day and year first above written.

IN PRESENCE OF:

Julianne L. Nolan  
Witness

H. Lee Blumberg  
H. Lee Blumberg, Seller

Julianne L. Nolan  
Witness

JoAnn Blumberg  
JoAnn Blumberg, Seller

Robert C Blumberg Family Trust

Mark  
Witness

Judith Aaron Blumberg Co-Trustee, Seller  
Judith Aaron Blumberg, Co-Trustee, Seller

Leah Magill  
Witness

Debora B. Magill Co-Trustee, Seller  
Debora B. Magill, Co-Trustee, Seller

***New York Metro Title Agency, Inc.***  
***As agent for***  
***Chicago Title Insurance Company***

Title Number: 18-31386  
Page 1

**SCHEDULE A DESCRIPTION**

Amended 11/21/2018

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Amityville, Town of Babylon, County of Suffolk and State of New York, more particularly bounded and described as follows:

BEGINNING in the Southeast corner of the parcel about to be described at a point in the Westerly line of Broadway, said point being distant Northerly 93.90 feet from the point formed by the intersection of the Westerly line of Broadway with the Northerly line of Oak Street, (also known as Union Street Extension – County Rd. 50-B), when measured along the said Westerly line of Broadway; and from said point of beginning

RUNNING THENCE along the land now or formerly of one Leavy, formerly Vogelsang, North 68 degrees 50 minutes 10 seconds West 177.63 feet to the land of Village of Amityville, known as the O'Connor Parking Field;

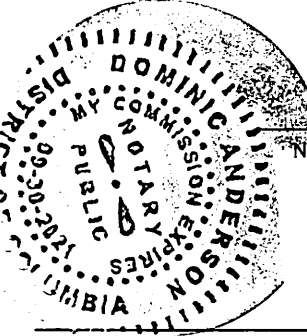
THENCE along last named land North 11 degrees 19 minutes East 94.55 feet to the land of one Johnson, reputed owner;

THENCE along said land South 66 degrees 55 minutes 30 seconds East 178.72 feet to a point in the Westerly line of Broadway;

THENCE along the Westerly line of Broadway South 11 degrees 19 minutes West 88.51 feet to the point or place of BEGINNING.

DISTRICT OF COLUMBIA }ss:

On this 17<sup>th</sup> day of December, 2018, before me, the undersigned, personally appeared Judith Aaron Blumberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me she executed the same in her capacity as a Co-Trustee of the Robert C. Blumberg Family Trust, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the District of Columbia.



*[Signature]*  
NOTARY PUBLIC, DISTRICT OF COLUMBIA

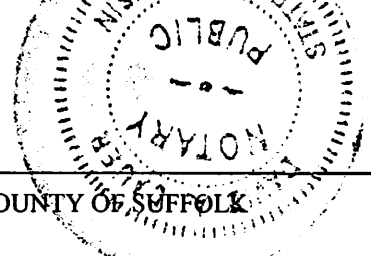
**Dominic Anderson**  
District of Columbia, Notary Public  
My Commission Expires  
September 30, 2021

STATE OF WISCONSIN, COUNTY OF WAUKESHA }ss:

On the 20<sup>th</sup> day of December, 2018, before me, the undersigned, personally appeared Debora B. Magill, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity as a Co-Trustee of the Robert C. Blumberg Family Trust, that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Waukesha, State of Wisconsin.

*[Signature]*  
NOTARY PUBLIC, STATE OF WISCONSIN

David A  
Cauer



STATE OF NEW YORK, COUNTY OF SUFFOLK }ss:

On this 28 day of December, 2018, before me, the undersigned, personally appeared H. Lee Blumberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me he executed the same in his capacity, and that his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

*[Signature]*  
NOTARY PUBLIC, STATE OF NEW YORK

**JULIANNE L. NOLAN**  
Notary Public, State of New York  
No. 01NO6299618  
Qualified in Suffolk County  
Commission Expires March 24, 2022

STATE OF NEW YORK, COUNTY OF SUFFOLK }ss:

On the 28 day of December, 2018, before me personally came JoAnn Blumberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me she executed the same in her capacity, and that her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

*[Signature]*  
NOTARY PUBLIC, STATE OF NEW YORK

**JULIANNE L. NOLAN**  
Notary Public, State of New York  
No. 01NO6299618  
Qualified in Suffolk County  
Commission Expires March 24, 2022

**BARGAIN AND SALE DEED**  
**With Covenants Against Grantors' Acts**

Prepared By:  
Law Offices of Richard G. Handler  
50 Broadway, PO Box 427  
Amityville, New York, 11701  
(631) 598-1400

Title No.: 18-31386  
Title Company: New York Metro Title Agency, Inc.  
Title Insurer: Chicago Title Insurance Company

DISTRICT: 0101  
SECTION: 003.00  
BLOCK: 05.00  
LOT: 011.000  
COUNTY: Suffolk  
VILLAGE: Amityville  
TOWN: Babylon  
STREET ADDRESS: 216-222 Broadway  
Amityville, New York 11701

H. Lee Blumberg and JoAnn Blumberg, his wife  
(as to a one-half interest) and  
Judith Aaron Blumberg and Debora B. Magill, Co-Trustees of the  
Robert C. Blumberg Family Trust (as to a one-half interest)

TO

Amityville Broadway LLC

**Record And Return By Mail To:**

Amityville Broadway, LLC  
227 East 56<sup>th</sup> Street, Suite 401  
New York, New York 10022

Attn: Ian D. Katz, Esq.



Home

Accounts

Transfers

Mobile Deposits

Stop Checks



# Accounts

Amityville Operating (\*7301) CHECKING

Select An Account

Amityville Operating (\*7301)



☆ Make Favorite

Current Balance  
**\$44,753.28**

Available Balance  
**\$44,753.28**  
Hold

Amount Pending  
Authorization  
**\$0.00**

Interest Rate  
**0.0000%**  
Sweep Balance



Home

Accounts

Transfers

Mobile Deposits

Stop Checks



# Accounts

Amityville Operating (\*7301) CHECKING

Select An Account

Amityville Operating (\*7301)



☆ Make Favorite

Current Balance  
**\$44,753.28**

Available Balance  
**\$44,753.28**  
Hold

Amount Pending  
Authorization  
**\$0.00**

Interest Rate  
**0.0000%**  
Sweep Balance



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 2/28/2024 Submitted by: Joseph Celentano

Project Name: Beautify Broadway @ 225 - 227

Applicant Name: Celentano & Son, LLC

IRS EIN #, ITIN #, or SS #: 46-2570528

Applicant Phone Number: (631) 495-9011

Email Address: jc@hirise llc.com

Site Address: 225, 227 Broadway Amityville

City: Amityville State: NY Zip: 11701

Applicant Address: 99 Caramel Road

City: Commack State: NY Zip: 11725

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): \$82,770.<sup>00</sup>
11. Project Match (at least 20% of the total project cost): \$16,554.<sup>00</sup>
12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
Demolition / Removals	\$4,000
Close up Openings	\$2,500
Electric	\$5,000
Brick, Hardie Plank, EIFS (\$7,500, \$24,000, \$7,000)	\$38,500
Cornice and Trim	\$7,000
<b>Sub total</b>	<b>\$57,000</b>
Contractor O & P	\$5,700
Contingency 10%	\$6,270
<b>Total Estimated Construction cost</b>	<b>\$68,970</b>
Designs, Drawings and Specifications Services (Architect)	\$11,800
Permit applications, preparation & filing services	2,000
<b>Total Estimated</b>	<b>\$82,770</b>

(If more space is needed, please provide as an attachment)

13. First available date to begin: TBD depending on permits

14. Are funds currently available for the entire project?

Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attachments below.

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16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

a. First Floor

i. Number of Units Occupied: N/A

ii. Number of Units Unoccupied: \_\_\_\_\_

b. Second Floor

i. Number of Units Occupied: \_\_\_\_\_

ii. Number of Units Unoccupied: \_\_\_\_\_

c. Third Floor

i. Number of Units Occupied: \_\_\_\_\_

ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

227 Broadway - St. Martin's Cloak Room Thrift Shop  
All Part-time Volunteers - 15

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

225 Broadway - Atlantic Cafe & Grocery, Inc.  
TBD - Tenant is obtaining necessary permits  
Hoping by May 1st.

19. Please provide the contact information of the individual(s) managing all requirements of the grant, including managing reimbursement requests.

Name	Title	Role	Phone	Email
Joseph Celentano	Owner	Project Manager	631 495-9011	jc@hirse llc.com

- 20. Are the property's municipal taxes current? Yes  No
- 21. Are the property's school taxes current? Yes  No
- 22. Are the property's water/sewer bills current? Yes  No
- 23. Are there any liens on the property? Yes  No

a. If so, please explain: \_\_\_\_\_

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No

25. Is the applicant a minority? Yes  No

26. Is the applicant a woman? Yes  No

27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office *JC*
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid *JC*
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement *JC*
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed *JC*
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion *JC*
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation *JC*
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed *JC*

**Required Attachments**

**Attached?**

- A. Photos of the building façade in its current condition Yes  No
- B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) Yes  No
- C. Information on the methods and material to be used. Yes  No
- D. Signed declaration from property owner Yes  No
- E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period Yes  No
- F. Proof of financial resources to complete construction, such as loan commitment, documentation of available line of credit, or cash in account Yes  No
- G. Itemized budget (template attached) Yes  No

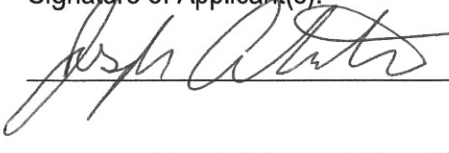
The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)



Joseph Celentano

Date: 2/28/2024

Date: \_\_\_\_\_

**Ways to submit completed applications:**

**Email:** [projects@visionlongisland.org](mailto:projects@visionlongisland.org) **Fax:** 631-606-1502

**Mail:** Vision Long Island

24 Woodbine Ave., Ste 2, Northport, NY 11768

For questions about the application, eligibility, or another concern please contact:

Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242



# CELENTANO & SON, LLC

99 Caramel Road ♦ Commack, New York 11725

Tel: (631) 495-9011 ♦

January 18, 2023

Village of Amityville  
Mayor Dennis M. Siry  
21 Ireland Place  
Amityville, NY 11701

Re: Downtown Revitalization Initiative for consideration 225-227 Broadway

Dear Mr. Mayor,

Celentano & Son, LLC proudly own the properties located at 225-227 Broadway, Amityville for many decades. This location suffered a major Fire Loss on 12/06/2020, and that coupled with issues of the COVID -19 Pandemic made getting through the restoration process and regrouping even more difficult.

St. Martin's Cloak Room Thrift Shop occupies the 227 space on the corner of Broadway and Oak Street, and the 225 space has a new tenant working on establishing a business. You may recall our brief conversation last year, when a local resident made a complaint about the undressed mannequins in the thrift shop window during the latter stages of restoration and re-establishment of the store. We all chuckled about this, and the issue was taken care of immediately by St. Martin's.

There is also a newly renovated multi-use building adjacent to these properties. The spaces at 225-227 have been restored, but there are still improvements that would compliment the newly attached renovated multi-use building. Unfortunately, Insurance did not cover many things, and Celentano & Son, LLC paid \$35,000 in out-of-pocket expenses to restore the buildings.

I recently heard about the Downtown Revitalization Grant from a St. Martin's Parish faculty member, and I did go to the website and to ask more about it. I read about some of the proposed locations and ones approved.

On behalf of the owners, and tenants at 225-227 Broadway, we ask for consideration to be part of Amityville's Downtown Revitalization proposed locations.

Sincerely,

  
Robin Celentano

# PROPOSED ALTERATIONS TO: CELENTANO & SON, LLC

227-225 BROADWAY,  
AMITYVILLE, NY 11701

## DIRECTORY

### PROPERTY OWNER

CELENTANO & SON, LLC.  
99 CARMEL ROAD,  
COMMACK, NY 11725

### ARCHITECT

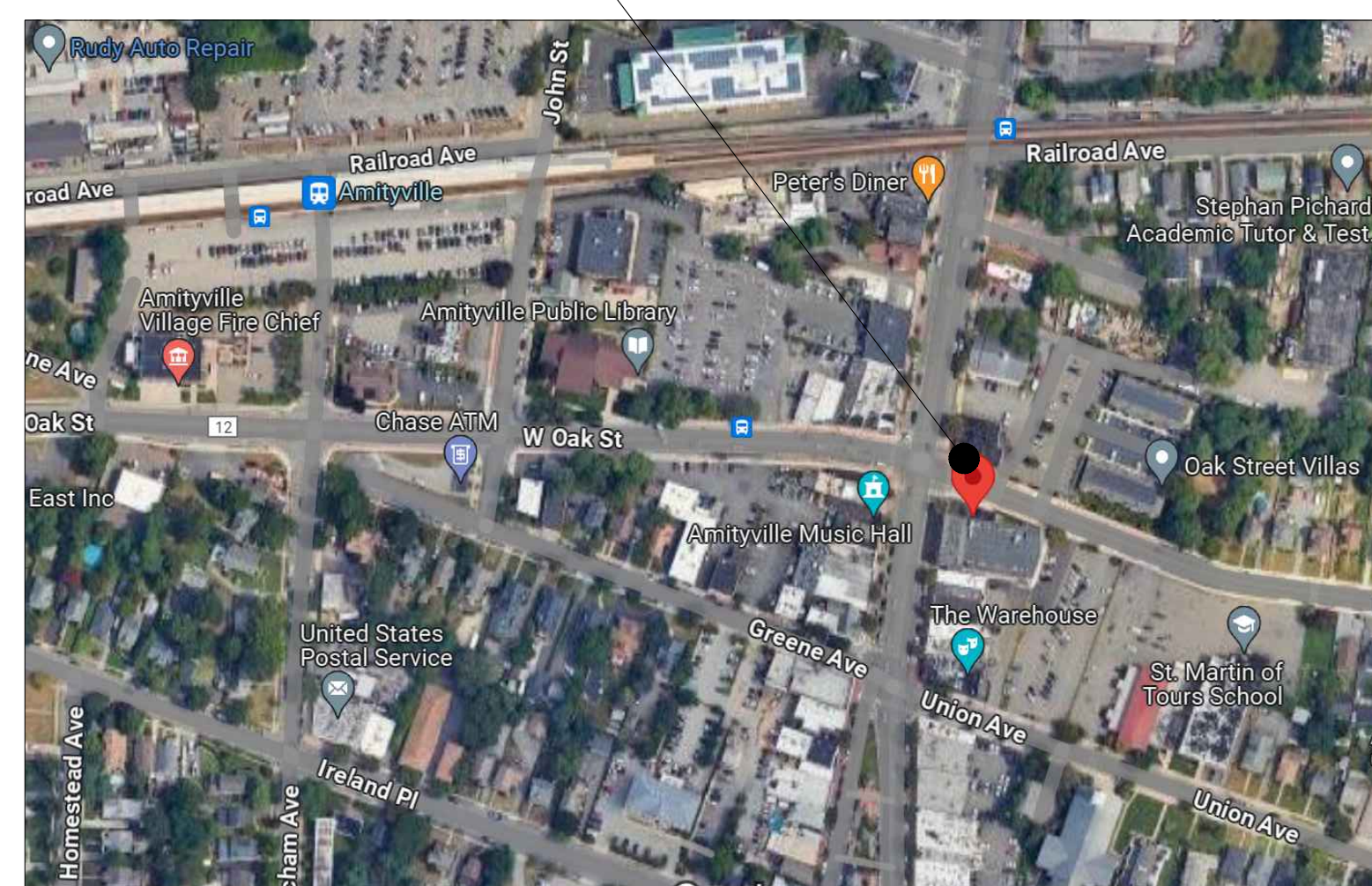
ART OF FORM ARCHITECTURE  
ARCHITECT: MARK SEARAGE  
PM: MICHAEL VILLANO  
159 BROADWAY  
AMITYVILLE, NEW YORK 11701  
T: 631-264-8191 F: 631-264-8189  
MVILLANO@ARTOFFORM.COM

## DRAWING INDEX

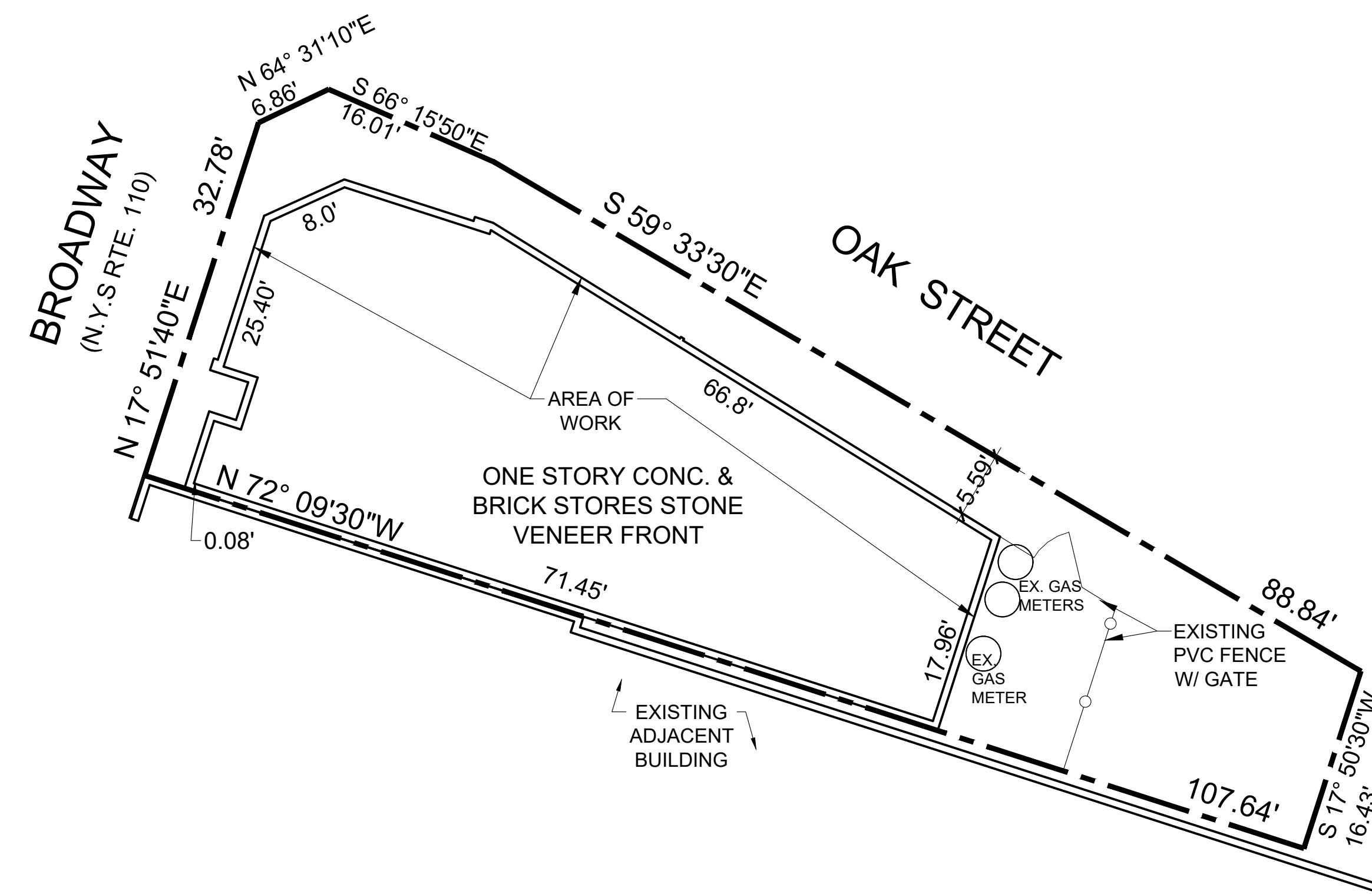
### ARCHITECTURAL DRAWINGS

T-100.00	TITLE SHEET & PLOT PLAN
GN-100.00	GENERAL NOTES SYMBOLS & ABBREVIATIONS
DM-100.00	FIRST FLOOR DEMOLITION PLAN
DM-300.00	DEMOLITION EXTERIOR ELEVATIONS
A-100.00	PROPOSED FACADE PLAN
A-300.00	PROPOSED EXTERIOR ELEVATIONS

LOCATION OF PROPOSED WORK



LOCATION MAP



PLOT PLAN  
SCALE: 1:10



159 Broadway (Route 110)  
Amityville, NY 11701  
631-264-8191 FAX 631-264-8189  
E-mail: aof@artofform.com

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY

PROJECT: PROPOSED FACADE ALTERATIONS TO:

**CELENTANO & SON, LLC**  
227-225 BROADWAY,  
AMITYVILLE, NY 11701

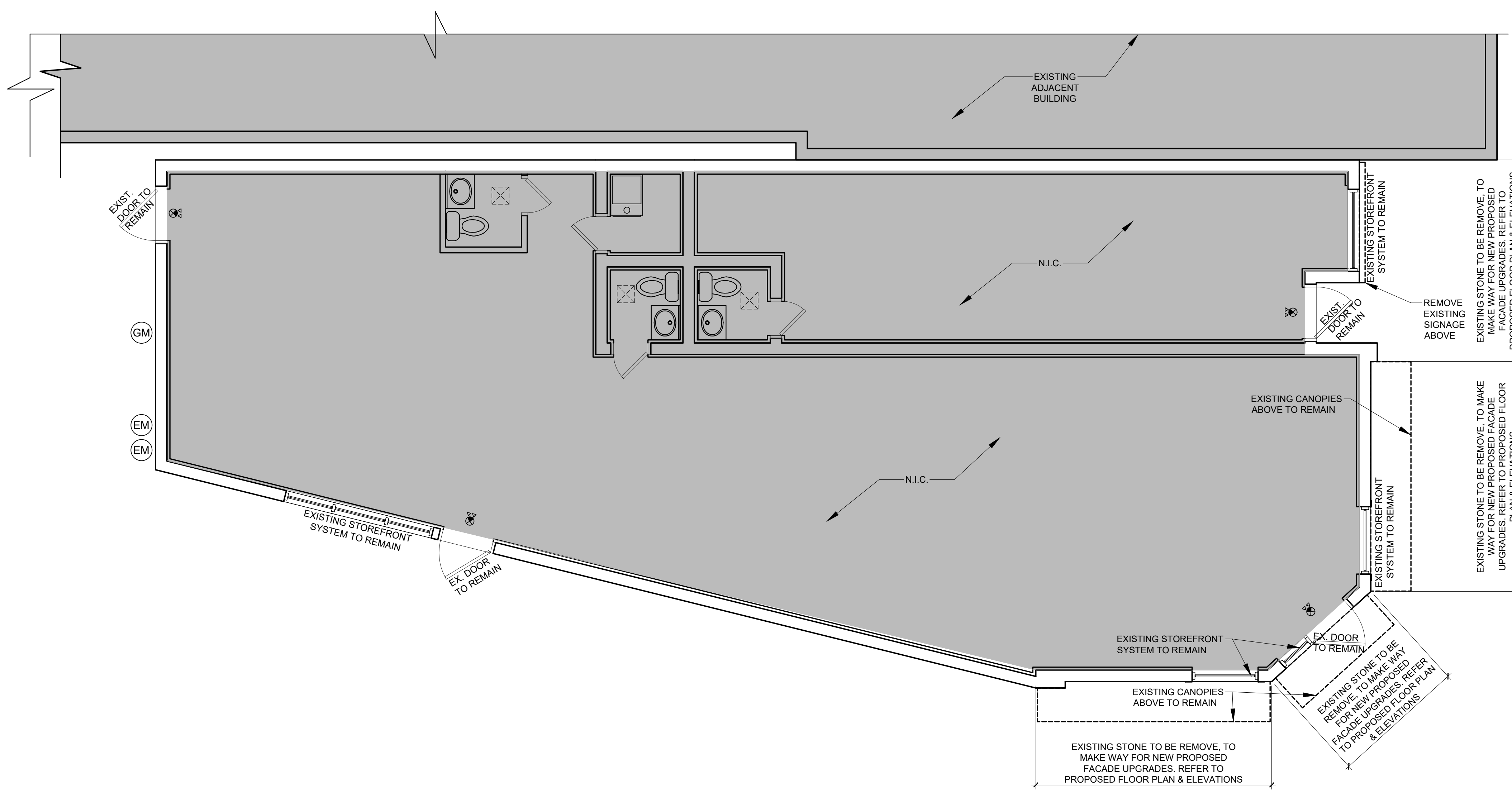
DRAWING TITLE:

**TITLE SHEET & PLOT PLAN**

SEAL & SIGNATURE: \_\_\_\_\_ DATE: **02-27-24**  
PROJECT #: **24014**  
DRAWING BY: **CJ.**  
CHK BY: **M.A.S.**  
DRAWING #: **T-100.00**

DRAWING FILE LOCATION: | 01 OF 06





**FLOOR PLAN LEGEND**

- EXISTING PARTITION TO REMAIN
- ⊗ INDICATES DETAIL NUMBER  
A-XXXX INDICATES DRAWING NUMBER
- GM EXISTING GAS METERS
- EM EXISTING ELECTRICAL METERS

**DEMOLITION LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- - - EXISTING CONSTRUCTION TO BE REMOVED

**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"

**ART FORM**  
ARCHITECTURE  
159 Broadway (Route 110)  
Amityville, NY 11701  
631-264-8191 FAX 631-264-8189  
E-mail: adwin@artform.com

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT INFRINGEMENTS WILL BE PROSECUTED.

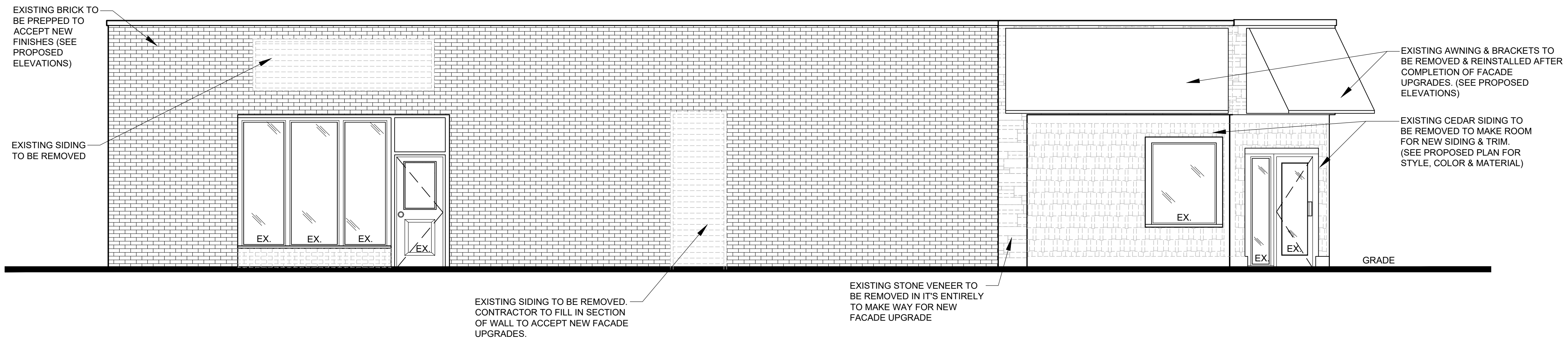
REVISIONS:

#	DATE	DESCRIPTION	BY

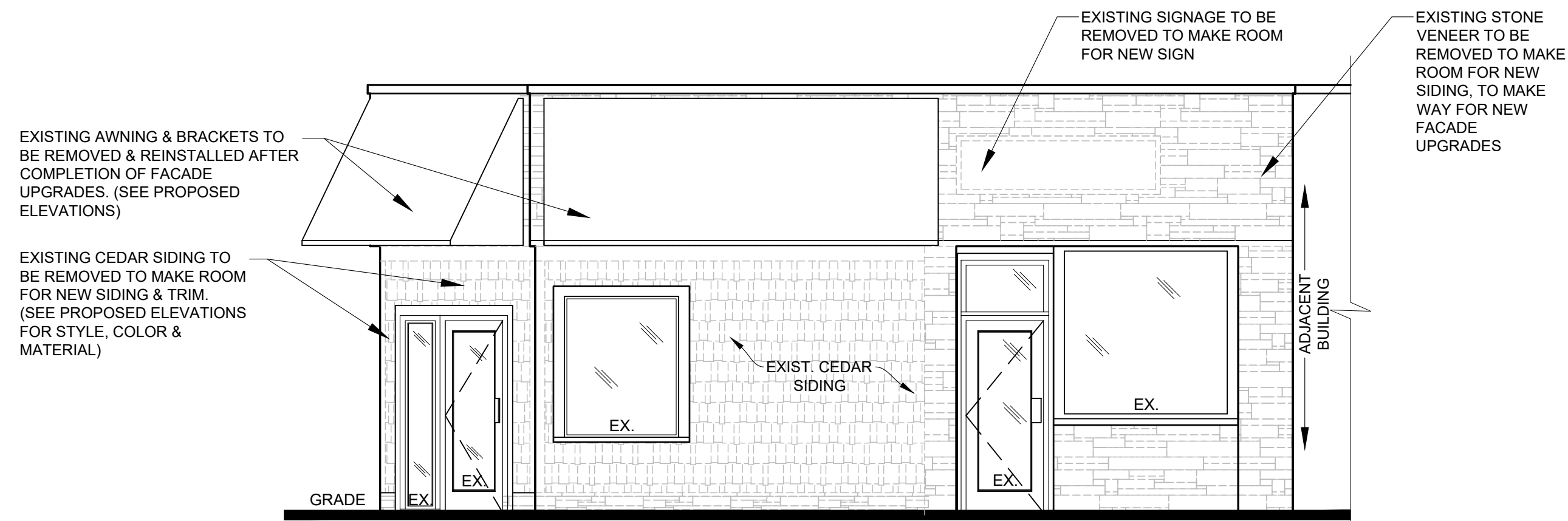
PROJECT:  
**PROPOSED FACADE ALTERATIONS TO:**  
**CELENTANO & SON, LLC**  
227-225 BROADWAY,  
AMITYVILLE, NY 11701

DRAWING TITLE:  
**FIRST FLOOR DEMOLITION PLAN**

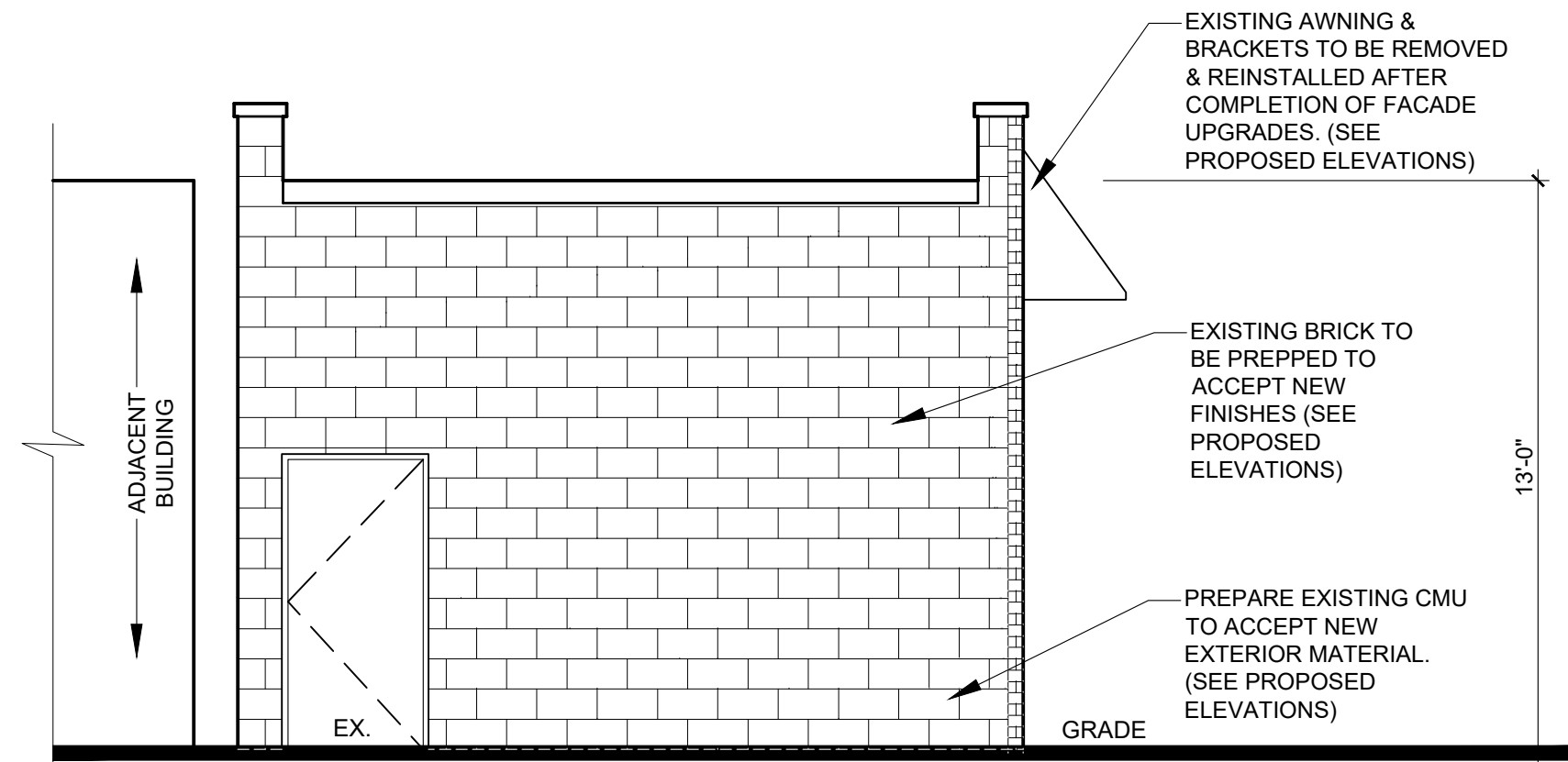
SEAL & SIGNATURE \_\_\_\_\_ DATE: **02-27-24**  
PROJECT #: **24014**  
DRAWING BY: **CJ**  
CHK BY: **M.A.S.**  
DRAWING #: **DM-100.00**



**EXISTING NORTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING EAST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



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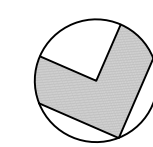
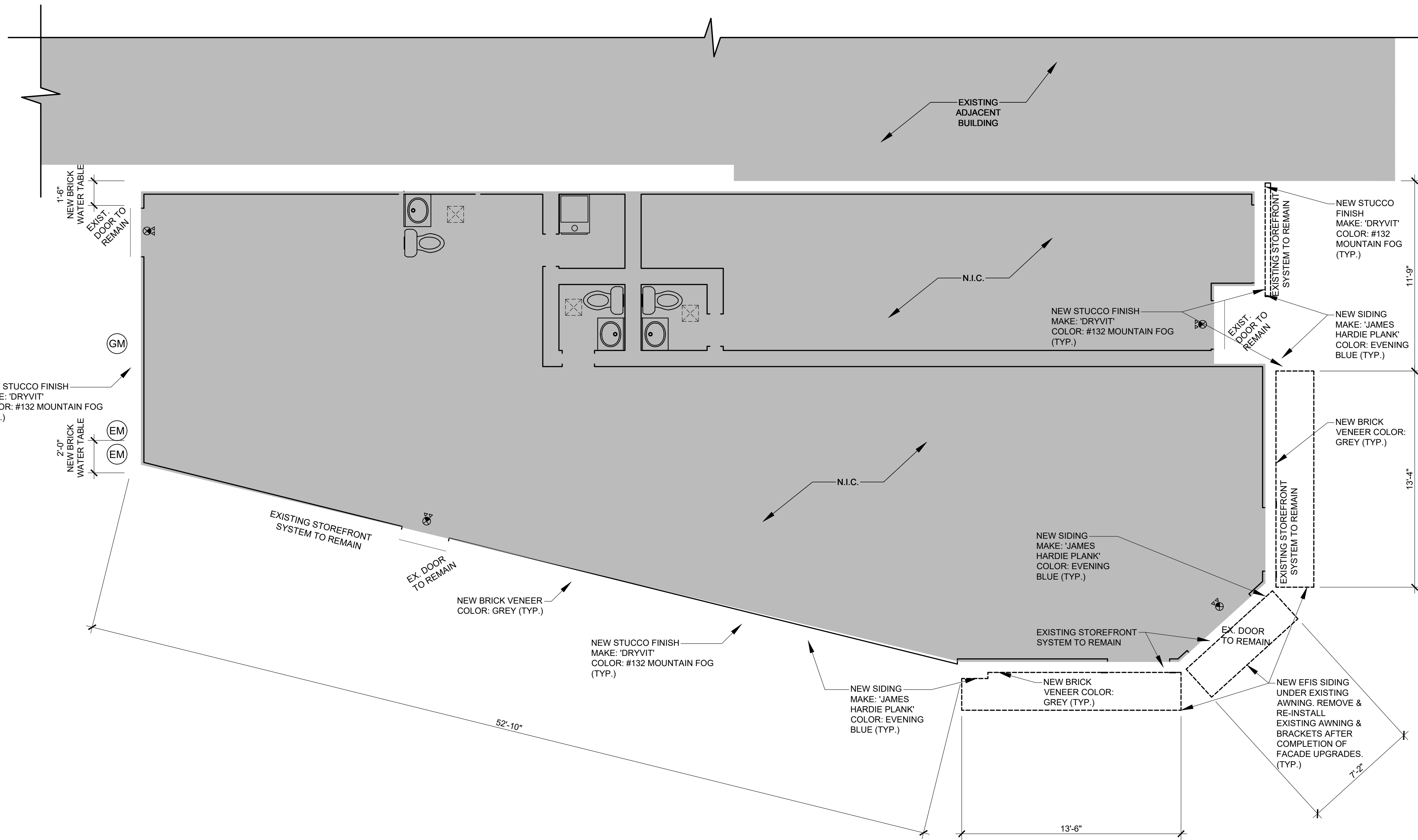
REVISIONS:

#	DATE	DESCRIPTION	BY

PROJECT:  
**PROPOSED FACADE ALTERATIONS TO:**  
**CELENTANO & SON, LLC**  
227-225 BROADWAY,  
AMITYVILLE, NY 11701

DRAWING TITLE:  
**EXTERIOR DEMOLITION ELEVATIONS**

SEAL & SIGNATURE: \_\_\_\_\_ DATE: **02-27-24**  
PROJECT #: **24014**  
DRAWING BY: **J.P.**  
CHK BY: **M.A.S.**  
DRAWING #: **DM-100.00**



**PROPOSED FACADE PLAN**

SCALE: 1/4" = 1'-0"



THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

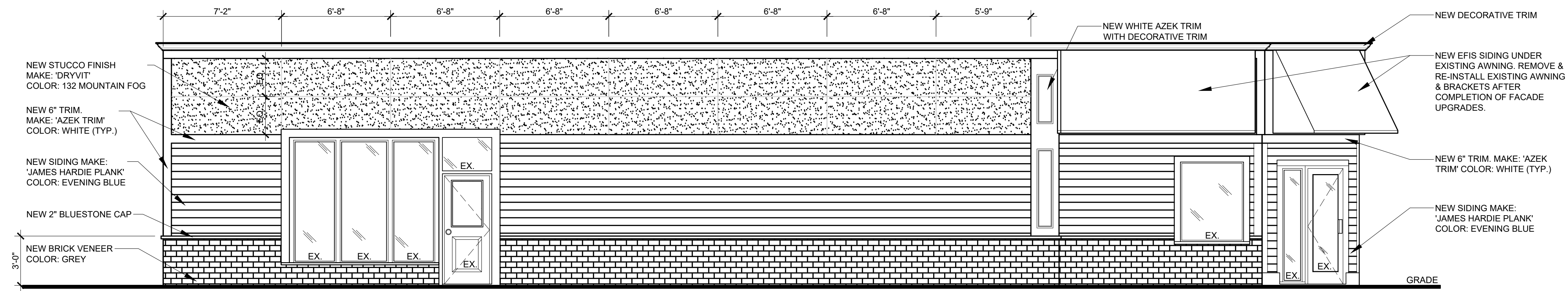
REVISIONS:

#	DATE	DESCRIPTION	BY

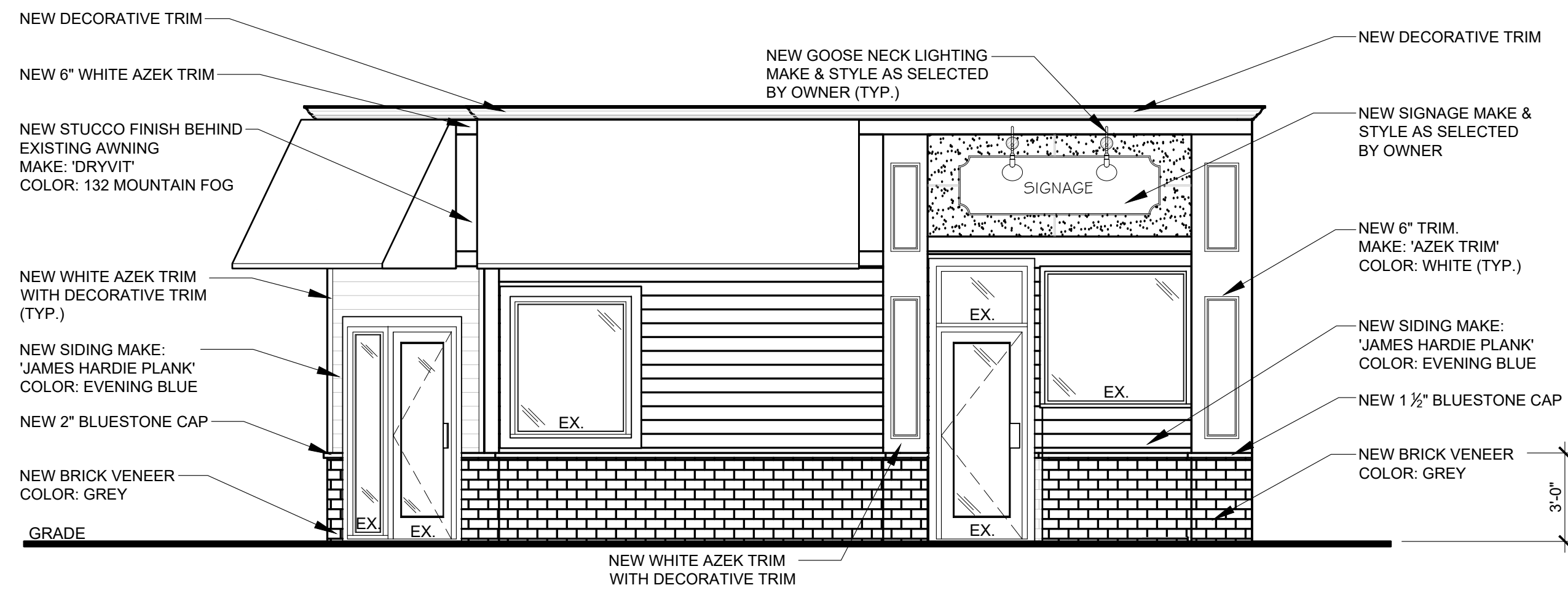
PROJECT:  
**PROPOSED FACADE ALTERATIONS TO:**  
**CELENTANO & SON, LLC**  
227-225 BROADWAY,  
AMITYVILLE, NY 11701

DRAWING TITLE:  
**PROPOSED FACADE PLAN**

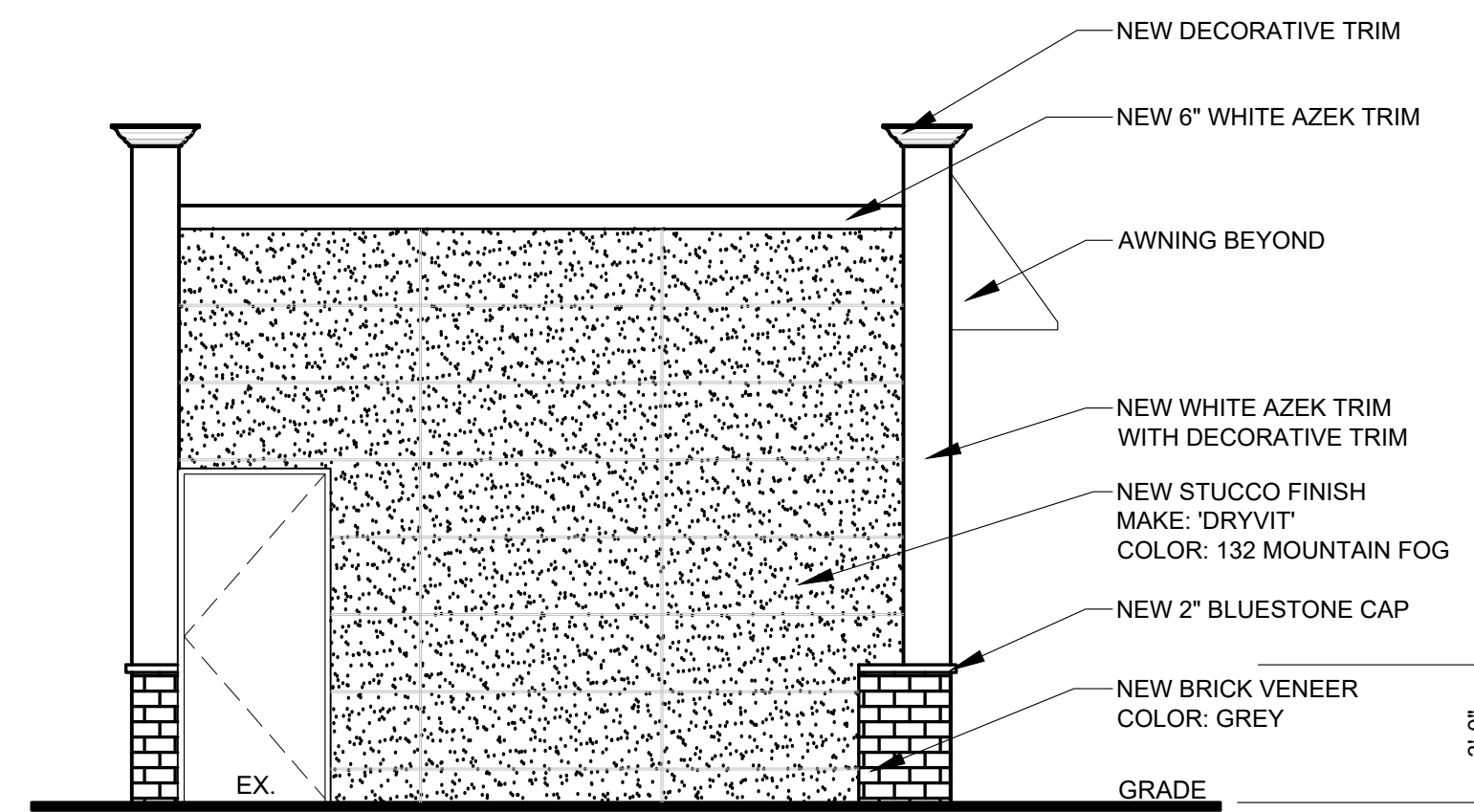
SEAL & SIGNATURE: \_\_\_\_\_ DATE: **02-27-24**  
PROJECT #: **24014**  
DRAWING BY: **J.P.**  
CHK BY: **M.A.S.**  
DRAWING #: **A-100.00**



**PROPOSED NORTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED EAST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY

PROJECT:  
**PROPOSED FACADE ALTERATIONS TO:**  
**CELENTANO & SON, LLC**  
227-225 BROADWAY,  
AMITYVILLE, NY 11701

DRAWING TITLE:  
**PROPOSED EXTERIOR ELEVATIONS**

SEAL & SIGNATURE: \_\_\_\_\_ DATE: **02-27-24**  
PROJECT #: **24014**  
DRAWING BY: **FAS**  
CHK BY: **M.A.S.**  
DRAWING #: **A-300.00**







JPMorgan Chase Bank, N.A.  
 P O Box 182051  
 Columbus, OH 43218 - 2051

December 01, 2023 through December 29, 2023

Primary Account: ~~XXXXXXXXXXXX~~

00148475 DRE 802 210 36423 NNNNNNNNNN 1 000000000 69 0000

JOSEPH CELENTANO  
 OR ROBIN L CELENTANO  
 99 CAMEL RD  
 COMMACK NY 11725-1032

**CUSTOMER SERVICE INFORMATION**

Web site: **Chase.com**  
 Service Center: **1-800-935-9935**  
 Para Espanol: **1-877-312-4273**  
 International Calls: **1-713-262-1679**  
 We accept operator relay calls



01484750201000000022

**CONSOLIDATED BALANCE SUMMARY**

**ASSETS**

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Premier Plus Checking	<del>XXXXXXXXXXXX</del>	\$137,885.70	\$121,848.22
Chase Premier Savings	<del>XXXXXXXXXXXX</del>	131.98	131.98
<b>Total</b>		<b>\$138,017.68</b>	<b>\$121,980.20</b>
<b>TOTAL ASSETS</b>		<b>\$138,017.68</b>	<b>\$121,980.20</b>

**CHASE PREMIER PLUS CHECKING**

JOSEPH CELENTANO  
 OR ROBIN L CELENTANO

Account Number: ~~XXXXXXXXXXXX~~

**CHECKING SUMMARY**

	AMOUNT
<b>Beginning Balance</b>	<b>\$137,885.70</b>
Deposits and Additions	21,713.46
Checks Paid	-4,985.52
Electronic Withdrawals	-32,765.42
<b>Ending Balance</b>	<b>\$121,848.22</b>
Annual Percentage Yield Earned This Period	0.01%
Interest Paid This Period	\$0.91
Interest Paid Year-to-Date	\$17.70

Your account ending in 3572 is linked to this account for overdraft protection.



JPMorgan Chase Bank, N.A.  
 P O Box 182051  
 Columbus, OH 43218 - 2051

December 01, 2023 through December 29, 2023

Account Number: ~~XXXXXXXXXXXX~~

00024027 DRE 802 141 36423 NNNNNNNNNNN T 1 000000000 64 0000

CELENTANO & SON LLC  
 99 CAMEL RD  
 COMMACK NY 11725-1032

**CUSTOMER SERVICE INFORMATION**

Web site: Chase.com  
 Service Center: 1-800-242-7338  
 Para Espanol: 1-888-622-4273  
 International Calls: 1-713-262-1679  
 We accept operator relay calls



00240270101000000021

**CHECKING SUMMARY**

Chase Business Complete Checking

	INSTANCES	AMOUNT
<b>Beginning Balance</b>		<b>\$17,568.13</b>
Deposits and Additions	1	5,175.00
Checks Paid	1	-3,552.23
Electronic Withdrawals	1	-173.16
<b>Ending Balance</b>	<b>3</b>	<b>\$19,017.74</b>

Congratulations, we waived the \$15 Monthly Service Fee for this statement period, based on your qualifying activity.

**How to Avoid the Monthly Service Fee (MSF)**

If you meet any of the following qualifying activities for this Chase Business Complete Checking<sup>SM</sup> account in a statement period, we will waive the \$15 MSF.

Here's the business activity we used to determine if you qualified for the MSF waiver:

- **\$2,000 Minimum Daily Ending Balance:** Your lowest daily ending balance was \$17,568.13.
- **\$2,000 Chase Payment Solutions<sup>SM</sup> Activity:** \$0.00 was deposited into this account.
- **\$2,000 Chase Ink<sup>®</sup> Business Card Activity:** \$0.00 was your total Ink activity.

You can also avoid the MSF if you:

- Maintain a linked Chase Private Client Checking<sup>SM</sup> account OR
- Meet Chase Military Banking requirements

For complete details on all requirements to avoid the MSF, please review the Additional Banking Services and Fees for Business Accounts at [chase.com/business/disclosures](https://chase.com/business/disclosures) or visit a Chase branch.

**DEPOSITS AND ADDITIONS**

DATE	DESCRIPTION	AMOUNT
12/06	Deposit	\$5,175.00
<b>Total Deposits and Additions</b>		<b>\$5,175.00</b>

2023 VILLAGE OF AMITYVILLE TAX BILL

Fiscal Year: 06/01/23 to 05/31/24 Warrant Date: 06/01/23 Bill No. 075600

MAKE CHECKS PAYABLE TO: TO PAY IN PERSON:  
 Village of Amityville Village Hall  
 Village Hall 21 Ireland Pl.  
 21 Ireland Pl. Amityville, NY 11701  
 Amityville, NY 11701

SWIS Tax Map#  
 472001 101-5-3-1  
 Property Location: 227 BROADWAY  
 Roll Section: 1 Class: 481 Att row bldg  
 Dimensions: 28.00 x 106.00

CELENTANO JOSEPH  
 99 CAMEL RD.  
 COMMACK NY 11725

Bank Code:  
 Full Market Value: 453333  
 Uniform % of Value: 2.25  
 Assessment: 10200  
 State Aid:

484073

This bill represents taxes and assessments for the year 6/1/2023 through 5/31/2024 and does not assume to cover prior taxes or assessments. If you are uncertain as to prior taxes, call Village Hall Tax Dept. You may be eligible for senior citizen or veteran's tax exemption; for information call or write to the Village Hall Tax Dept. Visa and MasterCard are now accepted for payment in person or online at www.amityville.com.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
Property Taxes							
Taxing Purpose							
BASE TAXES	BASE						

Total Tax Levy	% Chg From Prior Yr	Taxable Value	Tax Rate per \$1000	Tax Amount
14169905	3.9	10200.00	384.900000	3925.98

Bill No. 075600

Tax Map: 101-5-3-1  
 Location: 227 BROADWAY  
 Owner: CELENTANO JOSEPH  
 99 CAMEL RD.  
 COMMACK NY 11725

2nd Half Base Payment Amount: 1,962.99

If Paid By	Penalty/Int	Notice Fee	Total Due
01/02/24	0.00	0.00	1,962.99
01/31/24	98.15	0.00	2,061.14
02/29/24	117.78	0.00	2,080.77
03/31/24	137.41	0.00	2,100.40



RETURN THE ENTIRE COUPON WITH PAYMENT

YOUR CANCELED CHECK IS YOUR RECEIPT

Bill No. 075600

Tax Map: 101-5-3-1  
 Location: 227 BROADWAY  
 Owner: CELENTANO JOSEPH  
 99 CAMEL RD.  
 COMMACK NY 11725

1st Half Base Payment Amount: 1,962.99

If Paid By	Penalty/Int	Notice Fee	Total Due
07/05/23	0.00	0.00	1,962.99
07/31/23	98.15	0.00	2,061.14
08/31/23	117.78	0.00	2,080.77
10/02/23	137.41	0.00	2,100.40
10/31/23	157.04	0.00	2,120.03
11/30/23	176.67	0.00	2,139.66
01/02/24	196.30	0.00	2,159.29
01/31/24	215.93	0.00	2,178.92



RETURN THE ENTIRE COUPON WITH PAYMENT

YOUR CANCELED CHECK IS YOUR RECEIPT

IF THE WORD "ARREARS" IS PRINTED HERE, SEE NOTICE OF ARREARS ON REVERSE SIDE.

WWW.TOWNOFBABYLON.COM

**STATEMENT OF TAXES**  
 DECEMBER 1, 2023 thru NOVEMBER 30, 2024 TAX LEVY  
 TOWN OF BABYLON, SUFFOLK COUNTY, NEW YORK  
 TAXES BECOME A LIEN DECEMBER 1, 2023  
 OFFICE PAYMENT HOURS  
 MON. TO FRI. 9 A.M. TO 4 P.M.  
 PHONE 631-957-3001

NEW YORK STATE  
**010705007**  
 ESTIMATED STATE-AID

COUNTY 349,275,904  
 TOWN 593,299  
 SCHOOL 43,173,918

FOR SCHOOL INQUIRIES CALL

NYS School Code 472006  
 Bill Number 1010

PAKE FUNDS PAYABLE TO:  
**JENNIFER MONTIGLIO**  
 RECEIVER OF TAXES  
 100 EAST SUNRISE HIGHWAY  
 GARDENBURGH, NEW YORK 11757-2597

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED AFTER  
 MARCH 1, 2023, PLEASE FORWARD THIS STATEMENT TO THE  
 NEW OWNER OR RETURN TO THIS OFFICE.

OWNER AS OF TAXABLE STATUS DATE MARCH 1, 2023

TAX BILLING ADDRESS

CELENTANO & SON LLC  
 99 CAMEL RD  
 COMMACK NY 11725

CELENTANO & SON LLC  
 99 CAMEL RD  
 COMMACK NY 11725

IST.	SUFFOLK COUNTY TAX MAP NUMBER	LAND ASSESSMENT	TOTAL ASSESSMENT	DESC. CODE	VALUE	EXEMPTION	FULL VALUE	SAVINGS
SECT.	BLOCK	LOT						
0101	- 005.00 - 03.00 - 001.000	2,750	3,940					
DEGREE / DIMENSION	TAX CODE	ROLL SECTION	TYPE	UNIFORM % OF VALUE	FULL VALUE			
28X109	101	1	481	0.66	596,969			
PHYSICAL ADDRESS				TAX WITHOUT EXEMPTION				
225-227 BROADWAY AMITYVILLE 11701				9,792.25				

LEVY DESCRIPTION	% OF CHANGE	EXEMPT CODE	TAXABLE VALUE ADJUSTED BY EXEMPTIONS	TAX RATE PER \$100	TAX AMOUNT
<b>SCHOOL TAX</b>	<b>87.68</b>				
SC006 SCHOOL DIST. - AMITYVILLE	-1.37		3,940	207.9149	8,191.85
LD006 LIBRARY TAX - AMITYVILLE	-2.37		3,940	10.0117	394.46
<b>COUNTY TAX</b>	<b>0.93</b>				
D001 COUNTY GENERAL FUND	0.00		3,940	1.4056	55.38
D001S SCCC TAX	1.85		3,940	0.1698	6.69
D002 OUT OF COUNTY TUITION	-51.93		3,940	0.7434	29.29
<b>TOWN TAX</b>	<b>8.19</b>				
D005 TOWN TAX	16.83		3,940	20.3433	801.53
<b>OTHER TAX</b>	<b>3.20</b>				
D007 NY STATE REAL PROP TAX LAW	-0.12		3,940	2.3675	93.28
D008 BABYLON CENTRAL FIRE ALARM TAX	3.98		3,940	0.7515	29.61
SW001 SEWER DIST.-COUNTY SEWER RATE	-0.83		3,940	3.8525	151.79
SW002 SEWER DIST.- PER PARCEL CHARGE					35.76
NY STATE MTA TAX				0.0662	2.61

<b>FIRST HALF TAX</b>	4,896.13	<b>SECOND HALF TAX</b>	4,896.12	<b>TOTAL TAX</b>	9,792.25
-----------------------	----------	------------------------	----------	------------------	----------

Due December 1, 2023 - Payable without penalty to January 10, 2024. See reverse side for penalty schedule.  
 Due December 1, 2023 - Payable without penalty to May 31, 2024. See reverse side for penalty schedule and County Comptroller's notice.  
 This total tax may be paid in one or two installments.

FYMT 1 01/08/24 4896.13 TOTAL PAID  
 8101789  
 BATCH 00276 CN 0291

**Tax Receipt**  
**Thank You**

THIS IS YOUR REQUESTED RECEIPT

**SHLIMBAUM AND SHLIMBAUM**

ATTORNEYS AND COUNSELLORS AT LAW  
THE COURTHOUSE CORPORATE CENTER  
320 CARLETON AVENUE, SUITE 2500  
CENTRAL ISLIP, NEW YORK 11722

TELEPHONE: (631) 277-4300  
FAX: (631) 277-4350

C. DONALD SHLIMBAUM  
LARK J. SHLIMBAUM  
JOSEPH R. MERCURIO  
DONNA J. POETZSCH, L.A.  
DIANE J. BORRIELLO, L.A.  
JEAN SULLIVAN, L.A.  
KAREN A. FORGÉT, L.A.

LAURA MCKENNA  
A. CRAIG PURCELL  
SPECIAL COUNSEL

March 6, 2014

Joseph Celentano  
Celentano & Son LLC  
99 Caramel Road  
Commack, NY 11725

*Re: Anthony Celentano to Celentano & Son LLC  
Premises: 868 West Jericho Turnpike, Huntington, NY 11743  
and  
Anthony Celentano to Celentano & Son LLC  
Premises: 225-227 Broadway, Amityville, NY 11701*

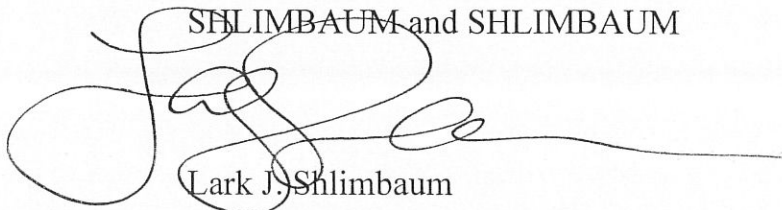
Dear Mr. Celentano:

Enclosed are your original recorded Deeds for the properties referenced above. Please be sure to keep the Suffolk County Recording & Endorsement Pages stapled to the respective Deeds and keep them in a safe place for your future use and reference.

If you have any questions or comments, please do not hesitate to call.

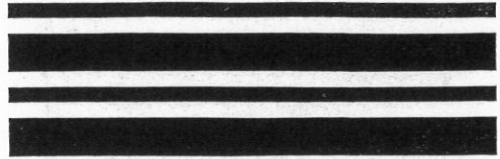
Very truly yours,

SHLIMBAUM and SHLIMBAUM



Lark J. Shlimbaum

LJS:kaf  
Enclosures



SUFFOLK COUNTY CLERK  
RECORDS OFFICE  
RECORDING PAGE

Type of Instrument: DEED  
Number of Pages: 4  
Receipt Number : 13-0167145  
TRANSFER TAX NUMBER: 13-14893

Recorded: 12/30/2013  
At: 04:11:42 PM  
LIBER: D00012758  
PAGE: 565

District:	Section:	Block:	Lot:
0101	005.00	03.00	001.000

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$350,000.00

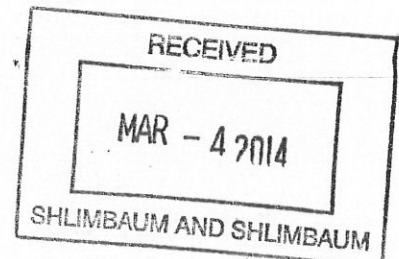
Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$250.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$0.00	NO	RPT	\$60.00	NO
Transfer tax	\$1,400.00	NO			
			Fees Paid	\$1,780.00	

TRANSFER TAX NUMBER: 13-14893

THIS PAGE IS A PART OF THE INSTRUMENT  
THIS IS NOT A BILL

JUDITH A. PASCALE  
County Clerk, Suffolk County



1 2

Number of pages 4

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED  
2013 Dec 30 04:11:42 PM  
JUDITH A. PARSCALE  
CLERK OF  
SUFFOLK COUNTY  
L D00012758  
P 565  
DT# 13-14893

Deed / Mortgage Instrument

Deed / Mortgage Tax Stamp

Recording / Filing Stamps

3 FEES

Page / Filing Fee 20.00

Handling 20.00

TP-584 5.00

Notation \_\_\_\_\_

EA-5217 (County) 5.00

EA-5217 (State) 250.00

R.P.T.S.A. 0.00

Comm. of Ed. 5.00

Affidavit \_\_\_\_\_

Certified Copy \_\_\_\_\_

NYS Surcharge 15.00

Other \_\_\_\_\_

Sub Total 50

Sub Total 330

Grand Total 380



Mortgage Amt. \_\_\_\_\_

1. Basic Tax \_\_\_\_\_

2. Additional Tax \_\_\_\_\_

Sub Total \_\_\_\_\_

Spec./Assit. \_\_\_\_\_

or \_\_\_\_\_

Spec./Add. \_\_\_\_\_

TOT. MTG. TAX \_\_\_\_\_

Dual Town \_\_\_\_\_ Dual County \_\_\_\_\_

Held for Appointment \_\_\_\_\_

Transfer Tax 1400

Mansion Tax \_\_\_\_\_

The property covered by this mortgage is or will be improved by a one or two family dwelling only.  
YES \_\_\_\_\_ or NO \_\_\_\_\_

If NO, see appropriate tax clause on page # 481 of this instrument.

Community Preservation Fund

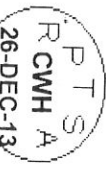
Consideration Amount \$ 350,000

CPF Tax Due \$ \_\_\_\_\_

Improved \_\_\_\_\_

13035616

0101 00500 0300 001000



## SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Incorporated Village of Amityville, County of Suffolk Town of Babylon, State of New York, known and designated as a part of lot 9 on a certain map entitled "Revised Map, Subdivision of Property situate in the Village of Amityville, belonging to James T. Porter, Esq" and filed in the Suffolk County Clerk's Office on March 14, 1912 as map 659, which part of said lot is bounded and described as follows:

BEGINNING at the northeasterly end of a line connecting the easterly side of Broadway (New York State Route 110) as it presently physically exists with the southerly side of Oak Street as it presently physically exists;

running thence South  $66^{\circ} 15' 50''$  East a distance of 16.01 feet along the southerly side of Oak Street as it presently physically exists;

thence South  $59^{\circ} 33' 30''$  East, a distance of 88.84 feet still along the southerly side of Oak Street as it presently physically exists to a point where the dividing line between lot 9 and lot 10 as shown on said map intersects the said southerly side of Oak Street as it presently exists;

thence South  $17^{\circ} 50' 30''$  West a distance of 16.43 feet along said dividing line to a point where it intersects the northerly line of lot 8 as shown on said map;

thence North  $72^{\circ} 09' 30''$  West a distance of 107.64 feet along the dividing line between lot 8 and lot 9 as shown on said map to a point where it intersects the easterly side of Broadway as it presently physically exists;

thence North  $17^{\circ} 51' 40''$  East a distance of 32.78 feet along the easterly side of Broadway as it presently physically exists to the southwesterly end of the aforesaid line connecting the easterly side of Broadway as it presently physically exists with the southerly side of Oak Street as it presently physically exists;

thence along said connecting line, North  $64^{\circ} 31' 10''$  East a distance of 6.86 feet to the point or place of beginning.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 1st day of May, in the year Two Thousand Thirteen BETWEEN

ANTHONY CELENTANO, residing at 64 Yale Street, Islip, New York 11751

party of the first part, and

CELENTANO & SON LLC, with offices at 99 Caramel Road, Commack, New York 11725

party of the second part, WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SA

SEE SCHEDULE A ANNEXED HERETO

Tax Map Designation

- Dist. 0101
- Sec. 005.00
- Blk. 03.00
- Lot(s) 001.000

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed dated 07/20/1971 and recorded on 07/26/1971 in the Office of the Clerk of the County of Suffolk in Liber 6973 Page 101.

Said premises also known for identification purposes as 225-227 Broadway, Amityville, NY 11701.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

ANTHONY CELENTANO

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Suffolk } ss.:

On the 1st day of May in the year 2013 before me, the undersigned, personally appeared ANTHONY CELENTANO

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

LARK J. SHLIMBAUM  
Notary Public, State of New York  
No. 52-4611421, Suffolk County  
Commission Expires March 30, 2014 Notary Public

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:

(New York Subscribing Witness Acknowledgment Certificate) } ss.:

STATE OF NEW YORK, COUNTY OF

On the day of in the year before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

**BARGAIN & SALE DEED**

(WITHOUT COVENANT AGAINST GRANTOR'S ACTS)

TITLE NO.

ANTHONY CELENTANO

TO

CELENTANO & SON LLC

FIDELITY NATIONAL TITLE INSURANCE  
COMPANY OF NEW YORK



INCORPORATED 1928

"Appreciate the Fidelity Difference"

Member New York State Land Title Association

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of } ss.

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:

(Out of State or Foreign General Acknowledgment Certificate) } ss.:

{Complete Venue with State, Country, Province or Municipality}

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

DISTRICT 0101  
SECTION 005.00  
BLOCK 03.00  
LOT 001.000  
COUNTY OR TOWN SUFFOLK/BABYLON

RECORDED AT REQUEST OF  
Fidelity National Title Insurance Company of New York  
RETURN BY MAIL TO

SHLIMBAUM AND SHLIMBAUM  
ATTORNEYS AND COUNSELLORS AT LAW

The Courthouse Corporate Center  
320 Carleton Avenue, Suite 2500  
Central Islip, New York 11722

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 03/05/2024 Submitted by: Tony Scoleri

Project Name: Auto-Topia

Applicant Name: Antonio Scoleri

IRS EIN #, ITIN #, or SS #: 11-2928422

Applicant Phone Number: 631-~~707~~-0029 797- cell 516-567-9352

Email Address: auto-topia@optonline.net

Site Address: 233 Countyline Rd.

City: Amityville State: NY Zip: 11701

Applicant Address: 3 Rolling Meadow La

City: Northport State: NY Zip: 11768

Mailing Address (if different): 233 COUNTYLINE RD

City: AMITYVILLE State: NY Zip: 11701

1. Provide a brief (1 – 2 sentences) description of the project:

Install new front door awning

2. Does the applicant own the building? Yes  No

If answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below. If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

WHITE SPLIT STONE  
The building is in excellent condition

4. Describe in detail the proposed improvements:

Install new front door awning

5. Identify the exact components of the project that the grant funding will be used for:

To Beautify our front entrance

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

To beautify and protct customers from the weather elements

7. Is the proposed work visible from a public right of way? Yes  No

8. Will you use your own architect or grant provided assistance? Own  Grant

9. If own, please provide their name/address:

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): \_\_\_\_\_

11. Project Match (at least 20% of the total project cost): \_\_\_\_\_

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
new front door awning	\$3000


(If more space is needed, please provide as an attachment)

13. First available date to begin: 04/15/2024 \_\_\_\_\_

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attached Requirements Below:

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- c. Third Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

Auto-Topia Inc

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email
Antonio Scoleri	President	General Manager	631-797-0029	auto-topia@optonline.net

20. Are the property's municipal taxes current? Yes  No

21. Are the property's school taxes current? Yes  No
22. Are the property's water/sewer bills current? Yes  No
23. Are there any liens on the property? Yes  No
- a. If so, please explain:

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
25. Is the applicant a minority? Yes  No
26. Is the applicant a woman? Yes  No
27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office AS
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid AS
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement AS
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed AS
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion AS
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation AS
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed AS

**Required Attachments**

**Attached?**

- |  |                                      |                                     |
|--|--------------------------------------|-------------------------------------|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input type="radio"/>            | No <input checked="" type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| D. Signed declaration from property owner  | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| F. Proof of financial resources to complete construction,  |                                      |                                     |

such as loan commitment, documentation of available line of credit, or cash in account

Yes

No

G. Itemized budget (template attached)

Yes

No

The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)

Antonio Scoleri Pres

Antonio Scoleri Pres

Date: 03/05/2024

Date: 3/5/2024

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768

# LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and entered into on January 2024, between Double A Realty Corp. of New York], having an address at 233 County Line Road, Amityville, New York, 11701, and Auto-Topia, Inc., having an address at 233 County Line Road, Amityville, New York, 11701, collectively referred to herein as the "Parties".

Premises: Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the premises located at 233 County Line Road, Amityville, New York, including all improvements and appurtenances therein, for the purpose of conducting commercial activities. The Premises shall include the entire commercial building, parking lots, and storage areas.

Term: The term of this Lease shall commence in January 1990 and shall continue for a period of three (3) years, terminating on [termination date], unless sooner terminated as provided herein.

Rent: Tenant shall pay to the Landlord a monthly rent of \$7500 Dollars, payable in advance on the first day of each calendar month during the term of this Lease. The first month's rent shall be due and payable upon the execution of this Lease. Rent payments shall be made to the Landlord at 233 County Line Road, Amityville, New York or at such other place as the Landlord may designate in writing.

Security Deposit: Upon execution of this Lease, Tenant shall deposit with Landlord the sum of [security deposit amount] Dollars (\$[security deposit in words]) as security for the faithful performance by Tenant of all the terms, covenants, and conditions of this Lease. Landlord shall hold the security deposit as security for the performance of Tenant's obligations hereunder.

Use of Premises: The Premises shall be used and occupied only for conducting automotive business, repairs and sales and for no other purpose without Landlord's prior written consent.

Maintenance and Repairs: Tenant shall, at its expense, keep the Premises in good order, condition, and repair, including all plumbing, heating, air conditioning, electrical, and other systems within the Premises.

Utilities and Services: Tenant shall be responsible for all utilities and services consumed on the Premises during the term of this Lease, including but not limited to electricity, water, and internet.

Assignment and Subletting: Tenant shall not assign this Lease or sublet the Premises or any part thereof without the prior written consent of the Landlord, which consent shall not be unreasonably withheld, conditioned, or delayed.


Default: If Tenant fails to pay rent or otherwise breaches any provision of this Lease, Landlord may, at its option, terminate this Lease by providing Tenant with written notice of termination.

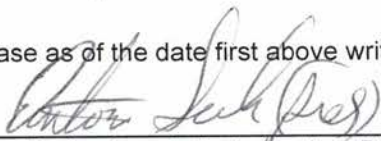
Indemnification: Tenant shall indemnify, defend, and hold harmless Landlord from and against any and all claims, damages, liabilities, costs, and expenses arising out of or related to Tenant's use or occupancy of the Premises.

Governing Law: This Lease shall be governed in accordance with the laws of the State of New York.

Entire Agreement: This Lease contains the entire agreement between the Parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter hereof.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease as of the date first above written.

  
\_\_\_\_\_  
Double A Realty Corp. of New York, Ann Scoleri

  
\_\_\_\_\_  
Auto-Topia, Inc., Antonio Scoleri, President

HI TAWAUN,

GOOD MORNING HERE ARE  
MY ESTIMATES FOR FACADE GRANT.  
SIDE WALL STUCCO ESTIMATE TO FOLLOW  
WAITING FOR MASON.

THANK YOU!

BEST REGARDS

TONY SCOLARI  
AUTO-TOPIA INC.

# PROPOSAL

W.H. Sullivan Painting Co.

3675 Nimrod Street  
Seaford, N.Y. 11783  
(516) 781-9606

PROPOSAL NO.	0424
SHEET NO.	1
DATE	4/1/24

PROPOSAL SUBMITTED TO:

NAME	Auto-Topia Car Care Center.
ADDRESS	233 County Line Road Amityville, New York 11701
PHONE NO.	631-797-0029

ADDRESS	SAME
DATE OF PLANS	
ARCHITECT	

We hereby propose to furnish the materials and perform the labor necessary for the completion of *The Exterior*  
*Preparation And Painting At the above business. The job description*  
 is as follows:

*Preparation -*

- 1) Power wash entire building.
- 2) One coat Primer where necessary
- 3) Re-Glaze Bathroom Window
- 4) Repair front window Lentsils. (scrape & sand)
- 5) Chuk where necessary

*Painting -*

- 1) All Red stripes.
- 2) All Garage Door Frames.
- 3) All Doors.
- 4) Two Benches.
- 5) All Window Frames and Lentsils.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of  
*Five thousand Three Hundred Dollars.* Dollars (\$ 5,300.<sup>00</sup>/<sub>100</sub> )

with payments to be made as follows.  
*Due upon completion of job.*

Respectfully submitted *William Sullivan*

Per \_\_\_\_\_  
 Note - This proposal may be withdrawn by us if not accepted within 90 days.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date \_\_\_\_\_ Signature \_\_\_\_\_  
 Signature \_\_\_\_\_

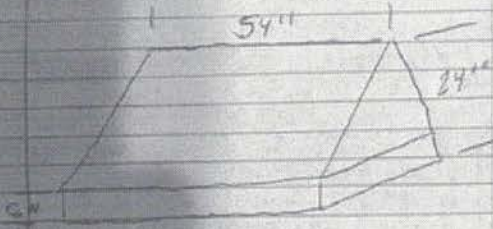
Sundown Awnings

Gene Henkel  
2646A Riverside Drive  
Wantagh, N.Y. 11793

035618

NAME Auto Topics (516)781-7924		SHIP TO Installation date
ADDRESS 253 County Line Rd		6-7 weeks
CITY, STATE, ZIP Amityville N.Y. 11701		
ORDER NUMBER	DEPARTMENT	DATE 3/7/24

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	New Custom Metal Awning Installed over Entrance		
	Size: 54" wide x 30" out from building.	\$800.00	
	3 new metal sign Red green and yellow Letters. Size: 36" wide x 24" height 150 Each	white & black \$450.00	
	Relocation of old sign To accommodate new awning	\$250.00	
		Total	\$1500.00
		Deposit due	\$500.00
		Balance	\$1000.00



X Customer  
Signature

*[Handwritten Signature]*

KEEP THIS SLIP FOR REFERENCE

Doery Awning Co  
299 Rockaway Turnpike  
Lawrence, NY 11559  
516-239-8090  
Fax 516-239-0696  
Email: [tgpeppeinc@gmail.com](mailto:tgpeppeinc@gmail.com)

Auto-Topia  
233Country Line Rd.  
Amityville, NY 11701  
Contact: Mr. Tony Scoleri  
Telephone No. 631.797.0029  
Email: [auto-topia@optline.net](mailto:auto-topia@optline.net)

March 28, 2024

**PROPOSAL/CONTRACT**

*Doery Awnings is a fourth generation company and has been in business since the 1930's. Our past history reflects the quality and professionalism in our workmanship. We are proud of what we have to offer and firmly believe that our awnings are of superior quality, unequalled anywhere in your purchasing area.*

**1. Job: New Canvas Door Awning**

Fabricate a new frame and canvas door awning.  
Lettering: Color: to be decided.

Sunbrella Fabric: to be decided.

Installation included in price.

Cost: \$1,500.00  
Tax: \$ 129.38  
Total Cost: \$ 1,629.38

**2. Job: Motor Vehicle Signs**

Fabricate and install three (3) new motor vehicle signs.  
Measurments: approx. 2.0 ft x 3.0 ft. per sign.  
Various lettering.  
Installation included in price.

Cost: \$550.00  
Tax: \$ 47.44  
Total Cost: \$ 597.44

Note: \* Payment with Credit Card 3% fee charge.

\* Delivery 3-4 weeks

**Material:** Sunbrella is 9.25oz. per square yard, solution dyed fabric. Sunbrella, when properly cared for and maintained will outlast any and all awning fabrics. Sunbrella is available in a wide variety of solids and stripes. The fabric shall be sewn using heavy weight nylon thread, All lacing bands shall be triple reinforced and grommeted with # 2 Brass spur groments. Sunbrella acrylic carries a ten (10) year limited warranty from the original installation, which covers the fabric from becoming unserviceable because of loss of color, or strength from normal exposure conditions, including sunlight, mildew, rot and atmospheric chemicals.

**Frames:**

One-piece welded frame made of Schedule 40 galvanized steel, 1 inch square, or round tubing as necessary. All concerning joints shall be welded for maximum rigidity and support. All welded joints shall be ground, and wire brushed, and zinc primed.

**A 50% DEPOSIT IS REQUIRED TO VALIDATE CONTRACT**

**Tom Peppe – 516.250.8094**



UNDELIVERABLE MAIL ONLY - BB  
 PO BOX 44959  
 INDIANAPOLIS IN 46244-4959

Acct # 00450757379800

Jan. 26 through Feb. 23, 2024  
 Page 1 of 4

0001994 BLS 001 002 05424 - YNN  
 AUTO TOPIA INC  
 233 COUNTY LINE RD  
 AMITYVILLE NY 11701-2908

**To Contact Us**  
**By Phone:** 1-800-242-7338  
**Para Espanol:** 1-888-622-4273  
**Hearing Impaired:** 1-800-242-7383  
**Internet:** www.Chase.com



**BUSINESS LINE OF CREDIT**

*YOUR ACCOUNT IS CURRENT. THANK YOU.*

Credit limit	\$70,000.00	Payment due date	03-19-24
Beginning principal balance	\$24,462.59	Minimum payment due	\$182.75
Principal balance as of 02-23-24	-\$100.36	Beginning total balance	\$24,699.64
Available credit	\$70,100.36	Advances/debits	\$20,182.75
		Payments/credits	-\$44,800.00
		Total balance as of 02-23-24	\$82.39

		<b>Account Activity</b>	
<i>Post Date</i>	<i>Description</i>	<i>Payments/ Credits (-)</i>	<i>Advances / Principal Balance Debits (+) After Transaction</i>
01-26-24	Balance Forward		\$24,462.59
01-26-24	Interest Rate 10.50% Daily Periodic Rate .00029166		
02-02-24	Principal Advance		\$20,000.00 \$44,462.59
02-12-24	Payment - Thank You (Principal \$9762.95, Interest \$237.05)	\$10,000.00	\$34,699.64
02-12-24	Principal Reduction	\$14,000.00	\$20,699.64
02-12-24	Principal Reduction	\$10,000.00	\$10,699.64
02-13-24	Principal Reduction	\$10,800.00	-\$100.36
02-23-24	Interest Charge		\$182.75
	<b>Total</b>	<b>\$44,800.00</b>	<b>\$20,182.75</b> <b>-\$100.36</b>

*continues*

**Crediting of Payments:**

Your payment is due on the date noted in your account summary. Payments will be credited on the day we receive them if the payment is received by 10:00 a.m. in the time zone in which the mailing address on your payment coupon is located and if (a) the payment is received on Monday through Friday except for legal holidays observed in the processing center, (b) the payment is received at the address shown on your payment coupon, (c) your payment is made with a check or money order drawn on a US bank in US dollars, (d) the attached payment coupon is enclosed with your payment, and (e) your payment is sent in the enclosed return envelope.

Credit for payments made in any other manner may be delayed up to five (5) days during which time interest will continue to accrue.

Please allow five to seven (5 - 7) days for payments to reach the payment address. Please do not send cash through the mail. Please include your account number and name on the front of your check or money order. Do not staple, tape or paper clip your payment to your payment coupon.

If you dispute the amount you owe us and you send payment for less than the amount we believe you owe us, we do not lose any of our rights and the payment will not satisfy what you owe us or operate as an accord and satisfaction unless you send that amount to CHASE, P.O. BOX 6026, MAIL CODE IL1-0054, CHICAGO IL 60680 and it is approved by the appropriate officer.

**Reporting to credit bureaus:**

We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.



AUTO TOPIA INC

Jan. 26 through Feb. 23, 2024  
Page 3 of 4



*Interest paid on this line of credit during 2023 was \$3,167.18.  
No other notice with the interest paid information will be mailed.*

**Payment Coupon  
Business Line Of Credit**

(Use only if you are paying the Minimum Payment Due. Please use one coupon only.)

AUTO TOPIA INC

Account Number	00450757379800
Due Date	03-19-24
03-19-24 Payment Due	\$182.75
Amount Past Due as of 02-23-24	\$0.00
Fees	\$0.00
Minimum Payment Due	\$182.75

- Please make checks payable to Chase.
- Write your account number on your check; include coupon with payment.

Check box if address has changed; indicate changes on reverse side.

**Amount Enclosed \$**

5000090000000040000000450757379800001827500182750

CHASE  
P.O. BOX 9001022  
LOUISVILLE KY 40290-1022

500009022 450757379800

## Billing Rights \*

### *In Case of Errors or Questions About Your Bill:*

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us as soon as possible on a separate sheet at the address listed in the Billing Inquiries section on this page. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem occurred. You can telephone us, but doing so will not preserve your rights.

In your letter give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- A description of the error. Explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.
- Your signature and the date.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

### *Special Rule for Credit Card Purchases:*

If you have a problem with the quality of goods or services that you purchased with a credit card, and you have tried in good faith to correct the problem with the merchant, you may not have to pay the remaining amount due on the goods or services. You have this protection only when the purchase price was more than \$50 and the purchase was made in your home state or within 100 miles of your mailing address. (If we own or operate the merchant, or if we mailed you the advertisement for the property or services, all purchases are covered regardless of the amount or the location of the purchase.)

## Billing Inquiries

For billing inquiries, write to:  
Chase  
P.O. Box 6026  
Mailcode IL1-0054  
Chicago IL 60680-6026

## Account Information 24 Hours a Day

From any phone, you can get information about your accounts 24 hours a day, 7 days a week, through our automated telephone banking service.

Find out the date and amount of your last and next payment. Make payments. Check balances. Transfer Funds. Get transaction history. And more, all from the convenience of your phone.

**Call:**  
**1-800-242-7338**

\* Sections marked with an asterisk do not apply to the Business Line of Credit.

\* When you give us your mobile phone number, we have your permission to contact you at that number about all your Chase or J.P. Morgan accounts. Your consent allows us to use text messaging, artificial or prerecorded voice messages and automatic dialing technology for informational and account service calls, but not for telemarketing or sales calls. It may include contact from companies working on our behalf to service your accounts. Message and data rates may apply.

### PLEASE PRINT YOUR NEW INFORMATION:

**Account Number: 00450757379800**

**BLS**

Name: \_\_\_\_\_

\* Home Telephone: (        ) \_\_\_\_\_

Street Address: \_\_\_\_\_

\* Business Telephone: (        ) \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Customer's Signature: \_\_\_\_\_



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: \_\_\_\_\_ Submitted by: \_\_\_\_\_

Project Name: STORE FRONT, FAÇADE, AWNINGS

Applicant Name: PINAL PATEL

IRS EIN #, ITIN #, or SS #: 87-4244326

Applicant Phone Number: 516-884-2886

Email Address: MINESHPATEL\_04@HOTMAIL.COM

Site Address: 250-256 BROADWAY 250, 252, 254, 256 BROADWAY

City: AMITYVILLE State: NEW YORK Zip: 11701

Applicant Address: 250 BROADWAY

City: AMITYVILLE State: NEW YORK Zip: 11701

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1-2 sentences) description of the project:

NEW STORE FRONT - NEW FACADE - NEW AWNINGS - ADD NEW MOLDINGS - AS PER PLANS

2. Does the applicant own the building? Yes  No

If answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below. If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

FACADE IS FROM THE 1950'S

4. Describe in detail the proposed improvements:

REFER TO BOX NUMBER ONE.

5. Identify the exact components of the project that the grant funding will be used for:

REFER TO BOX NUMBER ONE.

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

MORE WELCOMING TO THE COMMUNITY AND MORE ATTRACTIVE TO TOWN, ADD MORE LONGEVITY FOR THE BUSINESS AND TOWN.

7. Is the proposed work visible from a public right of way? Yes  No

8. Will you use your own architect or grant provided assistance? Own  Grant

9. If own, please provide their name/address:

STEVE CHRISTIANSEN 631-220-0969

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): \$60,000.00

11. Project Match (at least 20% of the total project cost): \_\_\_\_\_

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
NEW STORE FRONT & GLASS WORK	30,000.00
WINDOW AWNINGS	2000.00
MOLDINGS	2000.00
MASONARY WORK	14,000.00


(If more space is needed, please provide as an attachment)

13. First available date to begin: ONCE APPROVED

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attached Requirements Below:

WE WILL PROVIDE BANK STATEMENTS FROM BUSINESS ACCOUNT.

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: 3
  - ii. Number of Units Unoccupied: 0
- b. Second Floor
  - i. Number of Units Occupied: 4
  - ii. Number of Units Unoccupied: 0
- c. Third Floor
  - i. Number of Units Occupied: N/A
  - ii. Number of Units Unoccupied: N/A

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

CONVENIENCE STORE 2 FULL TIME  
LIQUOR STORE 1 FULL TIME

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

N/A

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email
MJNESH PATEL	MANAGER	MANAGER	516-884-2226	MJNESH.PATEL_04@HOTMAIL.COM

20. Are the property's municipal taxes current? Yes  No

21. Are the property's school taxes current? Yes  No
22. Are the property's water/sewer bills current? Yes  No
23. Are there any liens on the property? Yes  No
- a. If so, please explain:

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
25. Is the applicant a minority? Yes  No
26. Is the applicant a woman? Yes  No
27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office P.M
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid P.M
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement P.M
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed P.M
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion P.M
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation P.M
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed P.M

**Required Attachments**

**Attached?**

- |  |   |
|--|---|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| D. Signed declaration from property owner  | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| F. Proof of financial resources to complete construction,  |   |

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No

The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)

Pineel Patel

PINEEL PATEL

Date: 12/6/23

\_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768

Add decorative brackets and cornice cap to existing parapet

Stucco at upper portion of facade

Remove mansard roof

Remove windows adjacent to garage doors

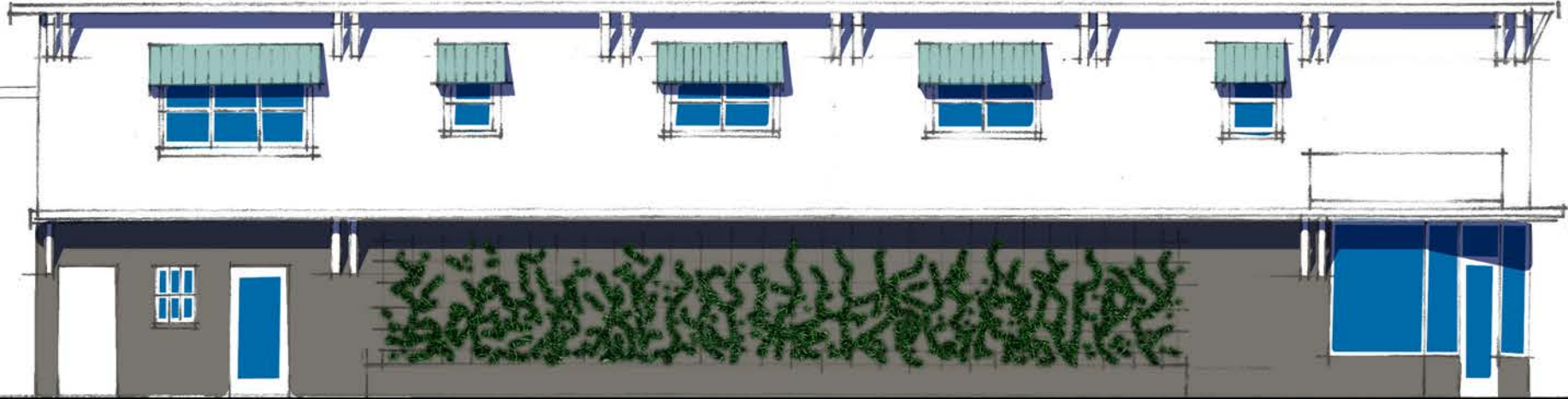
Cultured stone at base

New awning over service center

- Add brackets and cornice cap to parapet
- Add metal awnings over windows
- Signage
- Add brackets below existing overhang
- Add cultured stone at ground floor



- Add decorative brackets and cornice cap to parapet
- Add metal awnings over windows
- Signage
- Add brackets below existing overhang
- Enhanced planting in planter
- Add cultured stone at ground floor



Alternate to Planning Board approved design



P.O. Box 15284  
Wilmington, DE 19850

BANK OF AMERICA  
Preferred Rewards  
For Business

**Customer service information**

📞 1.888.BUSINESS (1.888.287.4637)

🌐 bankofamerica.com

✉ Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

REYANSH REALTY USA INC.  
250 BROADWAY  
AMITYVILLE, NY 11701-2710

# Your Business Advantage Fundamentals™ Banking Preferred Rewards for Bus Platinum

for February 1, 2024 to February 29, 2024

**REYANSH REALTY USA INC.**

## Account summary

Beginning balance on February 1, 2024	\$52,108.93	# of deposits/credits: 2
Deposits and other credits	31,115.00	# of withdrawals/debits: 10
Withdrawals and other debits	-3,752.15	# of items-previous cycle <sup>1</sup> : 6
Checks	-18,179.41	# of days in cycle: 29
Service fees	-0.00	Average ledger balance: \$51,786.83
<b>Ending balance on February 29, 2024</b>	<b>\$61,292.37</b>	<sup>1</sup> Includes checks paid, deposited items and other debits



## Important information about payment scams

**We will never...**

- call and ask you to send money using Zelle® to yourself or anyone else.
- contact you via phone or text to ask for a security code.
- reach out to you and ask you to send money or provide a code. If someone unfamiliar to you does this, it's likely a scam.

Treat Zelle® payments like cash – once you send money, you're unlikely to get it back.

Learn more about trending scams at [bofa.com/helpprotectyourself](https://bofa.com/helpprotectyourself)

Zelle® and the Zelle® related marks are wholly owned by Early Warning Services, LLC and are used herein under license.

SSM-09-23-0692A | 6039180

## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**How to Contact Us** - You may call us at the telephone number listed on the front of this statement.

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will provisionally credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you and you agree to not make a claim against us, for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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**Deposits and other credits**

Date	Description	Amount
02/08/24	Counter Credit	21,615.00
02/28/24	Counter Credit	9,500.00
<b>Total deposits and other credits</b>		<b>\$31,115.00</b>

**Withdrawals and other debits**

Date	Description	Amount
02/02/24	National Grid Bill Payment	-834.67
02/02/24	PSE&G Long Island Bill Payment	-358.42
02/02/24	Suffolk County Water Auth NY Bill Payment	-136.82
02/02/24	PSE&G Long Island Bill Payment	-60.80
02/02/24	Suffolk County Water Auth NY Bill Payment	-56.34
02/02/24	National Grid Bill Payment	-43.44
02/16/24	WINTERS BROS LI DES:EFT PYMT ID:2102626387 INDN:REYNASH REALTY CO ID:2330903620 PPD	-260.70
02/28/24	AMTRUST NA DES:PAYMENT ID:37519478 INDN:REYANSH REALTY USA IN CO ID:9578755001 CCD	-1,425.96
02/28/24	AMTRUST NA DES:PAYMENT ID:37519479 INDN:REYANSH REALTY USA IN CO ID:9578755001 CCD	-575.00
<b>Total withdrawals and other debits</b>		<b>-\$3,752.15</b>

**Checks**

Date	Check #	Amount
02/05/24	1062	-18,179.41
<b>Total checks</b>		<b>-\$18,179.41</b>
<b>Total # of checks</b>		<b>1</b>

Introducing an improved mobile app experience

Managing your accounts with our Mobile Banking app<sup>1</sup> is easy, convenient and secure. And with a new simplified view that arranges your accounts by category, our mobile app makes it easy to help you stay confidently in control of your financial picture—all in one place.

**Download the Mobile Banking app today**  
[bankofamerica.com/mobilebanking](https://bankofamerica.com/mobilebanking)



When you use the QRC feature, certain information is collected from your mobile device for business purposes.

<sup>1</sup> Mobile Banking requires that you download the Mobile Banking app and is only available for select mobile devices. Message and data rates may apply.

SSM-07-23-0816.B | 5836705

## Service fees

The Monthly Fee on your primary Business Advantage Fundamentals Banking account was waived for the statement period ending 01/31/24. A check mark below indicates the requirement(s) you have met to qualify for the Monthly Fee waiver on the account.

- \$250+ in new net purchases on a linked Business debit card has not been met
- \$5,000+ combined average monthly balance in linked business accounts has been met
- Become a member of Preferred Rewards for Business has been met

For information on how to open a new product, link an existing service to your account, or about Preferred Rewards for Business please call 1.888.BUSINESS or visit [bankofamerica.com/smallbusiness](https://bankofamerica.com/smallbusiness).

## Daily ledger balances

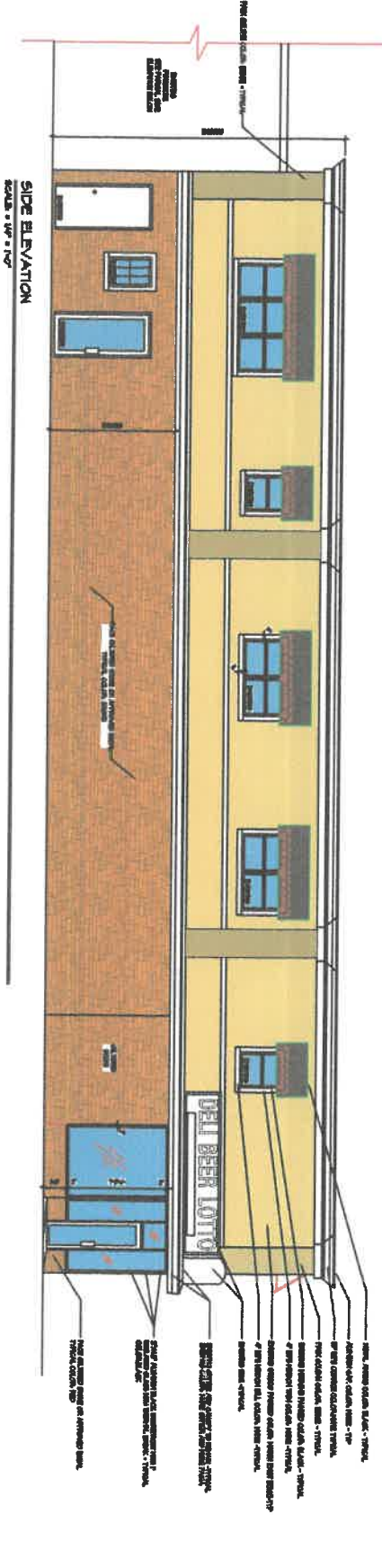
Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
02/01	52,108.93	02/05	32,439.03	02/16	53,793.33
02/02	50,618.44	02/08	54,054.03	02/28	61,292.37



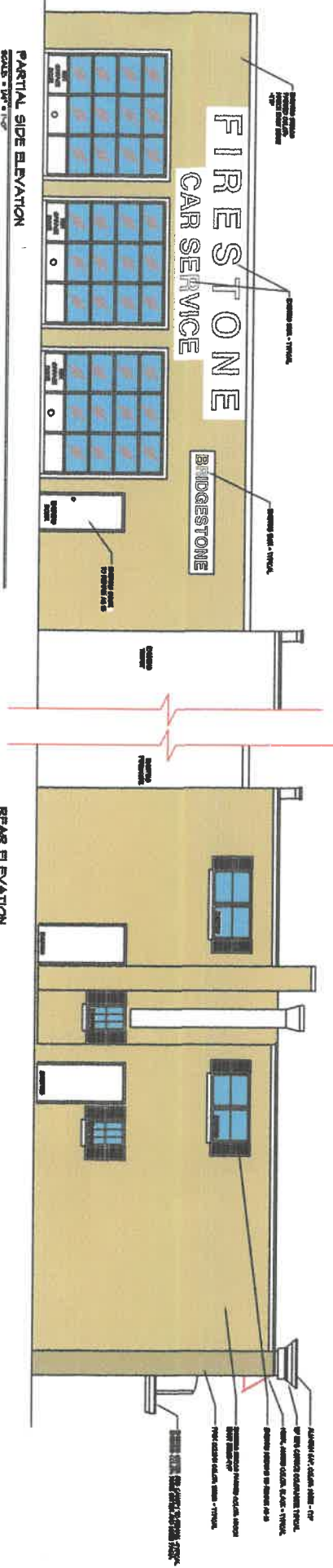
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FRONT ELEVATION  
SCALE - 1/8" = 1'-0"



SIDE ELEVATION  
SCALE - 1/8" = 1'-0"



PARTIAL SIDE ELEVATION  
SCALE - 1/8" = 1'-0"

REAR ELEVATION  
SCALE - 1/8" = 1'-0"

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A-1

23-45

ELEVATIONS

BO NY ARCHITECTURE  
SPECIALIZING IN FULL SERVICE RESIDENTIAL ARCHITECTURE  
CONCEPTS, ARCHITECTURE & INTERIOR DESIGN

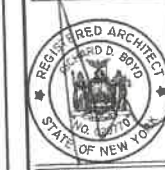
EXTERIOR ALTERATION FOR:  
BROADWAY CONVENIENCE BUILDING  
250 BROADWAY AMITYVILLE, NY 11701

# BROADWAY CONVENIENCE

## 250 BROADWAY AMITYVILLE, NY 11701

EXTERIOR ALTERATION FOR:  
BROADWAY CONVENIENCE BUILDING  
250 BROADWAY AMITYVILLE, NY 11701

BCNY ARCHITECTURE  
SPECIALIZING IN FULL SERVICE COMMERCIAL ARCHITECTURE AND INTERIOR DESIGN  
COMMERCIAL: ARCHITECTURE, INTERIOR DESIGN, PERMITS  
RESIDENTIAL: ARCHITECTURE, INTERIOR DESIGN, PERMITS  
205 RICHMOND AVE MASSAPEQUA, NY 11758 CONTACT: TEL: 631-262-0989



COVER SHEET

REVISIONS  
DATE 4/12/24  
ISSUED FOR PERMIT

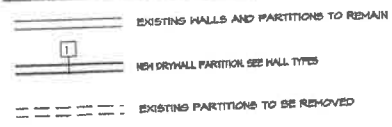
JOB NO. 23-53

SHEET NO. A-1

### ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	J	JUNCTION BOX
AFP	ABOVE FINISH FLOOR	JG	JANITORS CLOSET
ACT	ACOUSTIC CEILING TILE	JT	JOINT
AC	AIR CONDITIONING	KD	KNOCK DOWN
AT	ALUMINUM	LPT	LOH POINT
AL	ALUMINUM	LAV	LAVATORY
BLK	BLOCK	LDR	LEADER
BRK	BRICK	MAS	MASONRY
BUR	BUILT UP ROOFING	MC	MEDICINE CABINET
BM	BEAM	M	MENS BATHROOM
		MO	MASONRY OPENING
C	COURSES	MS	MARBLE SADDLE
CB	CATCH BASIN	MFG	MANUFACTURING OR MANUFACTURER
CI	CAST IRON	NC	NOT IN CONTACT
CL	CENTER LINE	NIS	NOT TO SCALE
CR	CLOTHING ROD		
CS	CAST STONE		
CT	CERAMIC TILE	OA	OVERALL
CO	CLEAN OUT	OC	ON CENTER
CEH	CEMENT	OH	OVERHEAD
GLO	CLOSET		
GLB	CEILING	PNT	PAINT
COL	COLUMN	PR	PAIR
CONC	CONCRETE	PTN	PARTITION
CONSTR	CONSTRUCTION	PL	PLASTIC LAMINATE
CONT	CONTINUOUS	PVMT	PAVEMENT
CONV	CONNECTOR	PT	PRESSURE TREATED
		QT	QUARRY TILE
DA	DOUBLE ACTING		
DF	DRINKING FOUNTAIN	R	RISER
DH	DOUBLE HINGE	RA	RETURN AIR
DOP	DOOR OPENING	RAO	RADIATOR
DM	DIMENSIONS	RD	ROOF DRAIN
DN	DOWN	REFR	REFRIGERATOR
DA	DIAMETER	RES	REGISTER
		RESB	RESILIENT
EA	EACH	RH	ROUGH
EHC	ELECTRIC WATER COOLER	RO	ROUGH OPENING
ELEV	ELEVATION	RBR	RUBBER TILE
ELEC	ELECTRIC		
ENCL	ENCLOSURE	SA	SUPPLY AIR
ESL	EQUALLY SPACED	SC	SOLID CORE
EHO	EXTRA WORK ORDER	SP	STAND PIPE
EXP JT	EXPANSION JOINT	SS	SERVICE SINK
		STD	STANDARD
FAI	FRESH AIR INTAKE	STOR	STORAGE
FD	FLOOR DRAIN	STEL	STEEL
FDN	FOUNTAIN	ST	STREET
FEXT	FIRE EXTINGUISHER	T	TREAD
FF	FINISHED FLOOR	T&B	TOP & BOTTOM
FIN	FINISH	TEL	TELEPHONE
FLR	FLOOR	TSL	TOP OF SLAB
FPSC	FIREPROOF SELF CLOSING	TST	TOP OF STEEL
FRFP	FIREPROOF	TC	TOP OF CONCRETE
FR	FIRE RESISTIVE	TER	TERRAZZO
FS	FULL SIZE	TH	TOP OF MALL
FTS	FOOTING	TYP	TYPICAL
		TEHO	TEHANT EXTRA WORK ORDER
GA	GAUZE	UR	URINAL
GALV	GALVANIZED	UNFN	UNFINISHED
GC	GENERAL CONTRACTOR	UN	UNLESS OTHERWISE NOTED
GL	GLASS	VIF	VERIFY IN FIELD
GR	GRADE	VNB	VINYL BASE
GRLL	GRILLE	VCT	VINYL COMPOSITION TILE
GHB	GYPHUM HALL BOARD	VP	VISION PANEL
		VHC	VINYL HALL COVERING
HC	HOSE CABINET	WC	WATER CLOSET
HTB	HEIGHT	WB	WOMENS BATHROOM
HM	HOLLOW METAL	WGL	WIRE GLASS
HPT	HIGH POINT	WI	WROUGHT IRON
HWM	HARDWARE	WO	WOOD
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	YD	YARD DRAIN
INDRL	HANDRAIL		
HST	HEIGHT		
INSUL	INSULATION		
INT	INTERIOR		

### PARTITION LEGEND



### REMOVAL NOTES

- CONTRACTOR SHALL REMOVE ALL EXISTING PARTITIONS, DOORS, INTERIOR ALUMINUM FRAMES AND GLASS AS INDICATED ON PLAN WITHIN CONTRACT LIMIT LINE.
- NOT USED
- CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR FINISHES FROM FLOOR AND WALLS UNLESS DESIGNATED TO REMAIN.
- SAFE OFF AND CAP ALL EXISTING POWER AND UTILITY LINES PRIOR TO COMMENCEMENT OF DEMOLITION.
- ALL EXISTING FINISHES TO REMAIN UNLESS INDICATED ON DRAWINGS
- ALL DOORS, ALUMINUM FRAMES, INTERIOR GLASS, RAISED COMPUTER ROOM FLOOR, FIBER OPTICS, LIGHT FIXTURES AND ALL OTHER MATERIAL DESIGNATED BY TENANT TO BE SAVED, SHALL BE REMOVED AND STORED IN BUILDING WHERE DIRECTED BY TENANT.
- ALL OTHER MATERIALS NOT BEING REUSED OR SAVED SHALL BE REMOVED FROM THE SITE. ALL REMOVAL WORK SHALL BE DONE AS DIRECTED BY LANDLORD.

### CONSTRUCTION NOTES

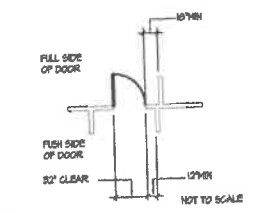
- ALL WORK SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE APPLICABLE CODES.  
**APPLICABLE CODES**  
2020 BUILDING CODE OF NEW YORK STATE  
2020 EXISTING BUILDING CODE OF NEW YORK STATE  
2020 FIRE CODE OF NEW YORK STATE  
2020 PLUMBING CODE OF NEW YORK STATE  
2020 FUEL GAS CODE OF NEW YORK STATE  
2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE  
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE  
2020 MECHANICAL CODE OF NEW YORK STATE  
ASHRAE 90.1  
2020 UNIFORM CODE SUPPLEMENT  
100/FANSI A111-2004 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- ALL DOORS TO BE 4" FROM ADJACENT MALL AT HINGE SIDE, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS NOTED TO BE MAINTAINED. ANY DISCREPANCIES MUST BE IMMEDIATELY IDENTIFIED TO ARCHITECT FOR FIELD ADJUSTMENT PRIOR TO PERMANENT WORK OR INSTALLATION.
- ALL METAL STUDS TO BE MINIMUM 25 GAUGE OF 1/8" GYPSUM STUDS OR EQUAL, UNLESS OTHERWISE NOTED.
- ALL SUBCONTRACTORS ARE TO REVIEW ALL DRAWINGS SPECIFICATIONS AND DETAILS FOR ADDITIONAL WORK AND TO COORDINATE THEIR WORK WITH OTHER TRADES.
- THE CARPENTRY CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING SUPPORTS WITHIN DRYWALL PARTITIONS AND CEILING TO SUPPORT ALL MILLWORK, TRIMS, FIXTURES, RAILINGS, GLASS PASCAS/DORFFITS, ETC.
- ALL SUBCONTRACTORS ARE REQUIRED, PRIOR TO BID, TO FIELD CHECK THE PROJECTS EXISTING CONDITIONS AND TO INCLUDE ALL COSTS NECESSARY FOR THE COMPLETION OF ANY WORK NO ADDITIONAL COST FOR WORK SHALL BE ACCEPTED AFTER THE BID.
- THE FLOORING CONTRACTOR SHALL FIELD INSPECT THE EXISTING FLOOR SLAB CONDITION TO DETERMINE IF ANY FLOOR LEVELING IS REQUIRED. INFORM THE ARCHITECT OF ANY WORK THAT WILL BE REQUIRED AND INCLUDE ALL COST IN BID.
- ALL EXISTING WORK TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO ACCEPT NEW FINISHES.
- ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS AND OR SAMPLES FOR ALL PERTINENT WORK TO THE ARCHITECT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY (ARCHITECTURAL, ENGINEERING, ETC.) AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.
- THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF AFFECTED WORK.
- ALL TELEPHONE AND DATA CABLING, JACKS AND OR COVER PLATES TO BE SUPPLIED AND INSTALLED BY TENANT'S VENDORS.
- ALL HARDWARE TO RECEIVE FINISH TO MATCH EXISTING BASE BUILDING STANDARD, UNLESS OTHERWISE NOTED.
- PROVIDE SILENCERS ON ALL DOOR BUCKS.
- ALL LOCKS TO BE MASTER KEYED AND GRAND MASTER KEYED PER BUILDING STANDARD.
- ALL MATERIALS TO BE INSTALLED ACCORDING TO THE STANDARDS AS SPECIFIED BY THE MANUFACTURER.
- UNDERCUT ALL DOORS AS REQUIRED FOR NEW FLOOR FINISHES.
- CARPENTER SHALL PATCH ALL OPENINGS IN GYPHUM BOARD WALLS LEFT BY REMOVAL OF TELEDATA OR ELECTRICAL OUTLETS. VERIFY LOCATION & QUANTITY OF PATCHES REQUIRED PRIOR TO SUBMITTING BID.
- ALL SUB-CONTRACTORS SHALL BE REQUIRED TO FIRESTOP ALL OPENINGS IN RATED PARTITIONS AND FLOOR CONSTRUCTION CAUSED BY THEIR TRADE WITH FIRESTOPPING MATERIALS APPROVED FOR MAINTAINING THE REQUIRED FIRE RATING OF THE ASSEMBLY BEING PENETRATED OR THE JOINT BEING PROTECTED.

### CEILING NOTES

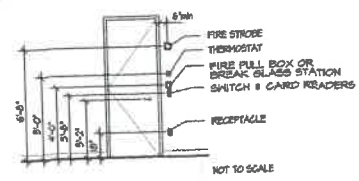
- MATCH EXISTING GYP BD
- HEIGHT TO MATCH EXISTING
- EXISTING LIGHTING TO REMAIN

### ELECTRIC NOTES

- ALL ELECTRICAL WORK SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE APPLICABLE CODES.  
**APPLICABLE CODES**  
2020 BUILDING CODE OF NEW YORK STATE  
2020 EXISTING BUILDING CODE OF NEW YORK STATE  
2020 FIRE CODE OF NEW YORK STATE  
2020 PLUMBING CODE OF NEW YORK STATE  
2020 FUEL GAS CODE OF NEW YORK STATE  
2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE  
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE  
2020 MECHANICAL CODE OF NEW YORK STATE  
ASHRAE 90.1  
2020 UNIFORM CODE SUPPLEMENT  
100/FANSI A111-2004 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- ALL LIGHT SWITCHES AND CONTROL DEVICES SHALL BE INSTALL AT A HEIGHT OF 5'-8" AFF. TO THE CENTER OF THE BOX. ALL ELECTRICAL OUTLETS SHALL BE INSTALLED AT A HEIGHT OF 1'-6" AFF. TO THE CENTER OF THE BOX UNLESS OTHERWISE NOTED
- ALL EXISTING LIGHT FIXTURES TO BE SUPPLIED WITH NEW LAMP
- ALL LIGHT SWITCHES, THERMOSTATS, SPRINKLER HEADS AND OTHER WALL MOUNTED DEVICES SHALL MATCH EXISTING BASE BUILDING CONDITIONS.
- ALL SPECIAL CIRCUITS AND DEDICATED ELECTRICAL OUTLETS TO HAVE COLOR CODED RECEPTACLES.
- THE ELECTRICAL CONTRACTOR SHALL MARK ON SLAB LOCATIONS OF ALL FLOOR MOUNTED OUTLETS FOR THE TENANT'S REVIEW AND APPROVAL PRIOR TO ANY CORE DRILLING OR CHASING.
- ALL EXISTING OUTLETS ALONG EXISTING WALLS, PERIMETER CORE OR COLUMN WALL TO REMAIN OUTLETS TO BE CHECKED AND MAINTAINED BY ELECTRICAL CONTRACTOR AS ACTIVE OUTLETS UNLESS LOCATION CONFLICTS WITH NEW CONSTRUCTION OR LAYOUT.



### ADA ACCESS REQUIREMENTS



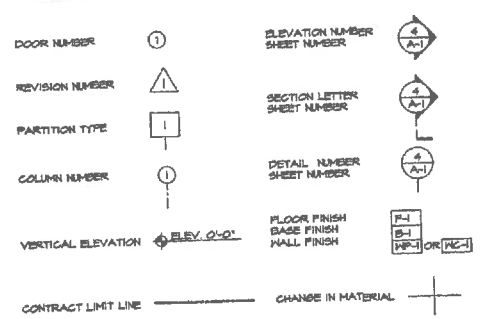
### STANDARD MOUNTING HEIGHTS

### BUILDING DEPARTMENT NOTES

ORIG'D SNOW LOAD	NEED DESIGN				SEISMIC DESIGN CATEGORY	SELECT TO DRAWER FROM						
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERRACE	WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
20	150 MPH	NO	NO	THREE TRUCK GARAGE	B	SEVERE	BOF 5' EPS	HEAVY	SEE BELOW	YES	NO	59

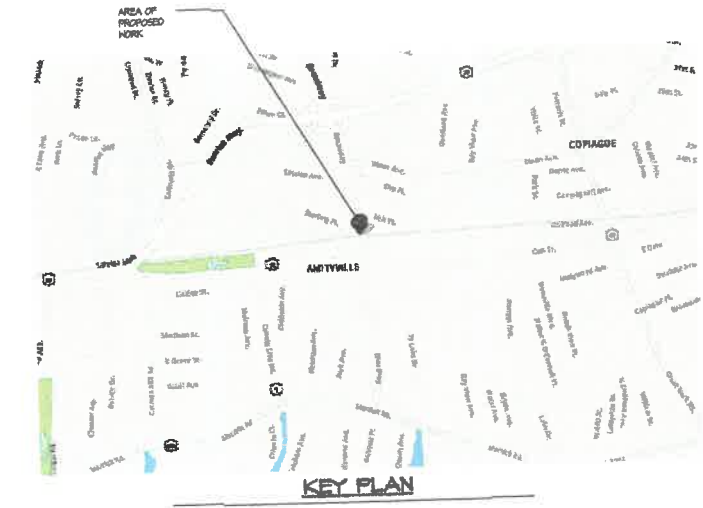
CLIMATE ZONE IS AN INTERIOR SPACE INTENDED FOR HUMAN OCCUPATION SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT AT A POINT 5 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2020 ASHRAE 55) ALSO PER 2020 RESIDENTIAL BUILDING CODE OF THIS CHAPTER IS SECTION SECTION 904 AND 905.1 - WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B. USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND.

### SYMBOLS LEGEND



### HVAC NOTES

- ALL HVAC WORK SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE APPLICABLE CODES.  
**APPLICABLE CODES**  
2020 BUILDING CODE OF NEW YORK STATE  
2020 EXISTING BUILDING CODE OF NEW YORK STATE  
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2020 PLUMBING CODE OF NEW YORK STATE  
2020 FUEL GAS CODE OF NEW YORK STATE  
2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE  
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE  
2020 MECHANICAL CODE OF NEW YORK STATE  
ASHRAE 90.1  
2020 UNIFORM CODE SUPPLEMENT  
100/FANSI A111-2004 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- EXISTING ROOF TOP UNIT AND DUCTWORK TO REMAIN, EXISTING FLEX DUCTS NOT TO BE MOVED MORE THAN 12" RUNS FOR NEW LAYOUT



KEY PLAN



**FINISH CLASS RATINGS**

ALL FINISHES TO COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE. FINISHES TO COMPLY WITH CHAPTER 27.05, 27.06, 27.07, 27.08, 27.09, 27.10, 27.11, 27.12, 27.13, 27.14, 27.15, 27.16, 27.17, 27.18, 27.19, 27.20, 27.21, 27.22, 27.23, 27.24, 27.25, 27.26, 27.27, 27.28, 27.29, 27.30, 27.31, 27.32, 27.33, 27.34, 27.35, 27.36, 27.37, 27.38, 27.39, 27.40, 27.41, 27.42, 27.43, 27.44, 27.45, 27.46, 27.47, 27.48, 27.49, 27.50, 27.51, 27.52, 27.53, 27.54, 27.55, 27.56, 27.57, 27.58, 27.59, 27.60, 27.61, 27.62, 27.63, 27.64, 27.65, 27.66, 27.67, 27.68, 27.69, 27.70, 27.71, 27.72, 27.73, 27.74, 27.75, 27.76, 27.77, 27.78, 27.79, 27.80, 27.81, 27.82, 27.83, 27.84, 27.85, 27.86, 27.87, 27.88, 27.89, 27.90, 27.91, 27.92, 27.93, 27.94, 27.95, 27.96, 27.97, 27.98, 27.99, 28.00.

FURNISH AND INSTALL FINISHES TO MATCH EXISTING

**CONSTRUCTION NOTES**

- 1. ALL DIMENSIONS SHOWN ARE FROM FACE OF FINISHED
- 2. BUILDING SHALL BE BUILT IN ACCORDANCE WITH ALL
- 3. ALL WOOD FRAMING, BLOCKING, ETC SHALL BE FIRE
- 4. TAPS AND SPACERS, ALL GYP. TO BE READY TO ACCEPT

STATE AND LOCAL CODES.  
RETARDANT.  
FINISH AS SCHEDULED.

**PORTABLE EXTINGUISHER NOTE.**

NOTE 1. EXISTING PORTABLE FIRE EXTINGUISHERS PER THE 2020 FIRE CODE OF NEW YORK STATE. TENANT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE EXTINGUISHERS.  
PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS REQ'D BY THE LOCAL FIRE MARSHAL.

**NOTES:**

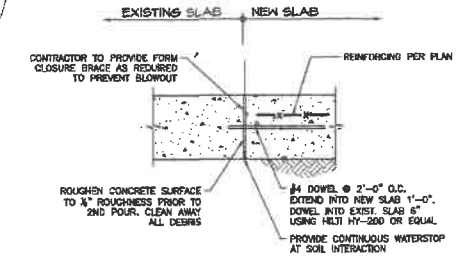
1. CEILING TO COMPLY WITH SECTION 207.2 OF THE 2020 B.C. OF NYS
2. LIGHTING COMPLY WITH 1004 OF THE 2020 B.C. OF NYS AND IS 10 FOOT CANDLES AT 50' AFF
3. EMERGENCY EGRESS LIGHTING TO BE INSTALLED IN ACCORDANCE WITH SECTION 1008.5 AND EXIT SIGNAGE IN ACCORDANCE WITH SECTION 1008 AND EGRESS ILLUMINATION INCLUDING DISCHARGE LIGHTING PER SECTION 1008.2 OF THE 2020 B.C. OF NYS
4. SPACE COMPLY WITH CHAPTER 12 OF THE 2020 OF THE B.C. OF NYS, THE 2020 OF NYS AND WITH SECTION 402 SECTION 405 AND TABLE 405.1 OF THE 2020 H.C. OF NYS
5. THE CONTROL FOR ACTIVATION OF THE STAIRWAY LIGHTING SHALL BE IN ACCORDANCE WITH NFPA 70
6. EXISTING ROOF TOP UNITS AND DUCTWORK TO REMAIN. EXISTING FLEX DUCTS TO REMAIN

DOOR SCHEDULE						
DOOR NO.	DOOR SIZE	DOOR CLASS	BUCK TYPE	RATING	HARDWARE	REMARKS
1	5'-0" x 7'-0" MATCH EXIST HT	GLASS STORE FRONT	STOREFRONT		LOCK SET, CLOSER	MEDIUM STILE DOOR WITH GLOSER AS SELECTED BY OWNER

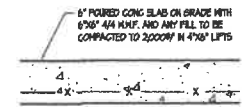
ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

**CEILING LEGEND**

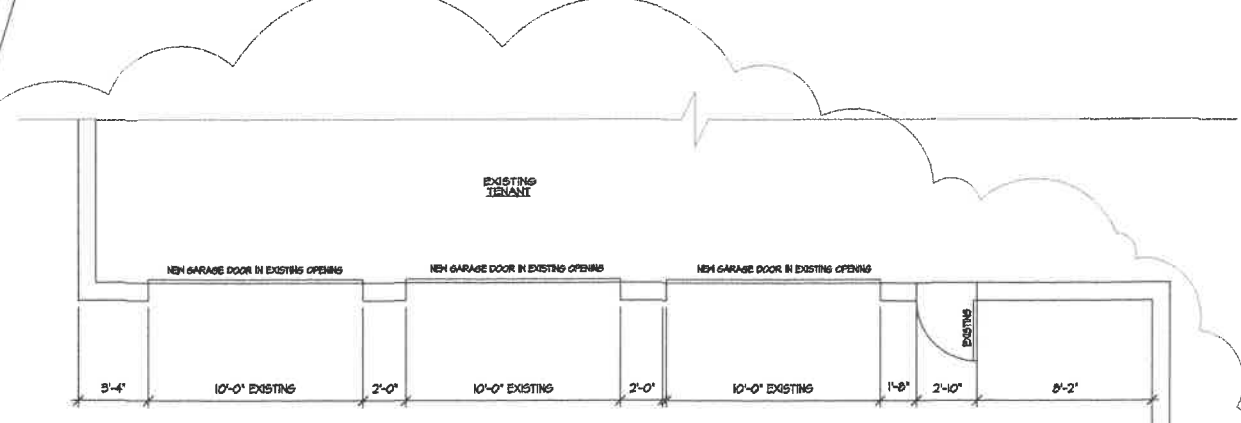
INDICATES EXISTING EXIT FIXTURE SURFACE OR STEM WITH BATTERY BACK-UP EMERGENCY LIGHT MOUNTED WITH DIRECTIONAL ARROWS WHERE INDICATED SIGN SHALL COMPLY WITH NEW YORK STATE BUILDING CODE (SECTION 1008) R INDICATES RELOCATED FIXTURE N INDICATES NEW FIXTURE



**VERTICAL CONSTRUCTION JOINT DETAIL AT EXISTING SLAB AND NEW SLAB A/A-3**  
SCALE: = NTS



**TYPICAL SLAB ON GRADE**  
SCALE: = NTS



**PARTIAL SIDE FLOOR PLAN - A**  
SCALE: = 1/4\"/>

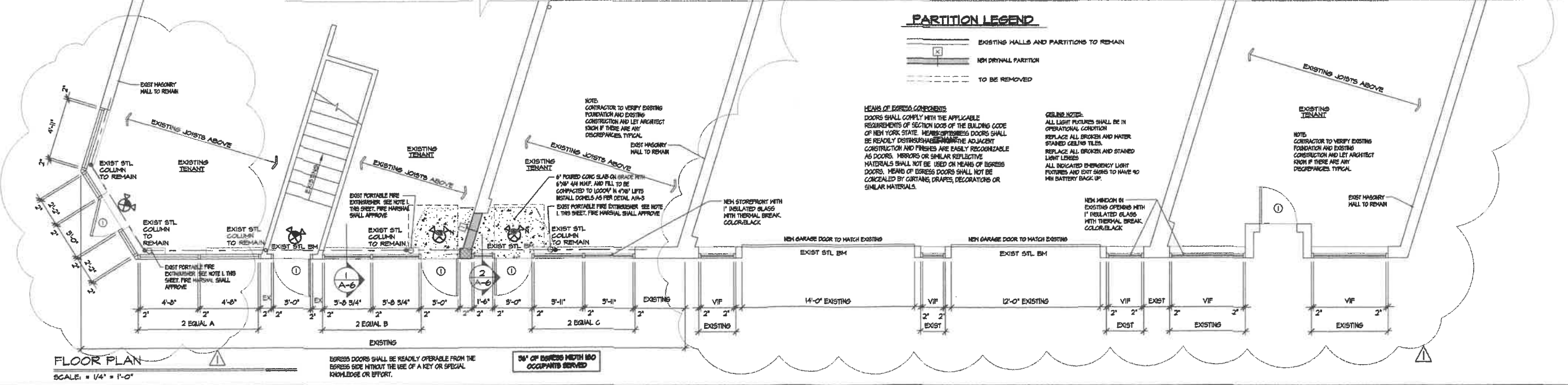
**PARTITION LEGEND**

- EXISTING WALLS AND PARTITIONS TO REMAIN
- NEW DRYWALL PARTITION
- TO BE REMOVED

**MEANS OF EGRESS COMPONENTS**  
DOORS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1008 OF THE BUILDING CODE OF NEW YORK STATE. MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTIVE MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.

**GLASS NOTES:**  
ALL LIGHT FIXTURES SHALL BE IN OPERATIONAL CONDITION  
REPLACE ALL BROKEN AND WATER STAINED GLASS TILES  
REPLACE ALL BROKEN AND STAINED LIGHT LENSES  
ALL INDICATED EMERGENCY LIGHT FIXTURES AND EXIT SIGNS TO HAVE 90 MIN BATTERY BACK-UP

NEW WINDOW IN EXISTING OPENING WITH 1\"/>



**FLOOR PLAN**  
SCALE: = 1/4\"/>

EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

36\"/>

EXTERIOR ALTERATION FOR:  
**BROADWAY CONVENIENCE BUILDING**  
250 BROADWAY AMITYVILLE, NY 11701

**BC NY ARCHITECTURE**  
SPECIALIZING IN FULL SERVICE RESIDENTIAL ARCHITECTURE  
COMMERCIAL ARCHITECTURE & INTERIOR DESIGN  
HARRISBURG, NY 11750 BCNYARCHITECTURE@GMAIL.COM 609-350-0184



**FLOOR PLAN AND DETAILS**

CLIENT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
JOB NO. 23-45  
SHEET NO. A-3

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EXTERIOR ALTERATION FOR:  
 BROADWAY CONVENIENCE BUILDING  
 250 BROADWAY AMITYVILLE, NY 11701

BC NY ARCHITECTURE  
 SPECIALIZING IN ALL SERVICE RESIDENTIAL ARCHITECTURE  
 200 W. 10TH ST. SUITE 200  
 HASTINGS ON HUDON, NY 11750  
 PHONE: 516-833-7333 FAX: 516-833-7334



ELEVATIONS

CLIENT	
DATE	
REVISIONS	
4/11/23	FOR PERMIT
2/22/24	FOR PERMIT
JOB NO.	23-45
SHEET NO.	A-4

- METAL FINISH COLOR: BLACK - TYPICAL
- ALUMINUM CAP. COLOR: WHITE - TYP
- 18" EPS CORNICE COLOR: WHITE TYPICAL
- FAUX COLUMN COLOR: BEIGE - TYPICAL
- EXISTING WINDOWS PAINTED COLOR: BLACK - TYPICAL
- 4" EPS WINDOW TRIM COLOR: WHITE - TYPICAL
- EXISTING STUCCO PAINTED COLOR: MATCH EXIST BEIGE-TYP
- 4" EPS WINDOW SILL COLOR: WHITE - TYPICAL
- EXISTING SIGN - TYPICAL

- EXISTING GUTTER AND CANOPY TO REMAIN - TYPICAL
- EXISTING COLOR: WHITE GUTTER AND WHITE FACIA

- 2"x4"x8" ALUMINUM BLACK STOREFRONT WITH 1" INSULATED GLASS WITH THERMAL BREAK - TYPICAL COLOR: BLACK

- FACE CULTURED STONE OR APPROVED EQUAL TYPICAL COLOR: BROWN

- FAUX COLUMN COLOR: BEIGE - TYPICAL



FRONT ELEVATION  
 SCALE: = 1/4" = 1'-0"

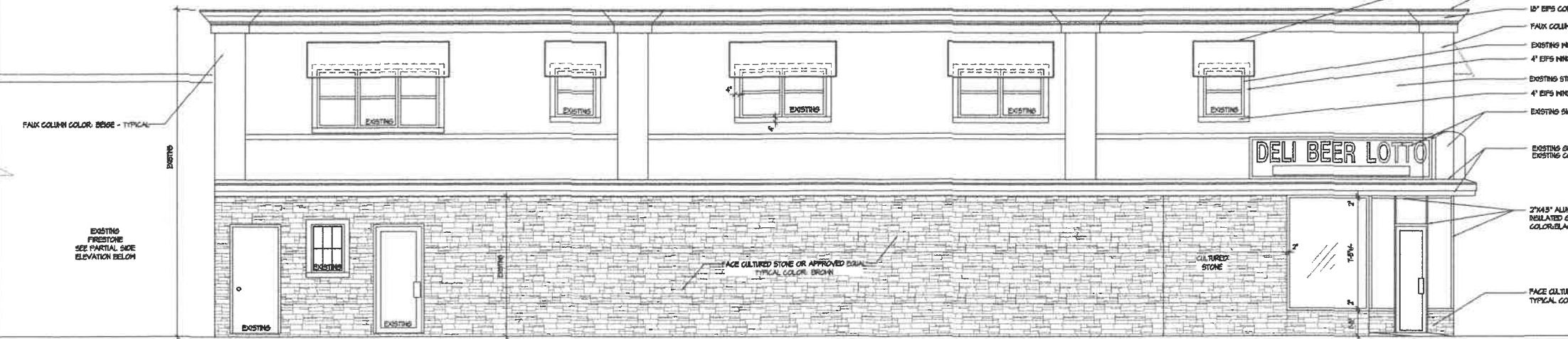
- FAUX COLUMN COLOR: BEIGE - TYPICAL
- EXISTING FIRESTONE SEE PARTIAL SIDE ELEVATION BELOW

- METAL FINISH COLOR: BLACK - TYPICAL
- ALUMINUM CAP. COLOR: WHITE - TYP
- 18" EPS CORNICE COLOR: WHITE TYPICAL
- FAUX COLUMN COLOR: BEIGE - TYPICAL
- EXISTING WINDOWS PAINTED COLOR: BLACK - TYPICAL
- 4" EPS WINDOW TRIM COLOR: WHITE - TYPICAL
- EXISTING STUCCO PAINTED COLOR: MATCH EXIST BEIGE-TYP
- 4" EPS WINDOW SILL COLOR: WHITE - TYPICAL
- EXISTING SIGN - TYPICAL

- EXISTING GUTTER AND CANOPY TO REMAIN - TYPICAL
- EXISTING COLOR: WHITE GUTTER AND WHITE FACIA

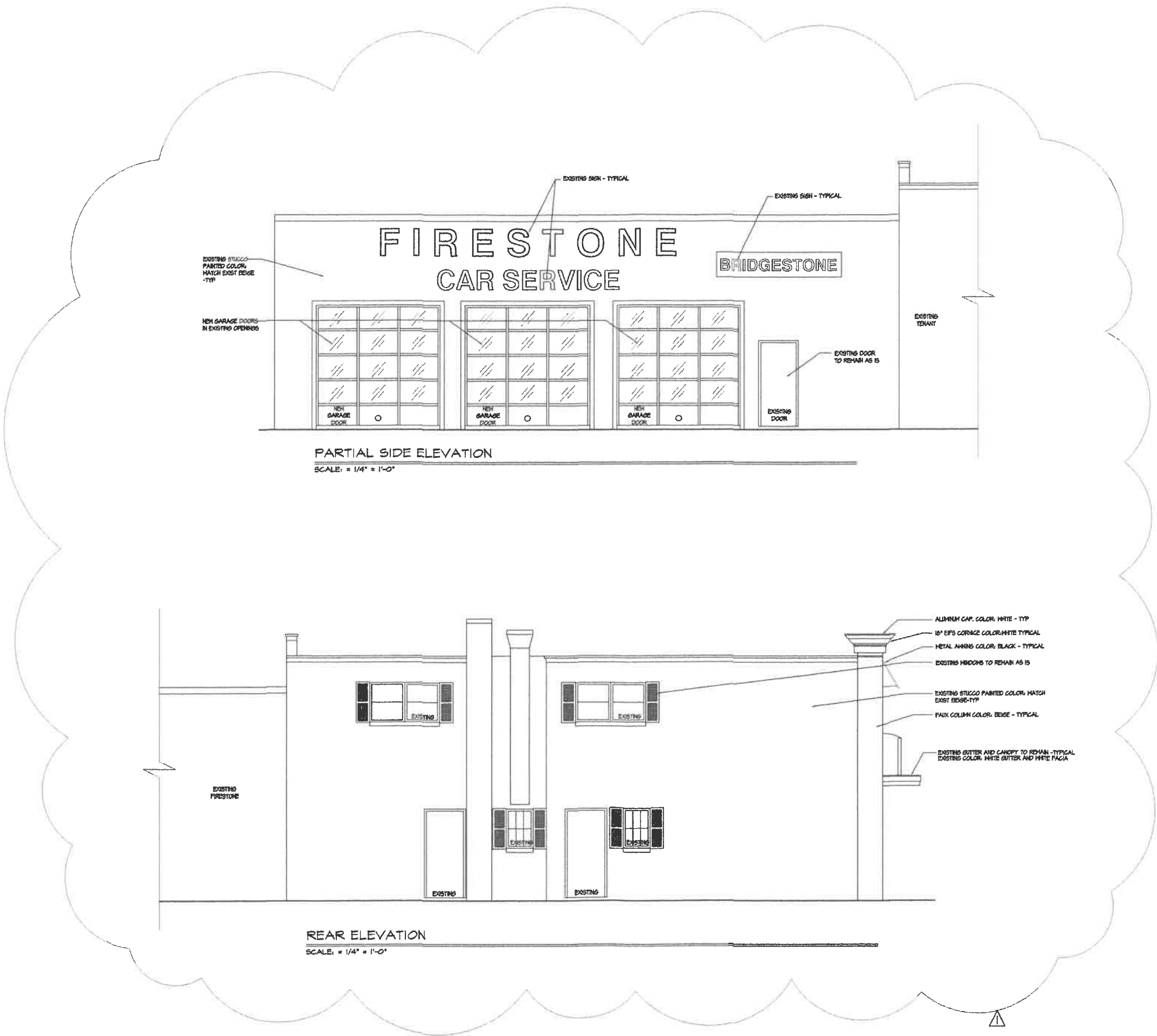
- 2"x4"x8" ALUMINUM BLACK STOREFRONT WITH 1" INSULATED GLASS WITH THERMAL BREAK - TYPICAL COLOR: BLACK

- FACE CULTURED STONE OR APPROVED EQUAL TYPICAL COLOR: RED



PARTIAL SIDE ELEVATION  
 SCALE: = 1/4" = 1'-0"

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PARTIAL SIDE ELEVATION  
SCALE: = 1/4" = 1'-0"

REAR ELEVATION  
SCALE: = 1/4" = 1'-0"

EXTERIOR ALTERATION FOR:  
BROADWAY CONVENIENCE BUILDING  
250 BROADWAY AMITYVILLE, NY 11701

BCNY ARCHITECTURE  
SPECIALIZING IN FULL SERVICE RESIDENTIAL ARCHITECTURE  
COMMERCIAL ARCHITECTURE & INTERIOR DESIGN  
HARRISBURG, NY 11756 BCNYARCHITECTURE@AOL.COM 609-230-0264



ELEVATIONS

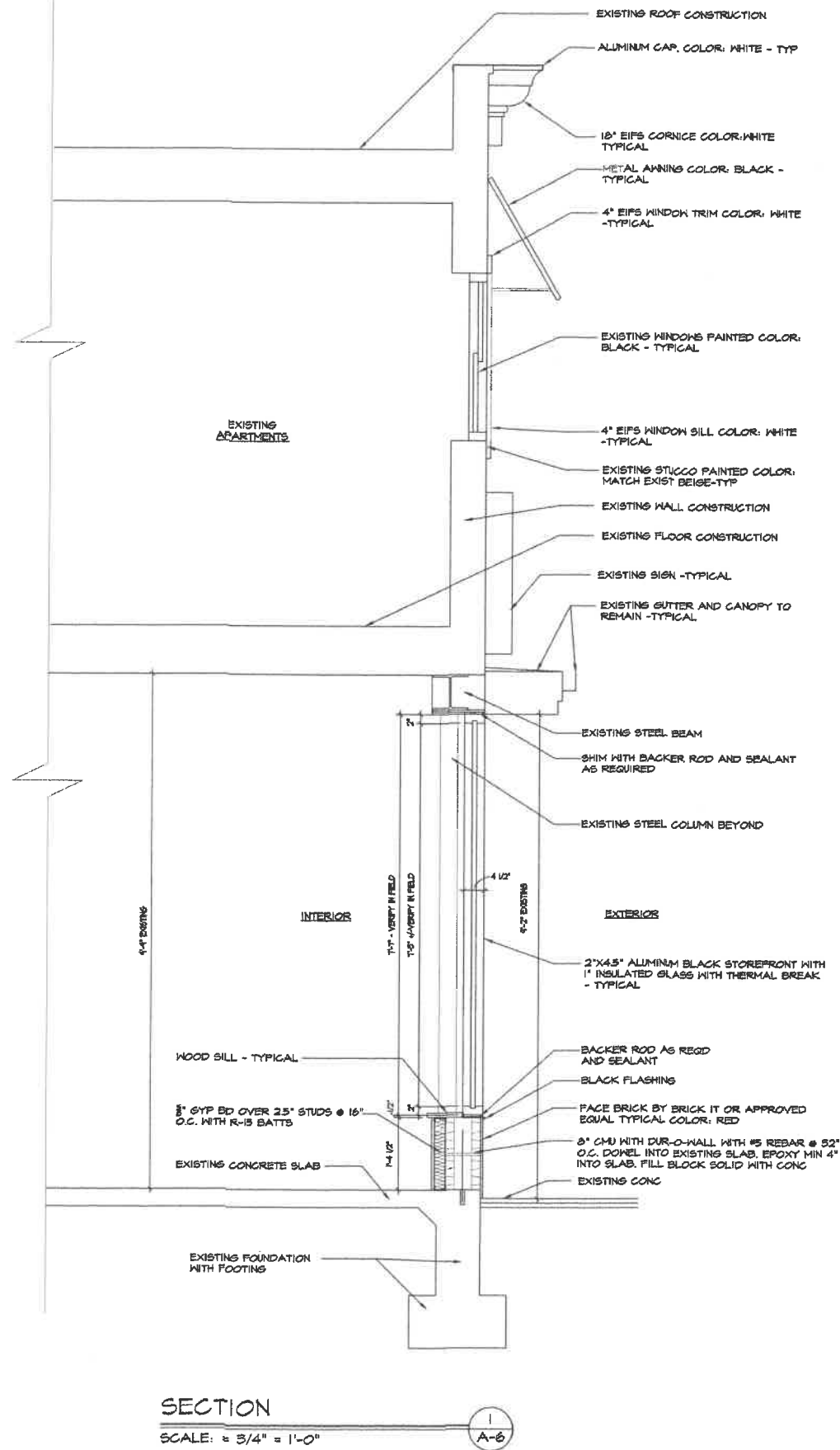
CLIENT  
DATE

REVISIONS  
DATE  
BY

JOB NO.  
23-45

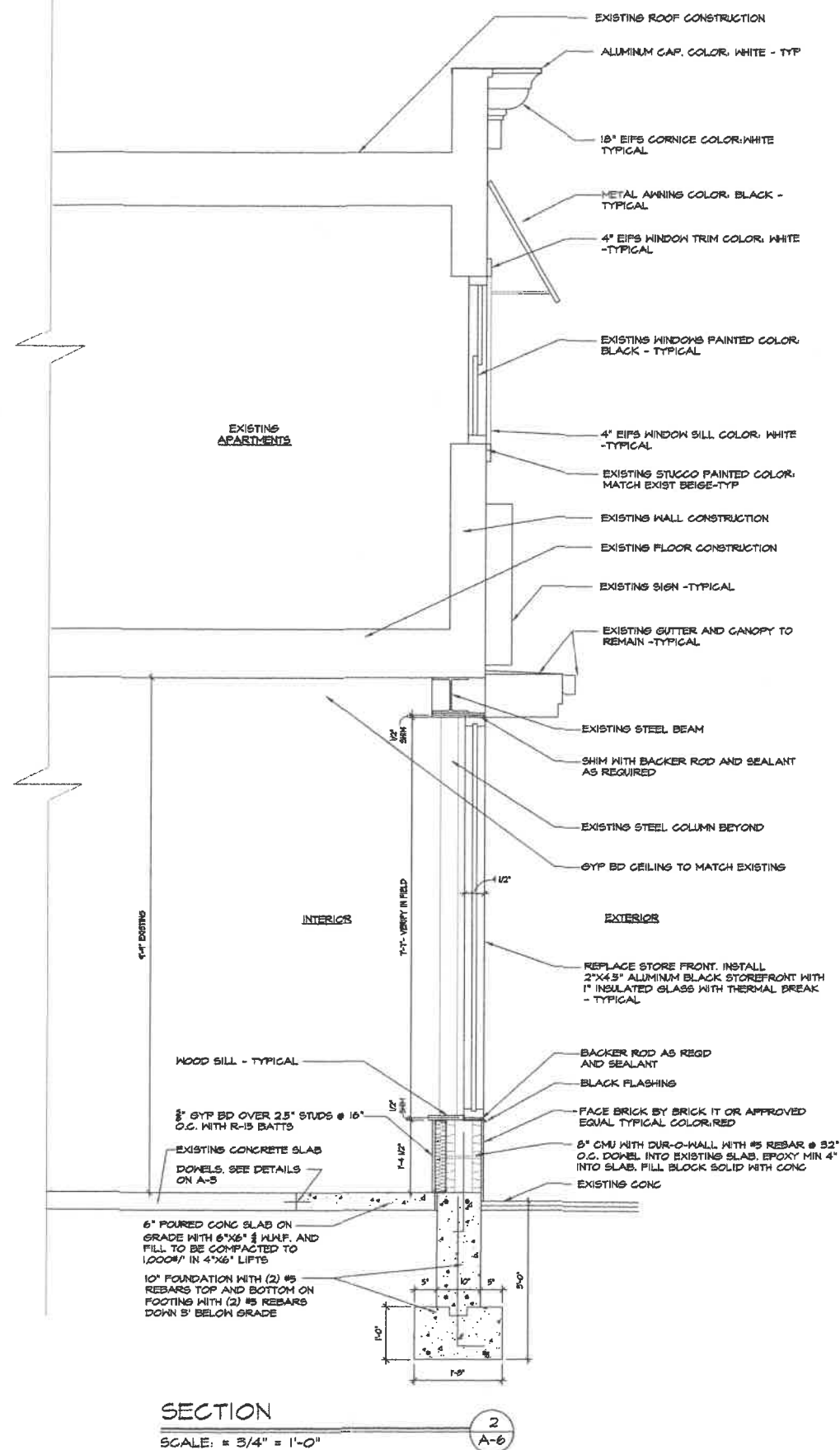
SHEET NO.  
A-5

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SECTION  
SCALE: = 3/4" = 1'-0"

1  
A-6



SECTION  
SCALE: = 3/4" = 1'-0"

2  
A-6

EXTERIOR ALTERATION FOR:  
BROADWAY CONVENIENCE BUILDING  
250 BROADWAY AMITYVILLE, NY 11701

EC NY ARCHITECTURE  
SPECIALIZING IN FULL SERVICE RESIDENTIAL ARCHITECTURE  
AND COMMERCIAL INTERIOR DESIGN  
1100 AVENUE N, STE 200 AMITYVILLE, NY 11701  
PHONE: 631-261-1100 FAX: 631-261-1101



SECTIONS

CLIENT  
DATE

REVISIONS

4/1/23 FOR PERMIT  
2/2/24 FOR PERMIT

JOB NO.  
23-45  
SHEET NO.

A-6

ALL DRAWINGS COPYRIGHT © ALL RIGHTS RESERVED



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 01/30/2024 Submitted by: AHMED ELKOULILY

Project Name: 357 BROADWAY

Applicant Name: EXPRESS MEDICAL CARE OF AMITYVILLE

IRS EIN #, ITIN #, or SS #: 11-3626690

Applicant Phone Number: 516-351-3331

Email Address: LAMYA@EMCDOC.COM

Site Address: 357 BROADWAY

City: AMITYVILLE State: NY Zip: 11701

Applicant Address: 357 BROADWAY

City: AMITYVILLE State: NY Zip: 11701

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1 – 2 sentences) description of the project:

BUILDING REFURBISHMENT

2. Does the applicant own the building? Yes  No

If answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below. If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

GOOD

4. Describe in detail the proposed improvements:

TBD

5. Identify the exact components of the project that the grant funding will be used for:

TBD

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

AS WE ARE LOCATED DIRECTLY ACROSS FROM THE NEW HOUSING DEVELOPMENT ON RT 110, IT WOULD BE A VERY IMPACTFUL REFURBISHMENT

7. Is the proposed work visible from a public right of way? Yes  No
8. Will you use your own architect or grant provided assistance? Own  Grant
9. If own, please provide their name/address:

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): 100000

11. Project Match (at least 20% of the total project cost): 20,000

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
REPLACE FRONT SIGNAGE	16,000
REMODEL FRONT FACADE	70,000
RESURFACE PARKING LOT AND SIDEWALKS	14,000



21. Are the property's school taxes current? Yes  No
22. Are the property's water/sewer bills current? Yes  No
23. Are there any liens on the property? Yes  No
- a. If so, please explain:

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
25. Is the applicant a minority? Yes  No
26. Is the applicant a woman? Yes  No
27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office AE
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid AE
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement AE
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed AE
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion AE
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation AE
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed AE

**Required Attachments**

**Attached?**

- |  |                                      |                                     |
|--|--------------------------------------|-------------------------------------|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input type="radio"/>            | No <input checked="" type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input type="radio"/>            | No <input checked="" type="radio"/> |
| D. Signed declaration from property owner  | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| F. Proof of financial resources to complete construction,  |                                      |                                     |

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No


The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)



**AHMED ELKOULILY**

Date: 01/30/2024

Date: \_\_\_\_\_

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768

# **Perri Logan Group**

Perri Logan Equity, inc.  
77-2 Albertson Avenue  
Albertson, New York 11507  
O: (516) 385-3622  
F: (516) 280-5129  
C: (516) 924-5788

Nassau Lic: H1772710000  
Suffolk Lic: 19457-HI  
NYC Lic 1091-405DCA

## **Proposal**

Page No. 1 of 1 Pages

PROPOSAL SUBMITTED TO Ahmed Elkovilli Urgent Care		PHONE 516 978-9220	DATE 3/1/2024
STREET 357 Broadway		JOB NAME	
CITY, STATE AND ZIP CODE Amityville, NY 11701		JOB LOCATION	
		Email:aele2000@gmail.com / laureen@emcdoc.com	
ARCHITECT:	DATE OF PLANS		JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of work

### **EXTERIOR RENOVATIONS / MODIFICATIONS**

#### **Proposed Scopes Of Work:**

#### **WINDOW REPLACEMENTS:**

Remove all existing window units on all wall areas of complete building.

Existing window units, will be replaced with new direct size vinyl sliding units.

Units to be Nu Vue product with insulated tempered glass, Low E and argon gas.  
Includes screens and hardware.

Complete all needed exterior and interior finishes.

Total of 29 window units to be removed and replaced.

#### **EXTERIOR DOOR REPLACEMENT:**

Two existing entrance door units on leftside area to be completely removed.

Mechanical room door unit to be removed and replaced with matching steel firecode unit and hardware.

Glass door unit to be removed and replaced with new steel frame unit with matching glass and hardware.  
Unit to have insulated and tempered glass as required.

Existing area in rear of building where condensers exist, will have new privacy fence with gate and latch created to enclose.

Fence and gate to be vinyl, final size, style and color to be determined with owner.

**ASPHALT SEALCOATING:**

Complete existing front, leftside and rear asphalt areas to have coat of oil base asphalt sealer applied,

Includes fill and seal any exposed crack areas.

**TILE FAÇADE:**

Existing rightside wall area to have missing tile repaired.

Install matching tile on wall area where missing, complete all grouting and sealant.

**EXTERIOR STUCCO AND TRIM REPAIRS;**

Existing damaged aluminum trim areas to be removed on first floor areas and replaced with matching color and style.

All areas of stucco walls on complete building to be prepped as needed for new paint application.

Apply needed bonding agent for paint application.

Apply 2 coats of Sherwin William stucco paints to mentioned areas.

Colors and finishes to be determined.

**All workmanship performed to meet all local and state building codes.**

**Includes all labor and materials**

**Cart debris**

**All workmanship performed carries a full 5 year warranty**

**Complete project as per said proposal \$ 118,000.00**

**WE PROPOSE** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, Per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

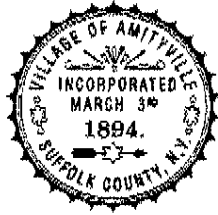
Authorized  
Signature \_\_\_\_\_  
Steven Nemiroff - President

Note: This proposal may be  
withdrawn by us if not accepted within **20** days.

**ACCEPTANCE OF PROPOSAL** The above Prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_



Village of \_\_\_\_\_  
**AMITYVILLE**  
\_\_\_\_\_ New York

**Village of Amityville  
DRI Business Façade Improvement Program  
Application**

Application Date: 02/28/2024 Submitted by: Neil Mennella

Project Name: Superstar Beverage

Applicant Name: Amityville Superstar Inc / Amityville LNC LLC

IRS EIN #, ITIN #, or SS #: 263383054

Applicant Phone Number: 6317937736

Email Address: superstarbeverage@hotmail.com

Site Address: 560 N Broadway

City: amityville State: ny Zip: 11701

Applicant Address: 560 N Broadway

City: Amityville State: NY Zip: 11701

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

1. Provide a brief (1 – 2 sentences) description of the project:

New Signage on Building

2. Does the applicant own the building? Yes  No

If answered "No", attach the declaration from the building owner providing approval of the project proposal as well as evidence of your lease extending through the 3-year regulatory term. See Required Attachments below. If you answered "Yes", please provide proof of ownership. See Required Attachments below.

3. Describe the current condition of the building's facade:

Good condition consisting of Stucco and Stone veneer at the bottom. Currently there is no signage on the building and it is very plain and dark on the North portion.

4. Describe in detail the proposed improvements:

We want to add Back Lit or Goose Neck illuminated signage to the North Portion of the building facing Broadway.

5. Identify the exact components of the project that the grant funding will be used for:

The Grant will help pay for the electrical work, New Lighting Fixtures and Signage that will be attached to the front of the building.

6. Describe the expected impact your proposed project will have on the building, the occupying or future business(es), and the community:

We are one of the first buildings when entering the Village of AMityville. We want to be well lit for safety of pedestrians walking by and have our business visible to traffic as we do not have any signage on the building now.

7. Is the proposed work visible from a public right of way? Yes  No

8. Will you use your own architect or grant provided assistance? Own  Grant

9. If own, please provide their name/address:

10. Grant Request (Small projects \$5000-\$25,000 Large Projects \$25,000-\$100,000) Request should match costs in #12): 8000.00

11. Project Match (at least 20% of the total project cost): 2000.00

12. Please provide breakdown of the work needed and estimated cost:

Work Description	Estimated Cost
Fabricate new signage lettering	\$3500.00
Goose neck lighting fixtures 10 @ \$159	\$1590.00
Lighting fixture installation	\$1950.00
Signage installation	\$1750.00
Electrical wiring/Permit	\$750.00


(If more space is needed, please provide as an attachment)

13. First available date to begin: 02/28/2024

14. Are funds currently available for the entire project? Yes  No

15. This is a reimbursement-based grant, which means the applicant will pay for the project out of pocket and submit requests for reimbursement upon completion of the project. If the applicant does not have funds available for the entire project, explain how the project will be financed. Proof of financial resources required as an attachment. See Required Attached Requirements Below:

16. If the building includes residential space, please indicate the total number of units currently occupied and unoccupied for each floor of the building:

- a. First Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- b. Second Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_
- c. Third Floor
  - i. Number of Units Occupied: \_\_\_\_\_
  - ii. Number of Units Unoccupied: \_\_\_\_\_

17. Please list the names of the current occupying business(es) and the number of both full and part-time jobs associated with each business:

Amityville Superstar Beverage - 5 Full Time Employees, 5 Part Time Employees

18. If the building is currently vacant, please share the anticipated date of occupancy and list the names of the future business(es) and the number of both full and part-time jobs associated with each proposed business:

19. Please provide the contact information of the individual(s) managing all requirements of the grant

Name	Title	Role	Phone	Email
Neil Mennela	VP	Managing Partner	831-793-7736	superstarbeverage@hotmail.com

20. Are the property's municipal taxes current? Yes  No

21. Are the property's school taxes current? Yes  No
22. Are the property's water/sewer bills current? Yes  No
23. Are there any liens on the property? Yes  No
- a. If so, please explain:

24. Has applicant received or been awarded an Economic Injury Disaster Loan (EIDL) Yes  No
25. Is the applicant a minority? Yes  No
26. Is the applicant a woman? Yes  No
27. Is the applicant a veteran? Yes  No

Please initial the following statements indicating you understand and agree to each:

- a. Prior to starting, NYS DRI Projects must undergo an environmental review and clearance of scope of work by the State Historic Preservation Office NM
- b. NYS DRI applications must have at least two bids for each phase of work and reimbursement will be based on the lowest responsible bid NM
- c. If applicant chooses a bid other than that selected by the Village, the applicant will be responsible for 100% of the difference with no reimbursement NM
- d. Only work completed by a vendor that is previously approved by the Village of Amityville will be reimbursed NM
- e. Awardees of NYS DRI program funds must execute a declaration agreeing to maintain improvements for three years following project completion NM
- f. NYS DRI project grants will be reimbursed for eligible projects only following the satisfactory completion of an approved scope of work and submittal of required documentation NM
- g. If chosen, a deposit will be required to cover the costs of the environmental review. Such deposit will be forfeited if project is not completed NM

**Required Attachments**

**Attached?**

- |  |                                      |                                     |
|--|--------------------------------------|-------------------------------------|
| A. Photos of the building façade in its current condition  | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| B. Drawings or plans of the building which illustrate all proposed work, including any structural work or repair, paint colors, materials samples, etc. (Grant admin can provide assistance) | Yes <input type="radio"/>            | No <input checked="" type="radio"/> |
| C. Information on the methods and material to be used.   | Yes <input type="radio"/>            | No <input checked="" type="radio"/> |
| D. Signed declaration from property owner  | Yes <input type="radio"/>            | No <input checked="" type="radio"/> |
| E. Proof of building ownership OR proof of permission for project and lease extending through 3-year compliance period   | Yes <input checked="" type="radio"/> | No <input type="radio"/>            |
| F. Proof of financial resources to complete construction,  |                                      |                                     |

such as loan commitment, documentation of available line of credit, or cash in account

Yes  No

G. Itemized budget (template attached)

Yes  No

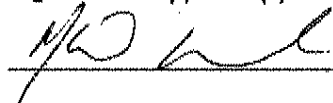
The undersigned affirms that:

- A. The information submitted herein is true and accurate to the best of my (our) knowledge.
- B. I (we) have read and understand the rules of the Village of Amityville DRI Façade Program and agree to abide by its conditions and guidelines.
- C. I (we) understand that all work completed on the project must be by approved methods and with approved materials. Any variance from that which is agreed upon, without prior approval, may result in the forfeit of any funds from the Kingston DRI Façade Program.

The undersigned applicant agrees to comply with the requirements of this program as outlined in the Village of Amityville DRI Façade Improvement Program Rules.

Signature of Applicant(s):

Print Name(s)

  
\_\_\_\_\_

Neil Munnelle  
\_\_\_\_\_

Date: 2/28/24

Date: \_\_\_\_\_

For questions about the application, eligibility, or another concern please contact:  
Vision Long Island at [projects@visionlongisland.org](mailto:projects@visionlongisland.org) or 631-261-0242.

Ways to submit completed applications:

1. Email: [projects@visionlongisland.org](mailto:projects@visionlongisland.org)
2. Fax: 631-606-1502
3. Mail: Vision Long Island, 24 Woodbine Ave., Ste 2, Northport, NY 11768



THe #1214

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

**FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY  
ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

*THIS INDENTURE*, made the 14<sup>th</sup> day of June, 2012,

*BETWEEN* 560 Broadway Enterprises, LLC, a limited liability company organized under the laws of the State of New York, having an office at 147-28 9th Avenue, Whitestone, New York 11357,

party of the first part, and

Amityville LNC LLC, A limited liability company organized under the laws of the State of New York, with its place of business at 560 Broadway, Amityville, New York 11701

party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

*ALL* that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ATTACHED HERETO;

*BEING* the same premises conveyed to the Grantor herein by deed dated February 9, 1996 and recorded March 13, 1996 in Liber 11765 cp 930

*SAID PREMISES* being known as 560 Broadway, amityville, New York 11701

*ALSO* known and designated as District 0101, Section 001.00, Block 01.00, Lot 025.000 on the Suffolk County Tax Map.

*THIS CONVEYANCE IS MADE WITH THE UNANIMOUS CONSENT OF THE MEMBERS OF 560 BROADWAY ENTERPRISES, LLC*

*TOGETHER* with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

*TOGETHER* with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

*TO HAVE AND TO HOLD* the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

*AND* the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

*AND* the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

Section: 001.00  
Block: 01.00  
Lot: 025.000

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Angelo Silecchia  
Angelo Silecchia, Managing Member

STATE OF NEW YORK )  
COUNTY OF NASSAU ) ss.:

On the 14th day of June in the year 2012, before me, the undersigned, personally appeared Angelo Silecchia personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Tara M. Dowd  
(signature and office of individual taking acknowledgment)

TARA M. DOWD  
Notary Public, State of New York,  
No. 01DO8070807  
Qualified in Nassau County  
Commission Expires March 4, 2014

**DEED**

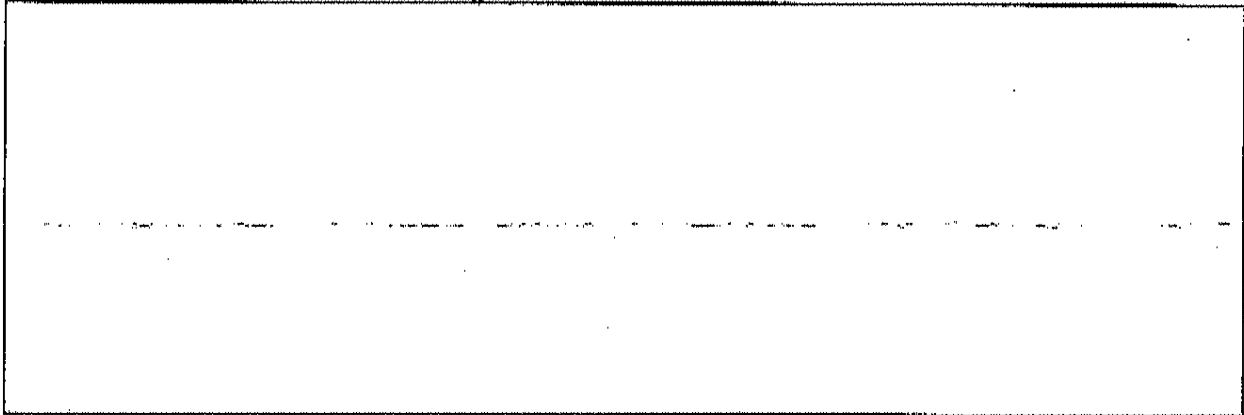
Title No. ST12-14293  
560 Broadway Enterprises, LLC  
To  
Amityville LNC LLC

District 0101  
Section 001.00  
Block 01.00  
Lot 025.000  
County or Town SUFFOLK / Babylon  
Street Address 560 Broadway  
Amityville, New York 11701

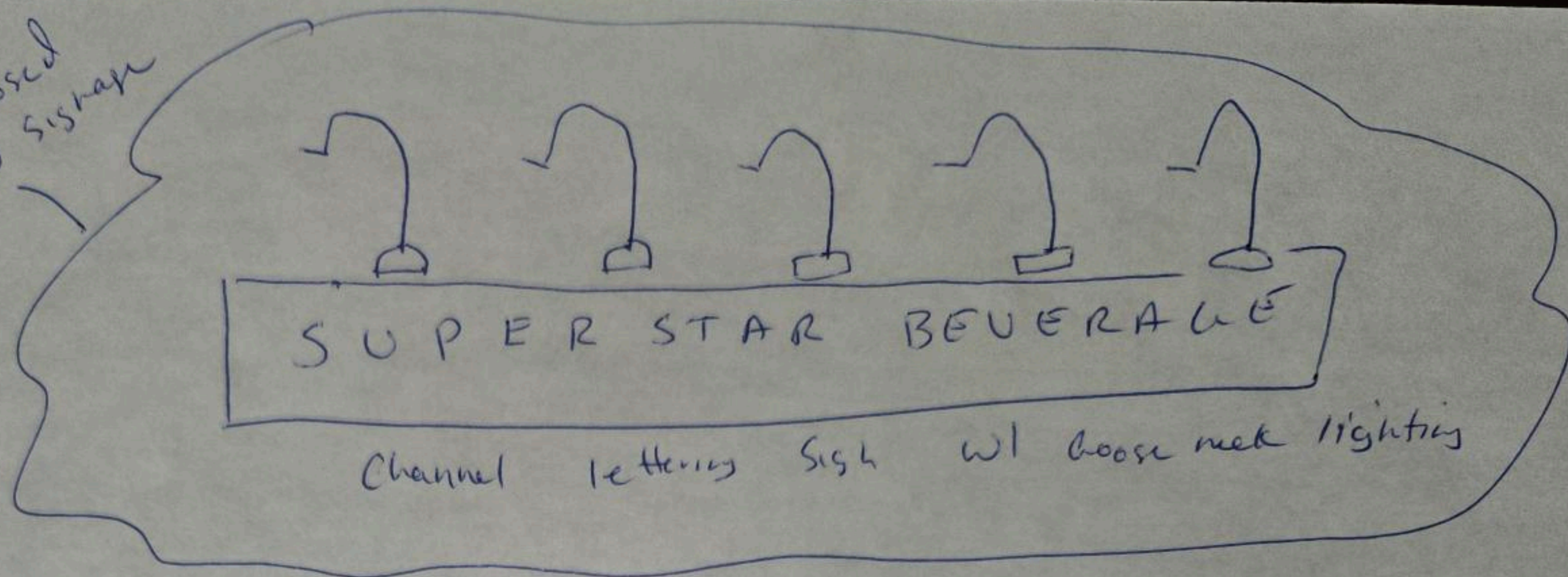
**Return By Mail To:**

Thomas Persichilli, Esq.  
Law Office of Thomas Persichilli, Esq.  
2137 Deer Park Avenue  
Deer Park, New York 11729

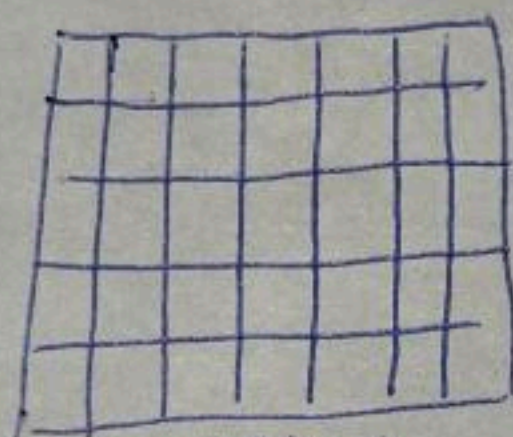
**Reserve This Space For Use Of Recording Office**



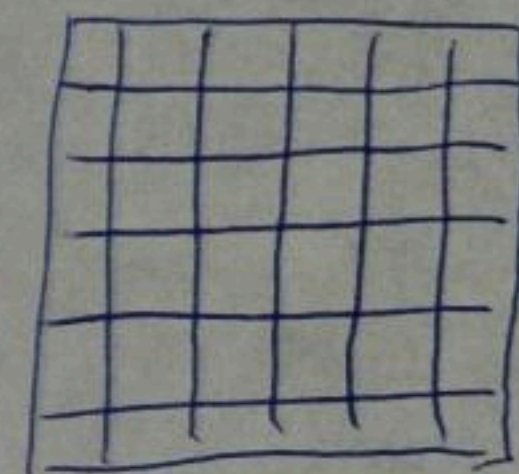
Proposed  
New  
Signage



Channel lettering sign w/ goose neck lighting



Glass Block  
Window



Glass Block Window

Store front  
Windows







Heineken  
**OPEN**

Welcome to Annapolis SUPERSTORE  
Hours of Operation  
MON - THURS 1000am - 800pm  
FRIDAY 1000am - 1000pm  
SATURDAY 1000am - 1000pm  
SUNDAY 1000am - 1000pm

BLUE/POINT

Corona LIGHT  
TRY

BUD LIGHT

Start with a  
STELLA

BEAST

MADE TO  
Chill  
Cool LIGHT

STELLA  
ARTOIS