

NYCIDA PROJECT COST/BENEFIT ANALYSIS

February 9, 2012

APPLICANT

Accurate Specialty Metal Fabricators, Inc.
1333 Flushing Avenue
Brooklyn, NY 11237

PROJECT LOCATION

64-20 Admiral Avenue
Middle Village, Queens, NY 11379

A. Project Description:

Accurate Specialty Metal Fabricators (the “Applicant” or “ASMF”) manufactures custom architectural metal components for the construction trades. The project is a straight lease (Industrial Incentive Program) transaction for the benefit of ASMF. The Applicant seeks Agency assistance in connection with the acquisition and renovation of an approximately 29,000 square foot facility located on a 31,448 square foot parcel at 64-20 Admiral Avenue in the Middle Village neighborhood of Queens.

Total project costs are estimated at \$4,450,000 with \$3,900,000 for acquisition, \$400,000 for construction hard costs, and \$150,000 for fees and consultants.

The Project will allow the company to retain 44 full-time job equivalents.

B. Costs to City: New York City taxes to be exempted:

Land Tax Abatement (NPV, 25 years):	264,386
Building Tax Exemption (NPV, 25 years):	1,407,609
Sales Tax Exemption:	9,000
Total Cost to NYC, net of Financing Fee	\$1,680,995

C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 25 years @ 6.25%):

\$7,024,777

Core Application - Program Information

Applicable Program: (please check all that apply)

The following is a list of programs under which NYCIDA/NYCCRC/Build NYC provides Project Financial Assistance.

Please note the following: when NYCCRC or Build NYC is the entity providing Financial Assistance, the Project Financial Assistance may be limited to deferral from mortgage recording taxes and tax-exempt conduit bond financing.

Bond Programs		
<input type="checkbox"/>	Manufacturing Facilities Bond Program	For Projects pertaining to facilities at which tangible personal property will be manufactured. Potential Project Financial Assistance includes: <ul style="list-style-type: none"> • Tax-exempt conduit bond financing • Sales Tax exemption on building materials and/or machinery and equipment • Deferral of mortgage recording taxes • Real Property tax exemptions
<input type="checkbox"/>	Not-For-Profit Bond Program	For Projects pertaining to facilities at which 501(c)(3) operations and activities will be performed. Potential Project Financial Assistance includes: <ul style="list-style-type: none"> • Tax-exempt conduit bond financing • Deferral of mortgage recording taxes
<input type="checkbox"/>	Special Needs Pool	Same as the Not-for-Profit Bond Program except specific to financings on behalf of members of the InterAgency Council.
<input type="checkbox"/>	Not-For-Profit LEAP (through NYCCRC)	For 501(c)(3) not-for-profit organizations undertaking major capital projects. Potential Financial Assistance includes: <ul style="list-style-type: none"> • Triple tax-exempt loans issued by the New York City Capital Resource Corporation (NYCCRC)
<input type="checkbox"/>	Exempt Facilities Bond Program	For Projects pertaining to facilities for solid-waste recycling and dock-and-wharf uses (the dock/wharf must be municipally-owned). Potential Project Financial Assistance includes: <ul style="list-style-type: none"> • Tax-exempt conduit bond financing • Deferral of mortgage recording taxes
<input type="checkbox"/>	Empowerment Zone Facilities Bond Program	For Projects pertaining to a variety of facilities, including commercial and industrial ones. Project Locations must be situated in one of the City's Empowerment Zones. Among other conditions, the Project Company must hire locally. Potential Project Financial Assistance includes: <ul style="list-style-type: none"> • Tax-exempt conduit bond financing • Sales Tax exemption on building materials and/or machinery and equipment • Deferral of mortgage recording taxes • Real Property tax exemptions
<input type="checkbox"/>	New York Liberty Bond Program	For Projects pertaining to commercial facilities. Project Financial Assistance is limited to tax-exempt, conduit financing.
Incentive Programs		
X	Industrial Incentive Program (IIP)	For Projects pertaining to facilities for industrial use, including manufacturing, warehousing and distribution. Potential Project Financial Assistance include: <ul style="list-style-type: none"> • Sales Tax exemption on building materials and/or machinery and equipment • Deferral of mortgage recording taxes • Real Property tax exemptions
<input type="checkbox"/>	Industrial Developer Program	For Projects located in an Empowerment, Industrial Business, or Empire Zone where the primary use of the facility will be the leasing of such facility to industrial tenants. Potential Project Financial Assistance includes: <ul style="list-style-type: none"> • Sales Tax exemption on building materials and/or machinery and equipment • Deferral of mortgage recording taxes
<input type="checkbox"/>	Not-For-Profit LEAP (through NYCCRC)	For 501(c)(3) not-for-profit organizations undertaking major capital projects. Potential Financial Assistance includes: <ul style="list-style-type: none"> • Deferral of mortgage recording taxes
<input type="checkbox"/>	Commercial Growth	For Projects generally pertaining to commercial facilities. Project Financial Assistance varies and is only granted upon an agreement to maintain and/or increase employment levels over specified periods of time. Potential Project Financial Assistance includes: <ul style="list-style-type: none"> • Sales Tax exemption on building materials and/or machinery and equipment • Deferral of mortgage recording taxes • Real Property tax exemptions

Company Contact Information

This page collects information for all contacts involved in the Project.

Applicant Name: <u>Accurate Specialty Metal Fabricators, Inc.</u>	
Operating Company Address: <u>1333 Flushing Avenue, Brooklyn, NY 11237</u>	
Website Address: <u>www.accuratespecialtymetal.com</u>	
EIN #: <u>[REDACTED]</u>	NAICS Code: <u>332900</u>
Date of Application: <u>January 6, 2012</u>	

1. Officer of Applicant serving as contact person:

Name/Title: George Quattlander Firm: Accurate Specialty Metal Fabricators, Inc.
 Phone: [REDACTED] Fax: [REDACTED]
 E-mail Address: [REDACTED] Address: 47-40 Metropolitan Avenue, Maspeth, NY 11365

2. Attorney of Applicant:

Name: Michael Morici Firm: Morici & Morici
 Phone: [REDACTED] Fax: [REDACTED]
 E-mail Address: [REDACTED] Address: 600 Third Ave., 18th Fl., NY, NY 10016

3. Accountant of Applicant:

Name: Ronald Eager Firm: Grassl & Co.
 Phone: [REDACTED] Fax: [REDACTED]
 E-mail Address: [REDACTED] Address: 50 Jerico Quadrangle, Suite 200, Jerico 11753

4. Other Advisor/Consultant to Applicant (if applicable):

Name: Sunil Aggarwal Firm: Thinkforward Financial LLC
 Phone: [REDACTED] Fax: [REDACTED]
 E-mail Address: [REDACTED] Address: 27 Whitehall Street, NY, NY 10004

Company Background

This page collects a brief overview of the Applicant's structure and operations.

1. Applicant is (check one of the following, as applicable):

- General Partnership
 Limited Partnership
 C Corporation
 S Corporation
 Limited Liability Company
 Natural Person
 501(c)(3) Organization
 Other (specify): _____

2. Are any securities of Applicant publicly traded? Yes No

3. Applicant's state of incorporation or formation: New York State

4. Applicant's date of incorporation or formation: February 1989

5. States in which Applicant is qualified to do business: New York State

6. Please provide a brief description the nature of the business, including a description of the industry, competitors, services offered, and any other relevant info:

Accurate Specialty Metal Fabricators, Inc. (Accurate) is a local manufacturer of architectural metal products, including custom finished products for both interior and exterior applications. Products include convecter enclosures, grilles, column and beam enclosures, blind pockets, louvers, penthouses, exterior cladding, roof accessories, equipment curbs, insulated casing panels, built-up air handler units and spiral ducts. Accurate also manufactures U.S. rated fire dampers, U.S. rated smoke dampers and energy saving control dampers. Products are manufactured using stainless steel, aluminum, copper, galvanized steel, paint-lok, and other materials. All products are custom made to order. Accurate also has full design and field measuring capabilities to ensure that products meet the exact needs of the designer and project conditions.

7. Please provide a brief description of the company history, unique company facts, etc.:

Accurate has been a NYC custom contractor/manufacturer since 1989. The company started when the then owners of Aabco, an affiliate of Accurate, saw an opportunity to expand into the field of architectural metal work. A company across the street from Aabco, which had been a manufacturer of specialty architectural metal products, went out of business and the Aabco owners at the time – Ronal Palmerick and Ed Mel – purchased that business and expanded into the new type of specialty metal manufacturing.

Unlike Aabco which primarily manufactures duct work for HVAC systems for large commercial projects such as the World Trade Center project, the Thurgood Marshall Courthouse, the Barclay Arena in Brooklyn, Fordham University, and NYU construction projects, Accurate is a specialty shop producing architectural metal treatments (louvers, custom finish products, grilles and cladding) for both large and small projects. Accurate also manufactures all life safety equipment for HVAC systems and has recently gotten into energy savings products and high-efficiency dampers.

Most of Accurate's clients are HVAC contractors, including smaller "mom and pop" projects. Accurate sells to both commercial and residential contractors while Aabco only contracts with high-end construction projects.

Proposed Project Activities

This page provides a general outline of the NYCIDA/NYCCRC project.

1. Please provide a brief overview of the entire proposed Project. If necessary break down Project activities by tax lot to describe activities at each Project Location.

Accurate's owners hope to purchase the project facility on Admiral Avenue and undertake renovations in order to house its specialty construction manufacturing operations in a more efficient and slightly larger facility. Accurate will relocate existing machinery and equipment to the new facility and will likely make some equipment upgrades associated with the relocated operations.

The company is currently housed in leased facilities on Flushing Avenue of about 28,000 square feet.

2. Please provide a brief description of how the proposed Project will affect current operations.

The project will allow Accurate to retain its operations in New York City and to operate in a more efficient facility that will allow certainty of expenses and the opportunity to hopefully grow its business.

3. Please provide a brief description of renovations/construction of the proposed Project.

Accurate will conduct electrical and HVAC upgrades as well as the renovation and upgrade existing office space associated with the relocation of its operations to the project facility. It will contract with a local construction company to undertake the upgrades/renovations.

4. Please provide a brief timeline for the entire proposed Project.

Accurate is seeking to purchase the facility in February/March and to renovate and move into the new location by June 30th, 2012. The project location is currently vacant and the seller is seeking a closing as soon as possible.

Project Financing

The chart immediately below requires information relating to the sources and uses of funds to be expended for the Project. For purposes of this chart, the amounts provided should be aggregates for all Project Locations.

Uses of Funds	Sources of Funds (If needed use an additional sheet to indicate all sources and uses)							Total Uses
	Bond Proceeds	Commercial Financing (Loan 1)	Commercial Financing (Loan 2)	Affiliate/ Employee Loans	Capital Campaign	Company Funds	Other (Identify):	
Land & Building Acquisition				3,900,000				3,900,000
Construction Hard Costs				400,000				400,000
Construction Soft Costs								
Fixed Tenant Improvements								
Machinery Furnishings and/or Equipment								
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain): IDA fees, attorney, environmental, consultant				150,000				150,000
Other (explain)								
Total				4,450,000				4,450,000

Please list where machinery, equipment and furnishings will be purchased and what percentage of total machinery, equipment, and furnishings relating to the Project this will represent:

- New York City Percentage of Total? 75
- New York State (excluding NYC) Percentage of Total? 25
- United States (excluding NYS) Percentage of Total? _____
- Outside United States Percentage of Total? _____
- N/A – There is no equipment planned to be purchased with this project.

Project Location Detail

This page and the following 3 pages of this Application (i.e., pages 7 through 10, inclusive) make up the Proposed Project Packet.

Applicant must complete an individual Proposed Project Packet for each Project Location for which Applicant is seeking Project Financial Assistance.

Project Location		Project Location # 1 ____ of ____	
Borough/Block/Lot: Queens/3608/61			
Street address and zip code: 64-20 Admiral Avenue, Middle Village, Queens, NY 11379			
Zoning: Industrial. M1-1, no commercial overlay		Number of Floors: 1	
Square footage of Existing Building: 29,000		Square footage of Land: 31,500	
Intended use(s) of site (e.g. manufacturing, office, retail, etc.): Manufacturing			
Estimated square footage of Project after construction/ improvement completion: 29,000			
Building Square Footage: 29,000			
Non-building Improvement square footage (if applicable): n/a			
Existing subtenant occupied square footage within building (in aggregate and per subtenant): 0		Remaining length of each sublease: n/a	
Nature of business for each sub-tenant: n/a			

Anticipated Ownership of Premises

Please note that for purposes of answering the questions on this page, any reference to an "Affiliate" (as defined on the first page of this Application) should be deemed to mean an Affiliate of Applicant

1. Please check all that apply:

- Applicant or an Affiliate is the fee simple owner of the Project Location.
- Applicant or an Affiliate expects to be the fee simple owner of the Project Location.
- Applicant or an Affiliate leases the project Location.
- Applicant or an Affiliate expects to lease the project realty immediately following the closing.
- None of the above categories fully describe Applicant's interest or intended interest in the Project Location, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

2. If Applicant or Affiliates leases or expects to lease the Project Location, choose one of the following

- Lease is for an entire building and property
- Lease is for space within a building.

3. If an Affiliate owns or controls (or will own or control) a Project Location, then describe such Affiliate by choosing one of the following selections and completing the chart provided below:

- General Partnership
- Limited Partnership
- C Corporation
- S Corporation
- Limited Liability Company
- 501(c)(3) Organization
- Natural Person
- Other (specify): _____

Name of Affiliate: Admiral Realty LLC	EIN # of Affiliate: Not yet
Address of Affiliate: 47-40 Metropolitan Avenue, Maspeth, New York 11385	
Affiliation of Affiliate to Applicant: Real estate holding company	
Contact Person: George Quattlander	Title of Contact Person: Controller
Phone Number(s): 718-821-1166	

Employment Information

The following information will be used as part of the NYCIDA/ NYCCRC's calculation of the benefit of the project, and as a basis for comparison with the information reported in periodic compliance surveys the Agency conducts throughout the life of the Project.

Note: for the meanings of all defined terms, see page 1 of this Application.

A. Commencement of Operations

1. When does Applicant expect to close with NYCIDA/NYCCR/Build NYC?
Late February/early March
2. What will be the Facility Operations Start-Date? No later than June 30, 2012

B. Current City-wide and Project Location Employment

1. Currently, how many Full-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period?
244
2. Currently, how many Part-time Employees do Applicant and Applicant's Affiliates employ throughout New York City as of the last pay period?
n/a
3. If the Applicant currently occupies and operates at the Project Location, how many Full-time and Part-time Employees are currently employed at the Project Location? (Indicate "NA" if no Employees are currently employed at the Project Location.) Part-time: n/a Full-time: n/a

C. Expected City-wide Employment

1. How many Full-time Employees do Applicant and Applicant's Affiliates expect to employ throughout New York City on the Facility Operations Start-Date? 244
2. How many Part-time Employees do Applicant and Applicant's Affiliates expect to employ throughout New York City on the Facility Operations Start-Date? 244

D. Expected Relocation Employment

1. Out of the number of Full-time Employees provided in the answer to C.1, how many are expected to be relocated to the Project Location on or about the Facility Operations Start Date? (Indicate "NA" if all employees at the Project Location will be new hires.)
44
2. Out of the number of Part-time Employees provided in the answer to C.2, how many are expected to be relocated to the Project Location on or about the Facility Operations Start Date? (Indicate "NA" if all employees at the Project Location will be new hires.)
n/a

E. Estimated New-growth Employment

Complete the following chart to indicate the number of new employees that are expected to be hired at the Project Location. Please review the illustrative example (see the sample below the chart) as a guide to completing the chart. Note: in the chart below, year 1 is the year following the Facility Operations Start-Date; Year 2 is the second year following that date; Year 3 is the third, etc.

Years following Facility Operations Start Date	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total New Growth
Permanent Full-time	1	0	0	1	0	0	1	0	0	1	0	0	1	0	0	5
Permanent Part-time	n/a															

Illustration example for employment statistics

C. New Growth Employees

Scenario: A company with a total employment of 10 permanent full time employees at application has a Projected Start Date of Facility Operations of 5/23/2009. By 5/23/2010 they intend on adding to its workforce 2 employees, which is considered year 1, 0 employees the second year, 4 employees the third year, 2 part time employees the fourth year, and no more additional employees thereafter. There are also no layoffs anticipated.

Years following Facility Operations Start Date	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total New Growth
Full-time Employees	2	0	4	0	0	0	0	0	0	0	0	0	0	0	0	6
Part-time Employees	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2

Although this company, after year 4, will have a total of 16 full time employees (the 10 original and the 6 New Growth) this chart should only reflect New Growth Employees. The 10 original employees are captured in Section B of the Project Location Information section of the application.

Wage Information

The questions in this section apply only to Permanent Employees employed or to be employed at the Project Location.

1. If Full-time Employees are to be relocated on the Facility Operations-Start Date, what will be the average quarterly and annual compensation for such relocated Full-time Employees? (Indicate "NA" if no Full-time Employees are being relocated.)
Quarterly: \$12,093 Annual: ~~\$43,372~~ - \$48,372. Confirmed 1/25/12. correction to be received. TG
2. If Part-time Employees are to be relocated on the Facility Operations-Start Date, what will be the average quarterly and annual compensation for such relocated Part-time Employees? (Indicate "NA" if no Part-time Employees are being relocated.)
Quarterly: n/a Annual: n/a
3. With regard to the Part-time Employees and Full-time Employees currently employed at the Project Location and provided in the answer to question B3 on the previous page (9), what is current annual average compensation? (Indicate "NA" if no Employees are currently employed at the Project Location.)
Part-time: n/a Full-time: n/a
4. For new Full-time Employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average quarterly and annual compensation?
Quarterly: \$12,000 Annual: \$48,000
5. For new Part-time Employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average quarterly and annual compensation?
Quarterly: n/a Annual: n/a
6. For all new, Full-time Employees expected to be hired throughout the fifteen-year period following the Facility Operations Start-Date, please complete the following:
 - A. Projected average annual compensation: \$48,000
 - B. Average annual compensation range: Hi: 52,000 Low: \$44,000
7. For all new, Part-time Employees expected to be hired throughout the fifteen-year period following the Facility Operations Start-Date, please complete the following:
 - A. Projected average annual compensation: n/a
 - B. Average annual compensation range: Hi: n/a Low: n/a
8. Generally describe all other forms of compensation and benefits that Permanent Employee will receive at the Project Location. Examples: health care; employer-contributions for retirement plans; on-the-job training; reimbursement for educational expenses; etc.

The majority of Accurate employees are members of Local Union 28 Production Workers and are entitled to all union fringe benefits offered, which include vacation and sick time, health care benefits and employee training.

Please complete the following questions for each facility to be financed through the Manufacturing Facility Bond Program. Use additional pages as necessary. For background information, see the "Requirements for Issuance of Triple Tax-Exempt Bonds for Manufacturing Facilities" enclosed as a supplement.

- Describe the production process that occurs at the facility to be financed:
- Allocate portions of the facility to be financed by function, expressed in square footage and location in relation to production (e.g., same building, adjacent land or building, off-site, etc.):

Function	Location	Square Footage
Production line		
Warehouse/storage		
Loading areas		
Office space for a shop foreman		
Employee restrooms, locker rooms and parking		
Employee eating area		
Repair shop		
Offices for administration		
Other (specify)		
Other (specify)		
Total Square Footage		0

- Of the space allocated to offices for administration above, identify by function (e.g., executive offices, payroll, production, etc.) and location in relation to production (same building, adjacent land or building, off-site, etc.):

Function	Location	Square Footage
Total Square Footage		

4. Of the space allocated to storage or warehousing above, identify the square footage and location of the areas devoted to the following:

Function	Location	Square Footage)
Raw materials used for production of manufacturing goods		
Finished product storage		
Component parts of goods manufactured at the facility		
Purchased component parts		
Other (specify)		
Other (specify)		
Other (specify)		
Total Square Footage		

5. List raw materials used in the processing of the finished product(s) at the facility to be financed:

6. List finished product(s) that are produced at the facility to be financed:

Certification

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of _____
Applicant:

By: **Printed Name of Signer:** _____

Title of Signer: _____

Signature: _____

Date: _____

1. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of goods to customers who personally visit the Project? Yes No
2. If the answer to question 1 is "Yes," will the Applicant or any other Project occupant be a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the "retail sale of tangible personal property" (as defined in Section 1101(b)(4)(i) of the Tax Law)? Yes No
3. Will any portion of the Project consist of facilities or property that are or will be primarily used in making retail sales of services to customers who personally visit the Project? Yes No
4. If the answer to question 1 or question 3 is "Yes," what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? _____%
5. If the answer to question 1 or question 3 is "Yes," and the answer to question #4 is more than 33.33%, indicate whether any of the following apply to the Project:
 - a. Will a not-for-profit corporation operate the Project?
 Yes No
 - b. Is the Project likely to attract a significant number of visitors from outside New York City?
 Yes No
 - c. Would the Applicant, but for the contemplated financial assistance from the NYCIDA, locate the related jobs outside New York State?
 Yes No
 - d. Is the predominant purpose of the Project to make available goods or services that would not, but for the Project, be reasonably accessible to New York City residents because of a lack of reasonably accessible retail trade facilities offering such goods or services?
 Yes No
 - e. Will the Project be located in one of the following: (a) an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) that, according to the most recent census data, has (i) a poverty rate of at least 20% for the year to which the data relates, or at least 20% of its households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?
 Yes No
6. If the answers to any of subdivisions (c) through (e) of question 5 are "Yes," will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in New York State? Yes No
If "Yes," please furnish details in a separate attachment.
7. If the answers to any of subdivisions (a) through (e) of question #5 are "Yes," please furnish details in a separate attachment.

Certification

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: Accurate Specialty Metal Fabricators

By: Printed Name of Signer: Richard Minieri

Title of Signer: President

Signature: 

Date: January 5, 2012

Short Environmental Assessment Form

FOR UNLISTED ACTIONS ONLY

Please note: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form. Answers to these questions will be considered part of the application for approval and may be subject to further verification and public review. It is expected that completion of this Short Environmental Assessment Form will be dependent on the information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Project action: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/Alteration <input type="checkbox"/> Refinancing	
Precise location of Project action (or show site location on a copy of a Hagstrom or other street map): 64-20 Admiral Avenue, Middle Village, Queens, 11379	
Name of Applicant: Accurate Specialty Metal Fabricators	[REDACTED]
Address of Applicant: 47-40 Metropolitan Avenue, Maspeth, New York 11385	[REDACTED]
	Contact: George Quattlander
Name of Owner (if different): Admiral Realty LLC	[REDACTED]
Address of Owner: 47-40 Metropolitan Avenue, Maspeth, New York 11385	[REDACTED]
	Contact: George Quattlander
Detailed description of action (please be precise): Purchase of facility and minor electrical and office related renovations. Applicant plans on manufacturing custom metal products in the facility.	

Site Description:

1. Present land use:

<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Commercial
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Rural (non-farm)	<input type="checkbox"/> Other: _____	

2. Describe present land use in vicinity of Project: Industrial and some residential

3. Total acreage of Project area: 31,448 sf acres initially; 31,448 sf acres ultimately.
4. What is the zoning designation of the Project site: M1-1
5. Will proposed action comply with existing zoning or other existing land use restrictions? Yes No
 If No, please describe briefly:

6. Does action involve a permit approval, or funding, now or ultimately from any other governmental agency (federal, state or local)?
 Yes No
 If Yes, please list name of agency(ies) and permits/approvals:

7. Does any aspect of the action have a currently valid permit or approval? Yes No
 If Yes, please list name of agency(ies) and permits/approvals:

Short Environmental Assessment Form

8. Supplemental Project description:

a) Is site currently vacant or developed (if developed, indicate current and previous site uses)?

The site contains a building that was constructed in 1955. The building has been vacant for approximately 2 years and prior to that it was occupied by Ro-An Industries, a manufacturer of machinery used in the production of plastic bags. Previously the site was vacant.

b) Proposed building square footage for any new construction or expansion: n/a

c) Dimensions of any new construction: n/a

d) Number of existing 10-12 and proposed 10-12 parking spaces.

e) Number of employees currently 44 ; number of employees upon completion of the Project 49

9. What are the peak hours (AM and PM) for vehicular trip generation (e.g., 8:00 AM - 9:00 AM)? 8-9 a.m., and 4-5 p.m.

What is the maximum number of vehicular trips generated in each of the peak hours (combination of employee, business/visitor trips)? 3/hour

10. Will the Project produce operating noise audible outside of (i.e., exceeding) local ambient noise levels? Yes No

11. Is the Project located within the New York City designated coastal zone? Yes No

12. Will the Project routinely produce odors noticeable outside of any Project buildings for more than one hour per day? Yes No

13. What wastes will be generated by the Project? List amounts of each generated on a daily or monthly basis: No

14. Is the Applicant aware of and/or have any reason to believe there are any hazardous and/or toxic or similar material(s), substance(s) and/or waste(s), including but not limited to petroleum products, present at the site which may pose a health or physical hazard to persons employed at or visiting the site? Yes No

If Yes, please provide specific information regarding all such material(s), substance(s) and/or waste(s) on a separate piece of paper.

15. Is the Applicant aware of and/or have any reason to believe there are any hazardous and/or toxic or similar material(s), substance(s) and/or waste(s), including but not limited to petroleum products, present at properties in the vicinity of the site, which may pose a health or physical hazard to persons employed at or visiting the site? Yes No

If Yes, please provide specific information regarding all such material(s), substance(s) and/or waste(s) on a separate piece of paper.

16. Is the Project site wholly or partially in a state designated tidal or freshwater wetland or the upland buffer area of such a wetland?

Yes No

17. Does the action occur wholly or partially within, or substantially contiguous to any historic building, structure, facility, site or district or prehistoric site that is listed on the national register of historic places or that has been recommended by the New York State Board on Historic Preservation for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places? For assistance in answering this question, call the NYC Landmarks Preservation Commission at (212) 669-7817 or the Issuers at (212) 312-3750/3757

Yes No

Informational Details: Attach any additional information that may be needed to clarify your Project. If there are or could be any adverse environmental impacts with your proposal, please discuss such impacts and the measures you propose to mitigate or avoid them.

Certification

THE UNDERSIGNED HEREBY CERTIFIES that the answers and information provided above, and in any statement attached hereto, are true and correct.

Name of Applicant: Accurate Specialty Metal Fabricators

By: Printed Name of Signer: Richard Minleri

Title of Signer: President

Signature: [Handwritten Signature]

Date: January 5, 2012