

IDA PROJECT COST/BENEFIT ANALYSIS

October 8, 2009

APPLICANT

Dinas Distribution Corp.
104-46 Dunkirk Street
Jamaica, NY 11412

PROJECT LOCATION

104-46 Dunkirk Street Jamaica, NY 11412

A. Project Description:

Dinas Distribution Corp., (the “Company”) is an importer and distributor of ethnic grocery items as well as cookware and cleaning supplies. The Company is seeking incentives under the New York City Industrial Development Agency Industrial Incentive Program. The Company plans to acquire and renovate an approximately 32,000 square foot facility in Jamaica, Queens.

The renovations will include the installation of refrigeration space and storage racks.

The total project cost is approximately \$3,825,000, which includes \$3,650,000 for land and building acquisition, \$100,000 for renovations and \$75,000 for fees and soft costs. The Company anticipates financing this project with two commercial loans totaling \$3,325,000 and the rest with company equity totaling \$500,000.

As a result of the project, The Company will retain 18 jobs and create 7 new positions in New York City over the next three years.

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

Mortgage Recording Tax:	\$ 54,031
Sales Tax Exemption	1,800
Building Tax Exemption (NPV, 25 years):	1,223,241
<u>Land Tax Abatement (NPV, 25 years):</u>	<u>225,908</u>
Maximum Total:	\$ 1,504,980

C. Benefits to City: Estimated New York City direct and indirect taxes to be generated by company (estimated NPV 25 years @ 6.25%): **\$3,508,524**

Core Application - Applicant General Information

The Core Application captures specific and general information about the Applicant and the Project. This section begins with a survey of "General Information," followed by a section that describes the Applicant's interest or relationship to the project site. This helps establish eligibility and which benefits will be applied to the project.

Name:	Dinas Distribution Corp.
Address:	104-46 Dunkirk Street, Jamaica, NY 11412
Phone Number(s):	[REDACTED]
Fax Number(s):	[REDACTED]
E-mail Address:	
Website Address:	
Applicant EIN Number:	[REDACTED]
S.I.C. Code:	
NAICS Code:	

Date of Application: August 2009

1. Applicable Program (please check one)

- Manufacturing Facilities Bond Program
 Industrial Incentive Program ("IIP")
 Small Industrial Incentive Program ("SIIP")
 Empowerment Zone Facilities Bond Program
 Exempt Facilities Bond Program

SIIP is only available for Applicants with annual revenues of less than \$5 million and fewer than 100 employees, IIP is only available for Applicants with either annual revenues that are \$5 million or greater or 100 or more employees.

2. Officer of Applicant serving as contact person:

Name: Luis Velasquez Firm: Dinas Distribution Corp.
Phone #: [REDACTED] Fax #: [REDACTED]
E-mail Address: _____ Address: 104-46 Dunkirk St., Jamaica NY 11412

3. Attorney of Applicant:

Name: Brendan DeRiggi, Esq. Firm: Certilman, Balin
Phone #: [REDACTED] Fax #: 516-296-7111
E-mail Address: Bderiggi@certilmanbalin.com Address: [REDACTED] East Meadow, NY 11554

4. Accountant of Applicant:

Name: Brian Golub Firm: Golub, LaCapra, Wilson & DeTibriis LLI
Phone #: [REDACTED] Fax #: [REDACTED]
E-mail Address: _____ Address: 2 Roosevelt Avenue Port Jefferson Station, NY 11776

5 Other Advisor/Consultant to Applicant (if applicable)

Name: Robert Morel Firm: City One Real Estate & Financing
Phone #: [REDACTED] Fax #: [REDACTED]
E-mail Address: cityonere@aol.com Address: 236 Greenpoint Avenue
Brooklyn, NY 11222

6. 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) _____

7. Are any securities of Applicant publicly traded?

Yes No

8. Applicant's state of incorporation or formation NY

9. Applicant's date of incorporation or formation 1994

10. States in which Applicant is qualified to do business: USA

11. Please provide a brief description of Applicant and nature of its business Dinas is an importer
and distributor of ethnic grocery items, an importer and
overseas manufacturer of pots, pans and cleaning items.

Core Application - Applicant Interest in Project Realty

Please note: An "Affiliate" means any individual, corporation, partnership, joint venture, sole proprietorship, limited liability company, trust or other entity that controls, is controlled by or is under common control with the Applicant or the "SPE" (defined herein below).

1. Please check all that apply:

- Applicant or an Affiliate is the fee simple owner of the Project realty.
- Applicant or an Affiliate is not currently, but expects to be the fee simple owner of the Project realty.
- Applicant or an Affiliate is not the owner of the Project realty, but is the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- Applicant or an Affiliate is not the owner of the Project realty, but expects, immediately following the closing, to be the occupant of a material portion thereof for the conduct of its business pursuant to a lease or other occupancy agreement.
- None of the above categories fully describe Applicant and its relation to the Project realty, which may be more accurately described as follows (please provide copies of supporting documentation, as applicable):

Please note: Please pay particular attention to items 5, 6 and 16 in the Required Documents List (attached), which request additional information specific to the Project realty.

2. If a special-purpose entity ("SPE") that is owned and controlled by the Applicant will own or otherwise control the Project realty, the SPE will be a (check one of the following as applicable):

- General Partnership
- Limited Partnership
- C Corporation
- S Corporation
- Limited Liability Company
- Not-for-profit 501(c)(3) Entity
- Natural Person
- Other (specify): _____

Name of SPE:	To be determined
Address:	
Phone Number(s):	
Contact Person:	
Title of Contact Person:	
Affiliation of SPE to Applicant:	
Owners of SPE and each respective ownership share:	
SPE EIN Number:	

Please note: If information required above for the SPE is unknown at time of Application submission, then please submit any missing information to the NYCIDA as soon as it becomes available.

Core Application - Project Description and Financial Information

Please complete this section of the Application for each of the Project sites, defined as a facility (perhaps encompassing more than one address and/or block and lot) with either a distinct employment base (as evidenced through D.O.L. reporting) or with a separate and distinguishable source of funding for the acquisition, renovation or construction of the facility. If more than one site exists for this Project, please make the requisite number of copies of this section and fill it out for each site.

Site #	
Borough:	Queens
Neighborhood:	Jamaica
Block(s):	10343
Lot(s):	85
Street address and zip code:	104-46 Dunkirk Street, Jamaica, NY 11412
Zoning:	M1-1
Square footage of land:	30,269
Square footage of existing building(s):	32,000
Number of floors:	mostly 1
Intended use(s) (e.g., office, retail, etc.):	warehouse & distribution

1. Please provide the following Project information:

- a. Please provide a brief description of the proposed Project: Acquisition of 32,000 sf building for import, export, warehouse & distribution business. Some renovations will be necessary.

- b. When does Applicant want Closing to occur (i.e., when does Applicant want the proceeds from the Bonds or other benefits sought to be available for the Project costs)? December 2009

- c. Indicate the estimated date for commencement of the Project: Renovations will commence after closing
- d. Indicate the estimated date for the completion of the Project: 6 months

- e. Is the Project site located in a New York State Empire Zone? _____
 Yes No
 If Yes, which zone? Greater Jamaica EDZ

- f. Is the Project site located in the Federal Empowerment Zone?
 Yes No

- g. Will the Project require Uniform Land Use Review Procedure ("ULURP") approval?
 Yes No

- h. Will the Project require any other special permit or approval?
 Yes No
 If Yes, please explain: _____

i. Is any governmental entity intended or proposed to be an occupant at the Project site?

Yes No

If Yes, please provide details: _____

j. Will the Project require a tax lot apportionment or subdivision? (Tax lot apportionment will be required for real estate tax benefits to commence.)

Yes No

If Yes, please provide details and timing: _____

2. Please complete the following summary of Project sources and uses:

Uses of Funds		Sources of Funds	
Land acquisition ¹		Bonds	
Building acquisition ²	3,650,000	Loan (1) 1	1,825,000
New construction ³		Loan (2)	1,500,000
Renovations	100,000	Capital campaign ⁴	
Fixed tenant improvements		Affiliate/employee loans	
Machinery and/or equipment		Company funds	250,000
Soft costs (define): Closing	75,000	Fund balance ⁴	
Furnishings		Other equity (explain)	250,000
Debt Service Reserve Fund ⁴		Other (explain)	
Capitalized interest ³		Other (explain)	
Other (explain)		Other (explain)	
Total Project Uses	3,825,000	Total Project Sources	3,825,000

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

- New York City Percentage of Total? _____
- New York State (excluding NYC) Percentage of Total? _____
- United States (excluding NY State) Percentage of Total? _____
- Outside United States Percentage of Total? _____

¹ Please estimate Land and Building acquisition costs separately if possible.

² Please define New Construction on a separate piece of paper.

⁴ Applies to not-for-profit bond financings only.

Please complete the following questions for each facility to be financed. Use additional pages as necessary. For background information, see "Requirements for Issuance of Triple Tax-Exempt Bonds for Manufacturing Facilities" located in the Introduction and Information section of this Application.

1. Describe the production process that occurs at the facility to be financed NA (Not Applicable)

2. 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		
Production line		0
Warehouse/storage		30,000
Loading areas		500
Office space for a shop foreman		1,500
Employee restrooms, locker rooms and parking		0
Employee eating area		
Repair shop		
Offices for administration		
Other (specify)		
Other (specify)		
Total Square Footage		

→ IM
10/11/09

3. 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		
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:

Raw materials used for production of manufactured goods		
Finished product storage		30,000
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: Dinas Distribution Corp.

By: Printed Name of Signer: Luis Velasquez

Title of Signer: Vice President

Signature: 

Date: 7/31/09

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?

_____ percent

5. If the answer to question 1 or question 3 is "Yes," and the answer to question 4 is more than 33.33 percent, 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 the State of New York?

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 percent for the year to which the data relates, or at least 20 percent 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 the State of New York?

If "Yes", please furnish details in a separate attachment.

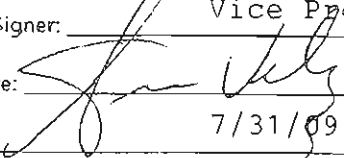
7. If the answers to any of subdivisions (a) through (e) of question 5 are "Yes," please furnish details in a separate attachment.

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

Name of Applicant: Dinas Distribution Corp.

By: Printed Name of Signer: Luis Velasquez

Title of Signer: Vice President

Signature: 

Date: 7/31/09

1. Will the completion of the Project result in the removal of a plant or facility of Applicant, or of a proposed occupant of the Project, from an area in New York State (but outside of New York City) to an area within New York City?

Yes No

If "Yes," please provide the following information:

Address of the to-be-removed plant or facility:

Names of all current occupants of the to-be-removed plant or facility:

2. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant, or of any proposed occupant of the Project, located in an area of New York State other than New York City?

Yes No

If "Yes," please provide the following information:

Addresses of the to-be-abandoned plant(s) or facility(ies):

Names of all current occupants of the to-be-abandoned plants or facilities:

3. Will the completion of the Project in any way cause the removal and/or abandonment of plants and facilities anywhere in New York State (but outside of New York City)?

Yes No

If "Yes," please provide all information relevant to such future removal and/or abandonment:

If the answer to either question 1, 2 or 3, is "Yes," please continue and answer questions 4 and 5.

4. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry?

Yes No

5. Is the Project reasonably necessary to discourage the Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?

Yes No

If the answer to question 4 and/or question 5 is "Yes," please provide on a separate sheet of paper a detailed statement explaining same.

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

Name of Applicant: Dinas Distribution Corp.

By: Printed Name of Signer: Luis Velasquez

Title of Signer: Vice President

Signature: 

Date: 7/31/09

The New York City Industrial Development Agency requires all Applicants to fill out this Employment Questionnaire. As used in this Questionnaire, "Company" means the Applicant; "Project Location" means the project location which Applicant has identified in its Application, and "Tenant" means any person or entity to whom or to which Applicant intends to lease part or all of the Project Location. If Applicant is a real estate holding company that is an affiliate of an operating company and Applicant intends to lease the Project Location to such operating company, then the Applicant and the operating company must fill out separate copies of this Questionnaire.

Applicant Name	Dinas Distribution Corp.
Address	104-46 Dunkirk Street, Jamaica, NY.
Phone Number(s)	[REDACTED]
I.R.S. Employer ID Number	[REDACTED]
Department of Labor Registration Number	
Project Location	104-46 Dunkirk Street, Jamaica, NY

1. Do you expect to conduct business at other locations in New York State?
 Yes No
2. Expected construction completion date (where applicable) Not sure.
3. Department of Labor Registration Number of Tenant(s). N/A

Do not include any subcontractors or subconsultants; include only employees and owners/principals on your payroll and on the payroll of Tenant(s).

4. How many employees does Applicant employ in New York City at the time of Application submission?
 Full-time: 18 Part-time: _____ (on average, Part-time workers work _____ hours per week)
5. How many employees referred to in question 4 reside in New York City at the time of Application submission?
 Full-time: 16 Part-time: _____
6. How many employees does Applicant employ outside of New York City but in New York State at the time of Application submission?
 Full-time: 0 Part-time: _____ (on average, Part-time workers work _____ hours per week)
7. How many employees does Applicant employ at the project location (annual average)?
 Full-time: 18 Part-time: _____
8. Projected employment at Project Location for the Company on June 30: 2009

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Full-time	18	2010 - 20	24	25	26	27	28
Part-time							

9. Projected employment at Project Location for your Tenant(s) on an annual basis:

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Full-time	N/A						
Part-time							

10. Projected average quarterly wage/salary of employees at project location during first year of operation: \$ 175,000

11. Describe the occupational composition of the workforce at the Project Location. Note differences between this composition and what is typical at other NYC locations.

Warehousemen + DRIVERS

12. Does Applicant intend to employ new employees at the Project Location, and/or will Applicant transfer current employees from premises currently being used? Please provide details.

Yes hire new employees

Authorization

I authorize any private or governmental entity, including but not limited to the New York State Department of Labor ("DOL"), to release to the NYCIDA and/or to NYCEDC and/or to the successors and assigns of either (collectively, the "Information Recipients"), any and all employment information under DOL's control that is pertinent to the Company and the Company's employees. In addition, upon the Agency's request, the Company shall provide to the Agency any employment information in the Company's possession that is pertinent to the Company and the Company's employees. Information released or provided to Information Recipients by DOL, or by any other governmental entity, or by any private entity, or by the Company itself, or any information previously released as provided by all or any of the foregoing parties (collectively, "Employment Information") may be disclosed by the Information Recipients in connection with the administration of the programs of the Agency, and/or NYCEDC, and/or the successors and assigns of either, and/or the City of New York, and/or as may be necessary to comply with law; and without limiting the foregoing, the Employment Information may be included in (1) reports prepared by the Information Recipients pursuant to New York City Local Law 69 of 1993, (2) other reports required of the Agency, and (3) any other reports required by law. This authorization shall remain in effect throughout the term of this Lease.

Name of Applicant: Dinas Distribution Corp.

By: Printed Name of Signer: Luis Velasquez

Title of Signer: Vice President

Signature: 

Date: 7/31/09

Attach to this Questionnaire your most recent four quarters of the NYS-45 "Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return." Attach additional pages if necessary.

Environmental Assessment Form

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 as part of the application for approval and may be subject to further verification and public review. It is expected that completion of the full EAF 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 action: <u>Dinas Distribution Corp.</u>	
Location of action (or show site location on a copy of a Hagstrom or other street map): <u>104-46 Dunkirk St. Jamaica, NY 11412</u>	
Name of Applicant: <u>Dinas Distribution Corp.</u>	Telephone: <u>[REDACTED]</u>
Address of Applicant:	FAX: <u>[REDACTED]</u>
	Contact: <u>Luis Velasquez</u>
Name of Owner (if different):	Telephone:
Address of Owner:	FAX:
	Contact:
Description of action (please be precise): <u>Acquisition of 32,000 sf warehouse and renovation consisting of new refrigeration.</u>	

Site Description

(Physical setting of overall Project, both developed and undeveloped areas.)

1. Present land use: Urban Industrial Commercial
 Forest Agriculture Residential (suburban)
 Rural (non-farm) Other: _____

2. Total acreage of Project area: less 1 acres

Approximate Acreage	Presently (in acres)	After Completion (in acres)
Meadow or brushland (non-agricultural)		
Forested		
Agricultural (includes orchards, cropland, pasture, etc.)		
Wetland (freshwater or tidal as per Articles 24, 25 of ECL)		
Water surface area		
Unvegetated (rock, earth or fill)		
Roads, building and other paved surfaces		
Other (indicate type)	Existing building	Building

3. What is predominant soil type(s) on Project site?

- a. Soil drainage: Well-drained 100 percent of site
 Moderately well drained _____ percent of site
 Poorly drained _____ percent of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NY Land Classification System? _____ acres. (See I NYCRR 370).

4. Are there bedrock outcroppings on Project site?

- Yes No

If Yes, what is depth to bedrock? (in feet) _____

5. Approximate percentage of proposed Project site with slopes:

- 0-10 percent
 10-15 percent
 15 percent or greater

6. Is Project substantially contiguous to, or contain a building, site or district listed on the State or the National Registers of Historic Places?

- Yes No

7. Is Project substantially contiguous to a site on the Register of National Natural Landmarks?

- Yes No

8. What is the depth of the water table? NA (in feet)

9. Is site located over a primary, principal or sole source aquifer?

- Yes No

10. Do hunting, fishing or shellfishing opportunities currently exist in the Project area?

- Yes No

11. Does Project site contain any species of plant or animal life that is identified as threatened or endangered?

- Yes No don't know

If Yes, according to: _____

If Yes, please identify each species: _____

12. Are there any unique or unusual landforms on the Project site? (i.e., cliffs, dunes, other geological formations)

- Yes No

If Yes, please describe: _____

13. Is the Project site currently used by the community or neighborhood as an open space or recreation area?

- Yes No

If Yes, please explain: _____

14. Does the present site include scenic views known to be important to the community?

- Yes No

15. Please list the streams within or contiguous to Project area: NA

Please list the name of stream and name of river to which it is tributary: _____

16. Please list lakes, ponds, wetland areas within or contiguous to Project area:

a. Name: NA

b. Size (in acres): _____

17. Is the site served by existing public utilities?

Yes No

If Yes, does sufficient capacity exist to allow connection? Yes No

If Yes, will improvements be necessary to allow connection? Yes No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

Yes No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL and 6 NYCRR617?

Yes No

20. Has the site ever been used for the disposal of solid or hazardous wastes?

Yes No don't know

21. Is any part or the entire site listed on the National Priorities List, CERCLA Information System List ("CERCLIS LIST"), the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List?

Yes No don't know

If Yes, please provide specific information regarding such listing on a separate piece of paper.

22. Has any part or all of the site been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List?

Yes No don't know

23. Are there 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 that may pose a health or physical hazard to persons employed at or visiting the Project site?

Yes No don't know

If Yes, please provide specific information regarding all such materials(s), substance(s) and/or waste(s): _____

24. Are there any properties which are or have been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List within a 1/4-mile radius of the site?

Yes No don't know

If Yes, please provide specific information regarding all such property(ies) on a separate piece of paper.

25. Are there any properties which are or have been listed on the National Priorities List, CERCLIS LIST, the New York State Inactive Hazardous Waste Disposal Site Registry and/or the New York State Petroleum Spill List that may pose a health or physical hazard to persons employed at or visiting the site?

Yes No don't know

If Yes, please provide specific information regarding all such property(ies) on a separate piece of paper.

26. Does the Applicant have any reason to believe that 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 that which may pose a health or physical hazard to persons employed at the visiting site?

Yes No

If Yes, please explain on a separate piece of paper.

8 employees r/t a day
 3-4 truck r/t a day
 UPS 1 r/t a day

Project Description

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

- a. Total contiguous acreage owned or controlled by Project sponsor: less 1 acres.
- b. Project acreage to be developed: n/a acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped: n/a acres.
- d. Length of Project, in miles: n/a (if appropriate).
- e. If the Project is an expansion, indicate percent of expansion proposed: n/a percent.
- f. Number of off-street parking spaces: existing 20; proposed 20.
- g. Maximum vehicular trips generated in the AM and PM peak hours upon completion of Project: 7 a.m. - 4 p.m.
- h. If residential, number and type of housing units: n/a

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>n/a</u>			
Ultimately				

- i. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; _____ length.
- j. Linear feet of frontage along a public thoroughfare Project will occupy: _____ ft.
- 2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? n/a tons/cubic yards.
- 3. Will disturbed areas be reclaimed?
 - Yes No N/A
 - If Yes, for what intended purpose is the site being reclaimed?
 - If Yes, will topsoil be stockpiled for reclamation? Yes No
 - If Yes, will upper subsoil be stockpiled for reclamation? Yes No
- 4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? n/a acres
- 5. Will any mature forest (over 100 years old) or other locally important vegetation be removed by this Project?
 - Yes No
- 6. If single phase Project, anticipated period of construction n/a months (including demolition).
- 7. If multi-phased: n/a
 - a. Total number of phases anticipated _____
 - b. Anticipated date of commencement phase 1 _____ month _____ year (including demolition)
 - c. Approximate completion date of final phase _____ month _____ year.
 - d. Is phase 1 functionally dependent on subsequent phases? Yes No
- 8. Will blasting occur during construction?
 - Yes No
- 9. Number of jobs generated: during construction _____ after Project is complete n/a
- 10. Number of jobs eliminated by this Project n/a
- 11. Will Project require relocation of any Projects or facilities?
 - Yes No
 - If Yes, please explain: _____

"F, E. J. & Z"
 subway.
 Jamaica Center
 Jamaica
 Q8, Q112, Q41 bus
 lines.

Environmental Assessment Form

12. Is surface liquid waste disposal involved?

Yes No

If Yes, indicate type of waste (sewage, industrial, etc.) and amount: _____

If Yes, name of water body into which effluent will be discharged: _____

13. Is subsurface liquid waste disposal involved?

Yes No

If Yes, please explain: _____

14. Will surface area of an existing water body increase or decrease by proposal?

Yes No

If Yes, please explain: _____

15. Is Project or any portion of Project located in a 100-year flood plain?

Yes No

16. Will the Project generate solid waste?

Yes No

If Yes, what is the amount per month? _____ tons.

If Yes, will an existing solid waste facility be used? Yes No

If Yes, please give name: _____ and location: _____

Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

If Yes, please explain: _____

17. Will the Project involve the disposal of solid waste?

Yes No less than 3 cubic yards.

If Yes, what is the anticipated rate of disposal? _____ tons/month.

If Yes, what is the anticipated site life? _____ years.

18. Will Project use herbicides or pesticides?

Yes No

19. Will Project routinely produce odors (more than one hour per day)?

Yes No

20. Will Project produce operating noise exceeding the local ambient noise levels?

Yes No

21. Will Project result in an increase in energy use?

Yes No

If Yes, indicate type(s): Electricity for refrigeration.

22. If water supply is from wells, indicate pumping capacity: n/a gallons/minute.

23. Total anticipated water usage: n/a gallons/day.

24. Does Project involve local, state or federal funding?

Yes No

If Yes, please explain: USA SBA 504

25. Approvals Required:

- City, Town, Village Planning Board Yes No Type: _____ Submittal Date: _____
- City, Town Zoning Board Yes No Type: _____ Submittal Date: _____
- City, County Health Department Yes No Type: _____ Submittal Date: _____
- Other Local Agencies Yes No Type: _____ Submittal Date: _____
- Other Regional Agencies Yes No Type: _____ Submittal Date: _____
- State Agencies Yes No Type: NYC IDA Submittal Date: August '09
- Federal Agencies Yes No Type: SBA 504 Submittal Date: August '09

Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision?

- Yes No

If Yes, indicate decision required:

- Zoning amendment Zoning variance Special use permit
- Subdivision Site plan New/revision of master plan
- Resource Management Plan Other (specify): _____

2. What is the zoning classification(s) of the site? M1-1

3. What is the maximum potential development of the site if developed as permitted by the present zoning? Asbuilt.

4. What is the proposed zoning of the site? M1-1

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? As built.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans?

- Yes No

7. What are the predominant land use(s) and zoning classifications within a 1/4-mile radius of proposed action? Industrial/residential.

8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4-mile radius?

- Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed?

What is the minimum lot size proposed? n/a

10. Will proposed action require any authorization(s) for the formation of sewer or water districts?

- Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

- Yes No

If Yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels?

- Yes No

If Yes, is the existing road network adequate to handle the additional traffic? 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.

Environmental Assessment Form

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: Dinas Distribution Corp.

By: Printed Name of Signer: Ruben Velasquez

Title of Signer: President

Signature: R. Velasquez

Date: 9/29/09

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