

NYCIDA PROJECT COST/BENEFIT ANALYSIS

November 6, 2014

APPLICANT

The Lobster Place, Inc.
75 Ninth Avenue
New York, New York 10011

PROJECT LOCATIONS

403-407 Barretto Street (aka 405 Barretto Street)
415 Barretto Street
Bronx, New York 10474

A. Project Description:

The Lobster Place, Inc. (the "Company") is one of the leading New York City's purveyors of fresh, live and frozen seafood products to the food service trade and retail trade. The Company seeks assistance in connection with the acquisition, renovation, construction, furnishing and equipment of an approximately one-story and mezzanine 11,031 square foot building and an adjacent approximately one-story and mezzanine 16,388 square foot building.

The total Project cost is approximately \$7,350,000 which includes \$3,800,000 for building purchase, \$3,100,000 for renovation, \$300,000 for furnishings and equipment and \$150,000 in fees and soft costs.

The Company is planning to relocate 64 full-time equivalent employees to the Project locations and expects to hire 21 more within the next three years for a total of 85 full time equivalent employees at the Project locations

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

Mortgage Recording Tax Benefit:	\$ 107,494
Land Tax Abatement (NPV, 25 years):	\$ 256,318
Building Tax Exemption (NPV, 25 years):	\$ 4,132,873
Sales Tax Exemption:	\$ 111,150
Total Cost to NYC	\$ 4,607,835

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

\$11,390,951



New York City
Industrial Development Agency



BENEFITS APPLICATION

Applicant Name: The Lobster Place, Inc.	
Name of operating company (if different from Applicant): Same	
Operating Company Address: 75 Ninth Street, New York, New York	
Website Address: www.lobsterplace.com	
EIN #: [REDACTED]	NAICS Code: 311710
State and date of incorporation or formation: NY 11-9-76	Qualified to conduct business in NY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant is (check one of the following, as applicable):	
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Natural Person
<input type="checkbox"/> C Corporation	<input checked="" type="checkbox"/> S Corporation
<input type="checkbox"/> 501(c)(3) Organization	<input type="checkbox"/> Other: _____
Are any securities of Applicant publicly traded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Applicable Financial Assistance (check all that apply)

Please note the following: When 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.

<input type="checkbox"/> Bond Financing
<input checked="" type="checkbox"/> Real Estate Tax Benefits
<input checked="" type="checkbox"/> Sales Tax Waiver
<input checked="" type="checkbox"/> Mortgage Recording Tax Deferral

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Jan MacGregor, CEO	The Lobster Place, Inc.	75 Ninth Ave, New York, NY 10011	[REDACTED]	[REDACTED]
Attorney	George Zaferiou	Spizz & Cooper LLP	114 Old Country Rd Mineola, NY 11501	[REDACTED]	[REDACTED]
Accountant	Thomas Hannick	Passkoff & Hannick LLP	255 Executive Dr Plainview NY 11183	[REDACTED]	[REDACTED]
Consultant/Other	Valcia Miceli	Val Funding Inc.	16 Clay Street New City, NY 10956	[REDACTED]	[REDACTED]

Background

Please provide a brief description of the Applicant's history and nature of its business, including a description of the industry, competitors and services offered, on a separate sheet.

Proposed Project Activities

Please provide answers to the following four questions on a separate page.

1. Please provide a brief overview of the entire proposed Project. If necessary, break down by tax lot to describe activities at each Project Location.
2. Please provide a brief description of how the proposed Project will affect current operations.
3. Please provide a brief description of renovations/construction of the proposed Project.
4. Please provide a brief timeline for the entire proposed Project.

Project Financing

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		\$1,900,000	\$1,520,000			\$380,000		\$3,800,000
Construction Hard Costs								
Construction Soft Costs								
Fixed Tenant Improvements		\$1,550,000	\$1,240,000			\$310,000		\$3,100,000
Furnishings & Equipment		\$ 150,000	\$120,000			\$ 30,000		\$ 300,000
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain):		\$ 75,000	\$ 60,000			\$15,000		\$ 150,000
Other (explain)								
Total Sources		\$3,675,000	\$2,940,000			\$735,000		\$7,350,000

Operating Pro Forma (for NYCIDA applicants only)

Please provide an operating pro forma or other financial analysis demonstrating how NYCIDA assistance is needed in order to make the Project feasible.

Sourcing

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:

<input type="checkbox"/> New York City	% of Total? <input type="text" value="100"/>
<input type="checkbox"/> New York State (excluding NYC)	% of Total? <input type="text"/>
<input type="checkbox"/> United States (excluding NYS & NYC)	% of Total? <input type="text"/>
<input type="checkbox"/> Outside United States	% of Total? <input type="text"/>
<input type="checkbox"/> N/A - No equipment is planned to be purchased for this Project	

Project Location Detail

Project Location	Project Location # 1 of 1
Borough/Block/Lot: Block 2771 Lot(s) 181 & 177	Street address and zip code: 403-407 Barretto Street(also known as 405 Barretto Street) and 415 Barretto Street 10474
Zoning: M-3	Number of Floors: Lot 181 1 story and mezzanine, Lot 177 1 story and mezzanine
Square footage of existing building: 403-407 Also known as 405 Barretto is app.11,031 and existing building at 415 Barretto St is app. 16,388 sq ft	Square footage of land: lot 181 app 7,912 and lot 177 app 11,388
Anticipated square footage of building following construction and/or renovation: N/A	Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction): N/A
Intended use(s) of site (check <u>all</u> that apply): <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Manufacturing/Industrial <input type="checkbox"/> Office <input type="checkbox"/> Non-profit For ALL USES other than Non-profit or Retail, please also complete Energy Questionnaire	
Is there any improved space which is currently occupied by existing subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will any improved space be occupied by subtenant(s) (whether Affiliates or otherwise)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to either, please attach a separate page and provide details such as (1) name of subtenant business(es) (whether Affiliates or otherwise), (2) square footage of subtenant operations, (3) subtenant lease commencement and termination dates, and (4) copies of leases.	

Anticipated Ownership of Premises

1. Please check all that apply:

<input checked="" type="checkbox"/> Applicant or an Affiliate is or expects to be the fee simple owner of the Project Location	(Projected) Acquisition date: December 2014
<input type="checkbox"/> Applicant or an Affiliate leases or expects to lease the Project Location	(Projected) Lease signing date:
If you checked the box above, please select one of the following: <input type="checkbox"/> Lease is for an entire building and property <input type="checkbox"/> Lease is for a portion of the building and/or property. <input type="checkbox"/> None of the above categories fully describe Applicant's interest or intended interest in the Project Location, which may be more accurately described in a supplementary document (attached).	

2. 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:

- | | | |
|--|---|---|
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> C Corporation |
| <input type="checkbox"/> S Corporation | <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> 501(c)(3) Organization |
| <input type="checkbox"/> Natural Person | <input type="checkbox"/> Other (specify): _____ | |

Name of Affiliate: To Follow	EIN # of Affiliate: Too follow
Address of Affiliate: to Follow	
Affiliation of Affiliate to Applicant: Realty Company	
Contact Person: Ian MacGregor	Title of Contact Person: President
Phone Number(s): 646-398-5041	

BACKGROUND

Please provide a brief description of the Applicant's history and nature of its business, including a description of the industry, competitors and services offered.

The Lobster Place, Inc. has been a family owned operation since it was established in 1976 by Rod MacGregor. It is the leading New York City purveyor of fresh, live and frozen seafood products to the food service trade and retail trade and services the tri state area. The company's main location is at 75 Ninth Ave located in the iconic Chelsea Market Complex. For many years they processed the fish as well as distributed the products from this location and also sold it to the consumer. In 2002, the second generation Mr. Ian Macgregor the son of Rod MacGregor took over as Chief Executive Officer following the retirement of his father Rod MacGregor. As the new CEO he realized that for the company to grow he had to move the processing and wholesale division of the company out of Chelsea Market. He proceeded to lease and renovate a 10,000 square foot facility located at 531 Bryant Avenue in the Hunts Point section of the Bronx for the processing and wholesale distribution of product while maintaining the retail location at Chelsea Market. The Lobster Place currently has 210 full time employees and 20 part time employees. Of the 210 full time employees 64 of the full time employees are the processors and are located at the Hunts Point Processing and wholesale division facility. The company anticipates hiring an additional 21 full time employees in the processing and wholesale division of the company in the next three years following a successful completion of the project while maintaining its current 64 full time employees in that division of the company.

The Company's competitors include Pierless Fish , 5600 1st Ave, Brooklyn NY, Wild Edibles Seafood, 740 Barry Street, Bronx NY and F. Rozzo and Sons 159 9th Ave, New York

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE ENTIRE PROPOSED PROJECT. IF NECESSARY, BREAK DOWN BY TAX LOT TO DESCRIBE ACTIVITIES AT EACH PROJECT LOCATION

The Lobster Place will acquire two buildings of a total of approximately 27,419 square feet at 403-407 Barretto Street (also known as 405 Barretto Street) and 415 Barretto Street, Bronx New York 10474 in the Hunts Point section of the Bronx. The site will be utilized as the processing and wholesale distribution hub for the company of the fresh and live seafood. The total project cost is approximately \$7,350,000 which includes \$3,800,000 for building purchase, renovation of approximately \$3,100,000, approximately \$300,000 in equipment and approximately \$150,000 in fees and soft cost.

PLEASE PROVIDE A BRIEF DESCRIPTION OF HOW THE PROPOSED PROJECT WILL AFFECT CURRENT OPERATIONS

Presently the space the company is presently leasing for its processing and distribution is too small and the configurations of the space make it difficult for any growth. Being able to own and design its own

facility will allow the company to more efficient and the ability to increase its capacity to process more seafood and increase the company's employment.

All of the processing and wholesale division of the company now located at 531 Bryant Street will be relocated to the new site.

PLEASE PROVIDE A BRIEF DESCRIPTION OF RENOVATION/CONSTRUCTION OF THE PROPOSED PROJECT

The Company anticipates renovating the facility by adding a refrigeration/freezer holding box. This is constructed of modular refrigerated panels which do not require any modification to the building structure. Adding sprinklers, update of HVAC, Electric, lighting, Plumbing and level flooring. Anticipates adding additional drive in doors to accommodate truck loading.

PLEASE PROVIDE A BRIEF TIMELINE FOR THE ENTIRE PROPOSED PROJECT.

The Lobster Place, Inc. anticipates proceeding to the November 2014 NYCIDA Board meeting and Closing in December. The company anticipates being fully operational by February 2015

Labor

The Applicant and its Affiliates hereinafter will be referred to collectively as the "Companies" or individually as a "Company." If none of the following questions apply to any of these Companies, answer "NO"; but, for any question that does apply, be sure to specify to which of the Companies the answer is relevant.

1. Have any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?
 Yes x No If Yes, please explain on an attached sheet
2. Have any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any the five calendar years preceding the current calendar year?
 Yes x No If Yes, please describe and explain current status of complaints on an attached sheet
3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?
 Yes x No If Yes, please explain on an attached sheet
4. Are all employees of the Companies permitted to work in the United States?
X Yes No If No, please provide details on an attached sheet.

Do the Companies complete and retain all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?
X Yes No If No, please explain on an attached sheet
5. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?
 Yes X No If "Yes," please use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.
6. Have any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
 Yes X No If "Yes," please use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.
7. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?
 Yes X No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

Financials

1. Has **Applicant**, any **Affiliate**, or **Principal**, or any **close relative of any Principal**, ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any **Public Entities**?
 Yes No If Yes, please provide details on an attached sheet.
2. Has **Applicant**, or any **Affiliate** or **Principal**, or any existing or proposed occupant at the **Project Location(s)**, obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other **Public Entities**?
 Yes No If Yes, please provide details on an attached sheet.
3. Has **Applicant**, or any **Affiliate** or **Principal**, ever defaulted on a loan or other obligation to a **Public Entity**?
 Yes No If Yes, please provide details on an attached sheet.
4. Has real property in which **Applicant**, or **Affiliate** or **Principal**, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?
 Yes No If Yes, please provide details on an attached sheet.
5. Does **Applicant**, or any **Affiliate** or **Principal**, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Please include mortgage loans and other loans taken in the ordinary course of business only if in default.
 Yes No If Yes, please provide details on an attached sheet.
6. Has **Applicant**, or any **Affiliate** or **Principal**, failed to file any required tax returns as and when required with appropriate governmental authorities?
 Yes No If Yes, please provide details on an attached sheet.

For questions 7 through 12, below, please answer the following questions relating to the Applicant (if the space provided below is insufficient, please provide complete information on an attached sheet):

7. List major customers:

Company Name	Address	Contact	Phone	Fax	Email	% of Revenues
Ark Restaurants	85 Fifth Ave NY, NY 10003					
Great Performances	304 Hudson Street New York, NY 10013					
Abigail Kirsh At Tappan Hill	81 Highland Ave. Tarrytown, New York 10591					
Norwegian Cruise Lines	7665 Corporate Center Drive, Miami FL 33126					

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax	Email
Mazzetta Company, LLC	4322 Paysphere Circle Chicago, IL 60674				
JP Shellfish	PO Box 666 Eliot, ME				
Douty Brothers, Inc.	10-A Portland Fish Pier Portland, ME 04101				
Southern Connection Seafood	27040 Hearts Drive Crisfield, MD 21817				

9. List major Funding sources (if applicable): N/A

Company Name	Address	Contact	Phone	Fax	Email

10. List unions (if applicable): N/A

Union Name	Address	Contact	Phone	Fax	Email

11. List banks:

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
Citibank	1 Court Street 14 th Floor Long Island City NY 11120					

12. List licensing authorities (if applicable): N/A

Company Name	Address	Contact	Phone	Fax	Email

Anti-Raiding

1. Will the completion of the Project result in the relocation of any plant or facility located within New York State, but outside of New York City, to New York City? Yes No

If "Yes," please provide the names of the owners and addresses of the to-be-removed plant(s) or facility(ies):

2. Will the completion of the Project result in the abandonment of any plants or facilities located in an area of New York State other than New York City? Yes No

If "Yes," please provide the names of the owners/operators and the addresses of the to-be-abandoned plant(s) or facility(ies):

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

3. 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

4. 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

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the applicable Agency's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I represent that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I certify to the best of my knowledge and belief, after due investigation, the information contained in these Application Materials is accurate, true and correct and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Agency's Board to reject the request made in the Application Materials. I understand that the Agency will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, the Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at the Applicant's expense.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Agency with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Agency or NYCEDC may take to investigate and verify such information; that the Agency may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Agency determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the NYCIDA/Build NYC may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That notwithstanding submission of this Application, the Agency shall be under no obligation to present Applicant's proposed Project to its Board for approval. If the Agency presents Applicant's proposed Project to its Board for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to its for approval the Agency obtains such approval, such approval shall not constitute a guaranty from the Agency to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Agency decides, in its sole discretion, to not present Applicant's proposed project to the the Agency Board of Directors for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases NYCIDA, Build NYC, NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Agency discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Agency to make such disclosure and hereby releases the Agency from any claim or action that Applicant may have or might bring against the Agency, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Agency and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including the Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I acknowledge and agree that the Agency reserves its right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. Certified by Preparer,

This 18 day of Sep 2014

This 18 day of Sep 2014.

Name of Applicant: The Lobster Place, Inc.

Name of Preparer: Ian MacGregor

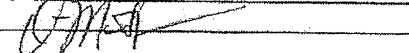
Signatory: Ian MacGregor

Signatory: Ian MacGregor

Title of Signatory: CEO

Title of Signatory: CEO

Signature: 

Signature: 

I acknowledge and agree that I have reviewed pages 1 through 6 of these Policies and Instructions.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

This 18 day of Sept 2014

Name of Applicant: The Lobster Place, Inc

Signatory: Ian MacGregor _____

Title of Signatory: CEO _____

Signature:  _____

617.20
Appendix B
Short Environmental Assessment Form

*Sent to Planning
10-7-14
JS*


Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: The Lobster Place, Inc.			
Project Location (describe, and attach a location map): 403-407 Barretto Street Also know as 405 Barretto Street and 415 Barretto Street Bronx, new York			
Brief Description of Proposed Action: The Lobster Place, Inc. wishes to purchase the property known as 403-407 Barretto Street also know as 405 Barretto Street and 415 Barretto Street and improve the property with renovations to house their production operation of Seafood product Preparation and Packaging.			
Name of Applicant or Sponsor: The Lobster Place, Inc.		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 75 Ninth Ave			
City/PO: New York,		State: New York	Zip Code: 10011
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: New York City Industrial Development Agency		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		sq ft 19,300 acres	
b. Total acreage to be physically disturbed?		N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>The Lobster Place, Inc.</u>	Date: <u>September 18, 2014</u>	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>