

NYCIDA PROJECT COST/BENEFIT ANALYSIS

February 5, 2015

APPLICANT

Madelaine Chocolate Novelties, Inc.
96-03 Beach 96th Street (a/k/a 96-03 Beach Channel
Drive)
Rockaway Beach, NY 11693

PROJECT LOCATION

3-33 Beach 95th Street,
320 & 388 Beach 97th Street,
96-03 Beach 96th Street, and
97-01 Beach Channel Drive,
Rockaway Beach, NY 11693

A. Project Description:

Madelaine Chocolate Novelties, Inc. (the "Company") is a chocolatier that produces quality chocolate products for worldwide distribution. The Company and its affiliated real estate holding company, Macho LLC (the "Lessee"), seek assistance in connection with a new project involving the acquisition of equipment for the Company's food manufacturing facilities located in Rockaway Beach (the "Project"). The Company's business was severely impacted by Superstorm Sandy. The Project is expected to lead to the creation of at least 110 new full-time equivalent jobs at the Project premises. The Company and the Lessee currently receive PILOT benefits which expire in 2023 under a lease with the Agency that was executed in November 1997. It is proposed that such lease would be amended and extended to facilitate the provision of financial assistance in connection with the new Project. The Company also anticipates funding the acquisition of the equipment with a grant from the City Department of Small Business Services' ("SBS") Hurricane Sandy Business Loan and Grant Program, which is federally funded. The provision of financial assistance by the Agency will stabilize the Company's short- and medium-term operating costs and allow the Company to proceed with necessary investments in its operations thereby assisting the Company in its efforts to return employment and production to pre-Superstorm Sandy levels.

Total Project costs are estimated to be approximately \$8,760,000.

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

Real Property Taxes-PILOT Benefits	3,500,000
Total Cost to NYC	\$ 3,500,000

C. Benefit to City (Estimated NYC direct and indirect taxes to be generated by Company) (estimated NPV 14 years @ 6.25%):

	\$ 16,158,060
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New York City
Industrial Development Agency



BENEFITS APPLICATION

Applicant Name: <u>MADÉLAINE CHOCOLATE NOVELTIES INC.</u>	
Name of operating company (if different from Applicant):	
Operating Company Address: <u>96-03 BEACH CHANNEL DRIVE ROCKAWAY BEACH NY 11693</u>	
Website Address: <u>WWW.MADELAINECHOCOLATE.COM</u>	
[REDACTED]	NAICS Code: <u>311300</u>
State and date of incorporation or formation: <u>NY 1949</u>	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"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Natural Person <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 type="checkbox"/> Mortgage Recording Tax Deferral

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	<u>NORMAN GOLD/VP</u>	<u>MADÉLAINE CHOCOLATE</u>	<u>96-03 BEACH CHANNEL DR ROCKAWAY BEACH NY 11693</u>	[REDACTED]	[REDACTED]
Attorney	<u>JERREY CITRON</u>	<u>DAVID OFF, CITRON, + HUISHER</u>	<u>605 THIRD AVE NY NY 10158</u>	[REDACTED]	[REDACTED]
Accountant	<u>RONNIE KULLMAN ZOLIN</u>	<u>RONNIE KULLMAN ZOLIN CPA</u>	<u>65 WATERBURY LN WEST BURY NY 11590</u>	[REDACTED]	[REDACTED]
Consultant/Other					

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								
Construction Hard Costs †								
Construction Soft Costs								
Fixed Tenant Improvements								
Furnishings & Equipment								
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain):								
Other (explain):							\$8.7MM NISE (CDRC-OR)	\$8.7MM
Total Sources								\$8.7MM

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 checked="" type="checkbox"/> New York City	% of Total?	5
<input checked="" type="checkbox"/> New York State (excluding NYC)	% of Total?	5
<input checked="" type="checkbox"/> United States (excluding NYS & NYC)	% of Total?	25
<input checked="" type="checkbox"/> Outside United States	% of Total?	65
<input type="checkbox"/> N/A - No equipment is planned to be purchased for this Project		

MACHO LLC

Madelaine Chocolate Novelties, Inc.

Core Application

Proposed Project Activities

Preparation Date December 17, 2014

BRIEF OVERVIEW:

The Project entails the rehabilitation of certain existing chocolate molding and production machinery and equipment and the purchase of new machinery and equipment necessary to expand Applicant's manufacturing capacity and address a series of pending customer opportunities.

BRIEF DESCRIPTION OF IMPACT ON CURRENT OPERATIONS:

The Project is expected to increase molding capacity by millions of pounds within the first full season of operation and necessitate the hiring or rehiring of approximately 150 full time unionized employees across of spectrum of functions. Applicant's ability to respond effectively to the major growth opportunities it currently has depends entirely on approval of the Project. In addition, while Applicant's strong desire is and has always been to remain in NYC, its ability to continue to pursue its strategic growth plan hinges on approval of this Application.

BRIEF DESCRIPTION OF RENOVATION/CONSTRUCTION:

The Project is limited to the rehabilitation and/or replacement of certain manufacturing machinery and equipment within the Applicant's real estate and therefore does not entail any construction.

BRIEF TIMELINE FOR ENTIRE PROJECT:

The Applicant intends to deploy the entire award as expeditiously as practical. The timing is dependent on the following factors:

- Execution of pending contracts with customers (all expected to be executed within three weeks)
- Availability of vendor staff to be on Applicant's site for implementation of the machinery and equipment
- Lead times for various materials, most of which are sourced abroad through OEMs
- The pace at which the target manufacturing lines can be prepared for operations once installed and functional

Core Application -- Proposed Project Packet (1 of 2)

Please complete Proposed Project Packet for EACH Project Location

Project Location Detail

Project Location	Project Location # of
Borough/Block/Lot: 4-16151-36, 4-16153-28 4-16152-14, 28, 46	Street address and zip code: 716 P. 96 11693 96-03 B.C.D. 11693 201 B. 95 11693 97-25 B.C.D. 11693
Zoning: C8-1	Number of Floors: 1
Square footage of existing building: APPROX. 200,000	Square footage of land: APPROX. 200,000
Anticipated square footage of building following construction and/or renovation: SAME	Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction): SAME
Intended use(s) of site (check <u>all</u> that apply): <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Manufacturing/Industrial <input checked="" 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:
<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: HACHO LLC	EIN # of Affiliate: [REDACTED]
Address of Affiliate: 96-03 BEECH CHANNEL DRIVE ROCKAWAY BEACH NY 11693	
Affiliation of Affiliate to Applicant: REAL ESTATE HOLDING COMPANY	
Contact Person: NOAHAN GOLD	Title of Contact Person: MANAGING MEMBER
Phone Number(s): [REDACTED]	

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 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 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 No If Yes, please explain on an attached sheet
4. Are all employees of the Companies permitted to work in the United States?
 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?
 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 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 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 No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

~~Project Cocoa~~ MADELAINE CHOCOLATE NOVELTIES, INC

Core Application Addendum

NYS Labor Department

Preparation Date December 18, 2014

In July 2012 Applicant was audited by the NYS Department of Labor Unemployment Insurance Division in connection with certain employees whom they suspected were collection unemployment benefits while still working for Applicant. The audit revealed a small amount which resulted in credits to our account. No fines were imposed on Applicant. All reports were destroyed in Hurricane Sandy.

Financials

- 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. *MADELAINE IS RECEIVING ICIP & ECDP BENEFITS FROM CITY*
- 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.
- 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.
- 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.
- 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.
- 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 Revenue
SARRIS CANDLES	511 ADAMS AVE CAMDENBURG PA 15317	DENNIS SROKA				5
MCLANE CO/ WAL MART	P.O.B. 6131 TEMPLE TX 76503	LOLI BEACH				6
NASSAU CANDY	530 WEST JOHN ST. HICKSVILLE NY 11801	LES STIER				3
BOBROW DIST. CORP.	P.O.B. 624 CLIFTON PARK NY 12015	TOH CLARK				5

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax	Email
CARGILL INC	20 NORTH BROAD ST LITITZ PA	JANET BOOTH			
CAVANO ANTONIO SPA	VIA CAVANO 10 LECEO ITALY	LIVIO FRIGERIO			
PRESIDENT CONTAINER	P.O.B. 387 WOODLIDGE NJ 07075	NANCY DEBOWA			

9. List major Funding sources (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
GERBER FINANCE	488 MADISON AVE NY NY 10022	GERALD JOSEPH			

Core Application Addendum

Financials Question 2

Preparation Date December 18, 2014

Applicant is currently seeking grant assistance from the New York City Department of Small Business Services as well as a 5-year extension of real estate tax benefits from the IDA.

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax	Email
✓ UNITED SERVICE EMPLOYEES	3555 VETERANS HWY	JIM GANCALE			
UNION LOCAL 1222	ROCKAWAY NY 11779				

11. List banks:

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
✓ HSBC	20-01 ROCKAWAY PKWY BROOKLYN NY 11236	JOAN PALINKAS				
✓ CITIBANK	113-01 BEACH CHINA DR ROCKAWAY Pt NY 11694	SHARON BANKS				
✓ JP MORGAN CHASE	395 N. SERVICE RD. MELVILLE NY 11747	RYAN KELNER				

12. List licensing authorities (if applicable):

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

If the answer to question 3 or 4 is "Yes," please provide on a detailed explanation on a separate sheet of paper.

Certification

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 ~~DECEMBER~~ ^{DECEMBER}, 2014 .

This 18 day of ~~DECEMBER~~ ^{DECEMBER}, 2014 .

Name of Applicant: MADELAINE CHOCOLATE NOVELTIES INC

Name of Preparer: NORMAN GOLD

Signatory: NORMAN GOLD

Signatory: *Norman Gold*

Title of Signatory: VP

Title of Signatory: VP

Signature: *Norman Gold*

Signature: NORMAN GOLD

617.20
Appendix B
Short Environmental Assessment Form

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: PROJECT COLDA MADELAINE CHOCOLATE NOVELTIES, INC			
Project Location (describe, and attach a location map): 96-03 BEACH CHANNEL DR. ROCKAWAY BEACH, NY 11693			
Brief Description of Proposed Action: SEE ATTACHED		316 BEACH 96th ST 97-25 B.C.D. 305 BEACH 95th ST	
Name of Applicant or Sponsor: MADELAINE CHOCOLATE NOVELTIES, INC.		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 96-03 BEACH CHANNEL DR.			
City/PO: ROCKAWAY BEACH		State: NY	Zip Code: 11693
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>4.57</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>459</u> 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 checked="" type="checkbox"/> Commercial <input checked="" 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			

MACHO LLC

Madelaine Chocolate Novelties, Inc.

Core Application

Proposed Project Activities

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The Applicant intends to deploy the entire award as expeditiously as practical. The timing is dependent on the following factors:

- Execution of pending contracts with customers (all expected to be executed within three weeks)
- Availability of vendor staff to be on Applicant's site for implementation of the machinery and equipment
- Lead times for various materials, most of which are sourced abroad through OEMs
- The pace at which the target manufacturing lines can be prepared for operations once installed and functional

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>SCOTT WRIGHT</u>	Date: <u>12/18/14</u>	
Signature: <u>[Signature]</u>		

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"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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