

NYCIDA PROJECT COST/BENEFIT ANALYSIS

February 4, 2016

APPLICANT

Modern Window & Door, Inc.
310 Meserole Street
Brooklyn, NY 11206

PROJECT LOCATION

1411-1429 Ferris Place
Bronx, New York, 10461

A. Project Description:

Modern Window & Door Inc. (the “Company”), is a New York corporation that designs, engineers, and fabricates aluminum windows for commercial and multi-family buildings. Modern Window and its affiliated real estate holding company, J.T. Tower LLC (“J.T. Tower”), seek financial assistance in the connection with the renovation, furnishing and equipping of an approximately 36,856 square foot building located on a 37,510 square foot parcel of land located in the Westchester Square neighborhood of the Bronx (the “Project”). The Project will enable the Company to relocate its entire operation to the Bronx in order to expand its business.

Total Project costs are estimated to be \$8,178,000 with \$7,000,000 for land and building acquisition, \$275,000 for renovations, and \$903,000 for furnishings and equipment.

The Company currently has 11 full-time equivalent employees and expects to hire an additional 9 full time equivalent employees within the next three years.

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

Land Tax Abatement (NPV, 25 years):	305,374
Building Tax Exemption (NPV, 25 years):	3,743,795
Sales Tax Exemption:	49,298
Total Cost to NYC	\$4,098,467

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

\$6,137,402

BENEFITS APPLICATION

Applicant Name: Modern Window & Door Inc.	
Name of operating company (if different from Applicant):	
Operating Company Address: 310 Meserole Street, Brooklyn, NY 11206	
Website Address:	
EIN #: [REDACTED]	NAICS Code: 321911
State and date of incorporation or formation: NYS, 11/04/2010	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 checked="" type="checkbox"/> C Corporation <input 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 checked="" type="checkbox"/> Mortgage Recording Tax Deferral

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Tommy Moy	Modern Window & Door Inc.	310 Meserole Street Brooklyn, NY 11206	[REDACTED]	[REDACTED]
Attorney	Kenny Chin	Chee & Chin Law Group	11 East Broadway New York, NY 10038	[REDACTED]	[REDACTED]
Accountant	Mike Huang	Centric Accounting & Tax Co.	3915 Main St., # 507 Flushing, NY 11354	[REDACTED]	[REDACTED]
Consultant/Other	Ara N. Araz	Economic Development Resources Inc.	48 Wall Street, Ste. 1100, New York, NY 10005	[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		3,815,000				3,185,000		7,000,000
Construction Hard Costs						275,000		275,000
Construction Soft Costs								
Fixed Tenant Improvements								
Furnishings & Equipment						903,000		903,000
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain):								
Other (explain)								
Total Sources		3,815,000				4,363,000		8,178,000

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 checked="" type="checkbox"/> New York City	% of Total?	15
<input type="checkbox"/> New York State (excluding NYC)	% of Total?	10
<input type="checkbox"/> United States (excluding NYS & NYC)	% of Total?	15
<input type="checkbox"/> Outside United States	% of Total?	60
<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: Bronx/3857/16, 21 and 27	Street address and zip code: 1411-1429 Ferris Place, 10461		
Zoning: M1-1	Number of Floors: 1		
Square footage of existing building: 36,856	Square footage of land: 37,510		
Anticipated square footage of building following construction and/or renovation: 36,856	Anticipated square footage of non-building improvements following construction and/or renovation (i.e., parking lot construction): 0		
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 <i>For ALL USES other than Non-profit or Retail, please also complete Energy Questionnaire</i>			
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: January 5, 2016
<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: JT Tower LLC	EIN # of Affiliate: [REDACTED]
Address of Affiliate: [REDACTED]	
Affiliation of Affiliate to Applicant: owned by related party	
Contact Person: Jennifer Ly	Title of Contact Person: 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.

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
Artcraft	P.O. Box 327 Wantagh, NY 1173	Richie Berk	██████████	██████████		
M & R	70 Rodeo Drive Hopewell, NY 12533	Mike Rosenberg	██████████	██████████	██████████	
Hofman Glass	8125 Foster Avenue Brooklyn, NY 11236	David Hofman	██████████	██████████	██████████	
Sparta	23-43 24 th Avenue Astoria, NY 11105	Spiros	██████████	██████████	██████████	

8. List major suppliers:

Company Name	Address	Contact	Phone	Fax	Email
Aerolite	4605 Lake Park Road Youngstown, OH 44512	Karen Smolak	██████████	██████████	██████████
AGC Glass	480 California Road Quakertown, PA 18951	Mike Finney	██████████		██████████
Caldwell Manufacturing Co.	2605 Manitou Road Rochester, NY 14624	Nancy Bostwick	██████████	██████████	██████████
Glass America	35 Bell Street, Unit C West Babylon, NY 11704	Johnny Gallagher	██████████		██████████

9. List major Funding sources (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
To be determined					

10. List unions (if applicable):

Union Name	Address	Contact	Phone	Fax	Email
NA					

11. List banks:

Bank Name	Address	Contact	Phone	Fax	Email	Account Type and Number
Chase Bank	5420 8 th Avenue Brooklyn, NY 11220	Piere Ho	██████████	██████████	██████████	██████████

12. List licensing authorities (if applicable):

Company Name	Address	Contact	Phone	Fax	Email
NA					

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 Board 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 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 25nd day of September, 2015. _____

This 25nd day of September, 2015.

Name of Applicant: Modern Window & Door Inc.


Name of Preparer: Tommy Moy

Signatory: Tommy Moy

Signatory: Tommy Moy

Title of Signatory: Vice President

Title of Signatory: Vice President

Signature: _____ 

Signature: _____ 

1. If the Project should be considered for energy benefits, please answer the following questions:

Provider: Con Ed Account Number: [REDACTED]

Provider: _____ Account Number: _____

Provider: _____ Account Number: _____

Provider: _____ Account Number: _____

2. If applicable, please list for the Project Location(s), the Applicants electricity and/ or gas providers and account numbers with such providers:

Provider: Con Ed Account Number: Not available

Provider: _____ Account Number: _____

Provider: _____ Account Number: _____

Provider: _____ Account Number: _____

3. If the project is a relocation of operations, please provide a description of the **current/ existing site(s)** used by the Applicant:

a. Total building square footage of each facility: 36,856

b. Projected use of site:

Percent storage:	<u>41</u>
Percent office:	<u>5</u>
Percent Repair Shop :	<u>0</u>
Percent processing/manufacturing:	<u>51</u>
Percent other (describe):	<u>3- loading area, locker rooms, rest rooms, cafeteria</u>

4. Will the Project include the construction of a new building on currently unimproved block(s) and/or lot(s)?

Yes No

b. Total square footage utilized by Applicant at each facility: 36,856

4. Please provide a description of the **Project site**:

a. Total square footage of building at site: The project site consists of three one-story buildings with an aggregate square footage of 36,856.

5. Does the Project site include a building that has been vacant for at least 12 of the last 24 months?

Yes No

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: Modern Window & Door Inc.

By: Printed Name of Signer: Tommy Moy

Title of Signer: Vice President

Signature: 

Date: 10/6/15.

Modern Window & Door Inc.

Benefits Application

Supplement to Core Application

Background

Modern Window & Door Inc. ("Modern Window") designs, engineers and fabricates aluminum windows for commercial and multi-family buildings. Modern Window manufacturers more than 40 product lines, which are tested by independent laboratories to verify conformity with or superiority to architectural specifications established by the American Architectural Manufacturers Association. The breadth of the products lines speaks to the versatility of Modern Window's manufacturing operation and expertise of its management team.

Modern Window was launched in 2011.

Competitors include All Seasons Door & Window Inc. from East Brunswick NJ; Northern Building Products Inc. from Teterboro, NJ; and Crystal Window & Door Systems Ltd. from College Point, NY.

Proposed Project Activities

1. Please provide a brief overview of the entire proposed Project.

The proposed project shall consist of a relocation and expansion of Modern Window's window fabrication facility, the acquisition and installation of new equipment and renovations to the facility.

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

A new facility will allow the company to expand its existing operation, grow its presence in the construction industry, and reach out to new clients with the confidence that it has the infrastructure in place to service additional work.

At present, Modern Windows has ceased accepting new orders as its production capacity through the end of the calendar year has been committed to existing clients.

Modern Window's current facility is 22,800 square feet and covers 3 stories. The proposed project facility is 36,856 square feet and is one story, which shall allow for a more efficient manufacturing process, increased space for storage and new production lines.

Two major production lines shall be added during the first year for heavy commercial double hung windows and heavy commercial casements.

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

The renovations will include a) the configuration of manufacturing areas for extrusion cutting, glass fabrication, screen assembly, packaging and shipping; b) the construction of offices; c) the upgrade of lighting, electrical, plumbing and HVAC systems where needed.

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

The renovation commencement date is January 6, 2016.

The renovation completion date is July 1, 2016

Equipment installation shall commence January 15, 2016.

Equipment installation shall be completed by December 31, 2016.

The operations commencement date shall be February 1, 2016.

Financials

2. The current occupant receives assistance from the NYCIDA.

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: NYCIDA 2015 Modern Window & Door Inc. Project			
Project Location (describe, and attach a location map): 1411-1429 Ferris Place, Bronx			
Brief Description of Proposed Action: The proposed project consists of the acquisition, renovation and equipping of a manufacturing facility at the project location.			
Name of Applicant or Sponsor: Modern Window & Door Inc.			
Address: 310 Meserole Street			
City/PO: Meserole Street	State: NY	Zip Code: 11206	
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"/>
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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			.86
b. Total acreage to be physically disturbed?			0
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0
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 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			

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: Modern Window & Door Inc.		Date: 10-5-2015
Signature: _____ <i>[Signature]</i>		

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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