

NYCIDA PROJECT COST/BENEFIT ANALYSIS

September 12, 2013

APPLICANT

United New York Sandy Hook Pilots' Association
United New Jersey Sandy Hook Pilots' Association
201 Edgewater Street
Staten Island, New York 10305

PROJECT LOCATION

201 Edgewater Street
Staten Island, New York 10305

A. Project Description:

United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association (collectively, the "Sandy Hook Pilots") provide pilotage services to all foreign and domestic vessels entering or departing the Port of New York and New Jersey. The Sandy Hook Pilots seek to construct, renovate, furnish, and equip an approximately 15,000 square foot building located on Staten Island to support its transportation and vessel navigational operations (the "Project").

Total Project costs are estimated to be \$7.2 million with approximately \$6,000,000 in hard costs, \$1,000,000 in soft costs, and \$200,000 in fees.

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

Mortgage Recording Tax Benefit:	\$73,125
Land Tax Abatement (NPV, 25 years):	261,612
Building Tax Exemption (NPV, 25 years):	5,425,998
Sales Tax Exemption:	135,000
Total Cost to NYC	\$5,895,735

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

\$14,393,713



New York City
Industrial Development Agency



BENEFITS APPLICATION

Applicant Name: United New York Sandy Hook Pilots' Association and United New Jersey Sandy Hook Pilots' Association	
Name of operating company (if different from Applicant): same for both	
Operating Company Address: 201 Edgewater Street, Staten Island, NY 10305 -- for both	
Website Address: www.sandyhookpilots.com	
EIN #: [REDACTED]	NAICS Code: [REDACTED]
State and date of incorporation or formation: NY, 1895	Qualified to conduct business in NY? X 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 checked="" type="checkbox"/> C Corporation	<input 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 Program (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.

Bond Programs		Incentive Programs	
<input type="checkbox"/> Manufacturing Facilities Bonds (Please complete Manufacturing Questionnaire under Supplementary Forms)		<input checked="" type="checkbox"/> Industrial Incentive (IIP)	
<input type="checkbox"/> Not-For-Profit Bonds		<input type="checkbox"/> Industrial Developer	
<input type="checkbox"/> Exempt Facilities Bonds		<input type="checkbox"/> Commercial Growth	

Applicant Contact Information

	Name/Title	Company	Address	Email	Phone
Applicant Contact Person	Captain Thomas P. Walsh	United New York Sandy Hook Pilots' Association	201 Edgewater Street, Staten Island, NY 10305		
Attorney	Bob Helbock	Helbock, Nappa & Galtrock, LLP	2550 Victory Boulevard, SI, NY 10314		
Accountant	Gregg Kiefer	Dwanika, Kiefer, Shell & Sorcorin, LLP	1876 Richmond Road, SI, NY 10304		
Consultant/Other	Sunit Aggarwal	ThinkForward Financial	27 Whitehall Street, NY, NY		

Background

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

Proposed Project Activities

Please provide answers to the following four questions on a separate page. **SEE ATTACHED SUPPLEMENT**

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): Insurance Proceeds	
Land & Building Acquisition								
Construction Hard Costs		4,500,000					500,000	5,000,000
Construction Soft Costs						1,000,000		1,000,000
Fixed Tenant Improvements								
Machinery Furnishings and/or Equipment								
Debt Service Reserve Fund								
Capitalized Interest								
Costs of Issuance								
Fees (explain): Closing Costs						200,000		200,000
Other (explain) Bulkhead Improvements						1,000,000		1,000,000
Total Sources		4,500,000				2,200,000	500,000	7,200,000

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

<input type="checkbox"/> New York City	% of Total? 50
<input type="checkbox"/> New York State (excluding NYC)	% of Total? 30
<input type="checkbox"/> United States (excluding NYS & NYC)	% of Total? 20
<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: Staten Island, Block 2820, Lot 134	Street address and zip code: 201 Edgewater Staten Island, NY 10305
Zoning: M3-1	Number of Floors: 3
Square footage of existing building: 11,457	Square footage of land: 163,833
Anticipated square footage of building following construction and/or renovation: 14,500 <i>15,000 AS 8/2/2013 mail w/ [signature]</i>	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 type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Office plus shop/warehouse <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: Already owns
<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). SEE ATTACHED DEED	

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 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:	EIN # of Affiliate:
Address of Affiliate:	
Affiliation of Affiliate to Applicant:	
Contact Person:	Title of Contact Person:
Phone Number(s):	

Employment Information

The following information will be used as part of the NYCIDA's calculation of the benefit of the project, and as a basis for the comparison with the employment information that the Applicant will be required to report on an annual basis for the term of the Agreement.

- Anticipated Facility Operations Start-Date: Spring/Summer 2015
- Number of Employees Applicant employed throughout New York City as of the last pay period: **THIS IS FOR BOTH APPLICANTS**
Part-time (working between 17.5 and 35 hours per week): 10 Full-time (working 35 or more hours per week): 61
- If Applicant currently occupies and operates at the Project Location, how many Full- and Part-time Employees are employed at Project Location?
Part-time (working between 17.5 and 35 hours per week): 0 Full-time (working 35 or more hours per week): 0
- Number of Employees Applicant expect to employ throughout New York City on the Facility Operations Start-Date:
Part-time (working between 17.5 and 35 hours per week): 10 Full-time (working 35 or more hours per week): 61

How many of these employees are expected to be relocated to the Project Location on or about the Facility Operations Start Date?
Part-time (working between 17.5 and 35 hours per week): 10 Full-time (working 35 or more hours per week): 61

- Estimated New-growth Employment
Complete the following chart to indicate the number of new employees that are expected to be hired at the Project Location in each year.
Note: Year 1 is the year following the Facility Operations Start-Date; Year 2 is the second year following that date; Year 3 is the third, etc

Years following Facility Operations Start Date	1	2	3	4	5	6	7	Total New Growth
Permanent Full-time	0	0	1	0	0	1	0	2
Permanent Part-time	0	0	0	0	0	0	0	0

Wage Information – FOR BOTH UNITED NJ AND UNITED NJ

The questions in this section apply only to **Permanent Employees** employed or to be employed at the Project Location, and this information should **not include** compensation paid to Principals. Please note this information is required to be provided to the Agency on an annual basis.

- If employees are to be relocated on the Facility Operations-Start Date, what will be the average annual compensation per relocated employee?
Part-time: 35,000 Full-time: 65,000
- With regard to the employees currently employed at the Project Location, what is the current average annual compensation per employee?
Part-time: 0 Full-time: 0
- For new employees expected to be hired in the first year following the Facility Operations Start-Date, what is the projected average annual compensation per employee?
Part-time: N/A Full-time: N/A
- For all new employees (again, excluding Principals) expected to be hired during the three-year period following the Facility Operations Start-Date, please project the following:

Part-Time

Average annual compensation per employee: 9,662
Annual salary of highest compensated part-time employee: 16,983
Annual salary of lowest compensated part-time employee: 1,692

Full-Time

Average annual compensation per employee: 65,000
Annual salary of highest compensated full-time employee: 175,137
Annual salary of lowest compensated full-time employee: 23,847

- Generally describe all other forms of compensation and benefits that Permanent Employees will receive. Examples: healthcare, employer-contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc.

United NJ and United NY Sandy Hook Pilots' Association provides benefits to its employees as follows:

Office employee benefits – Medical Oxford Freedom Plan (80% premium subsidy) or Oxford HAS account (85% premium subsidy); Dental Guardian 85% employer subsidy; Vision Plan Spectera Employee paid; Sick Leave of 12 per year and unused can be "banked" for future use in the event of an extended illness; also employees earn 3 days of long term leave when all available annual vacation and sick days are used. Long Term Care Insurance from Unum at 100% premium subsidy. There is also life insurance, a 401(k) with 2% profit share and 80% match up to 6% of an employee's contribution. Vacation is offered at 80 hours for 1 years' service; 120 hours for 5 years' service; 160 hours for 12 years and 200 hours for 20 years.

Union Crew benefits – Medical (administered by Oxford Health with both Freedom and HAS at 80% premium subsidy; Dental by Guardian employee paid; Vision by Spectera employee paid; 401(k) with 5% profit share by the Association regardless of employee contribution; Vacation and sick leave per union contract.

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 of 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 provide the answers on a separate page, and **be sure to include in your response (a) name of contact person (b) phone number, and (c) email address. SEE SUPPLEMENT**

7. Please provide a list of the Applicant's major customers and include the proportionate share of Applicant revenue that each customer represents.
8. Please provide a list of the Applicant's major suppliers.
9. Please list major funding sources and/or investors.
10. Please list all labor union contracts and collective bargaining arrangements to which any of the Companies is a party.
11. Please list all banks where the Companies maintain accounts.
12. Please list any licenses and licensing authorities, if any licensure is required for Company operations.

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 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, 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 Agency's 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.

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; 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 Disclosure Policy and Procedure); 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 of Directors for approval. If the Agency presents Applicant's proposed Project to its Board of Directors for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to its Board of Directors 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 the Applicant hereby releases the Agency, NYCEDC, and the directors, officers, employees and agents of each (collectively, the "Indemnitees") from all claims that Applicant has or could assert and which arise out of this Application or out of any actions taken in connection with this Application or out of any other actions taken in connection with the proposed Project (collectively, the "Actions"). Applicant hereby indemnifies and holds harmless each of the Indemnitees against any 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 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.

I acknowledge and agree that the Agency reserves its right in their 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 these Application Materials and know of no material fact required to be stated in these Application Materials to make the statements made therein not misleading. Certified by Preparer,

This 31 day of July, 2013.
Name of Applicant: Sandy Hook Pilots

This 31 day of July, 2013.
Name of Preparer: ThinkForward Financial

Signatory: Captain Thomas P. Walsh
Title of Signatory: Vice President
Signature: *Thomas P. Walsh*

Signatory: Sunil Aggarwal
Title of Signatory: Managing Director
Signature: *Sunil Aggarwal*

Captain Richard J. Schoenbank
Rufus Schoenbank

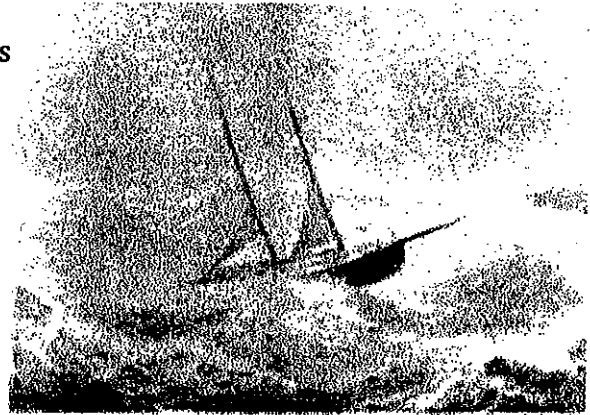
Supplement to Sandy Hook Pilots Application

Background

Company Background – history, nature of business, including description of the industry, competitors and services offered

The Sandy Hook Pilots Association provides pilotage services to all foreign flag vessels and American vessels under register (regulated vessels) entering or departing the Port of New York/New Jersey as required by state law. Pilotage is provided on a 24-hour basis, 365 days of the year in all weather conditions and port circumstances. This service is integral to the continued operation of the port. The Sandy Hook Pilots have 75 fully-licensed pilots who provide this service as an essential element of the Marine Transportation System of the port. The Sandy Hook Pilots own and operate a fleet of 7 vessels from a facility located in Staten Island, New York. Pilots are dispatched on a 24-hour basis to service vessels bound to or from one of the many facilities within the port. Pilots also participate in a wide range of port functions ranging from safety and dredging issues to security matters and risk mitigation, offering their expertise and knowledge on all port related matters - working to keep the port safe, secure, and operationally efficient.

The history of the Sandy Hook Pilots begins in 1694 when the population of New York City was under 3,000. In those days, the harbors of the Northeast were the commercial arteries of the New World. It soon became apparent that the aid to vessels entering and departing the port was necessary, and the Colonial Assembly commissioned a small group of local seamen to assist the ship masters as pilots. This port would eventually become one of the greatest commercial centers of the world.



The first harbor pilots in New York relied on oars and sails, and their history was marked by unusual skill and speed from the first. Among the noteworthy events was the winning of the America's Cup race by a boat developed from designs used by the Pilots and skippered in the race by one of their own, Captain Dick Brown.

The modern history of the Sandy Hook Pilots started towards the end of the 1800's. It began with a tragedy-the loss of nine boats and 17 pilots in the savage blizzard of 1888. After that event, the New York State Board of Pilot Commissioners forced the many competing local pilot groups to combine and cooperate. As a result, the New York and New Jersey Pilots merged in 1895, pooled their resources and built their first steam pilot boat, the NEW YORK. Shortly afterwards, the NEW JERSEY was added, and the modern era of commercial traffic in New York harbor was underway.

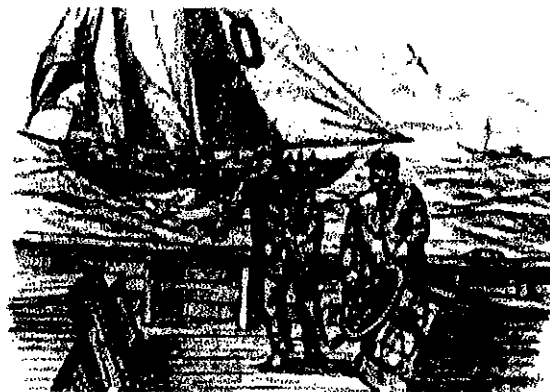


The Sandy Hook Pilots have been key participants in the rich history of the Port of New York/New Jersey as well as the country. It was their pilot schooners that broke through the British blockade of New York to warn the young country of the start of the War of 1812. Sandy Hook Pilots served with distinction during both World Wars. During World War II the pilots worked tirelessly to pilot three times the usual number of vessels to safely guide the vital convoy vessels bound to Europe for the war effort.

The pilots and their apprentices have also been involved in many life saving operations just off the coast of New York and New Jersey. For example, it was the Pilot Boat NEW YORK that not only rescued survivors at the scene of the MORRO CASTLE disaster, but actually took a line from the burning vessel in an attempt to tow her to safety. The pilot boat WANDERER went along side of the U.S. Navy

destroyer TURNER after she had exploded and was afire. During a series of minor explosions, and at the risk of a major explosion, which might destroy both vessels, survivors were taken off. After the rescue was completed the Turner blew up and went to the bottom.

In the 90's, apprentices operating several Pilot Boats aided in the rescue of passengers aboard the fishing boat BRONX QUEEN after she began taking on water and then sunk. They also saved several lives of a U.S. Coast Guard helicopter crew that crashed into the water while making a landing on the Ambrose tower light structure.



Recent history saw the Sandy Hook Pilots deeply involved with the response and recovery efforts that occurred on September

11,2001. All pilots, apprentice pilots, and many of the employees were recognized with the presentation of individual 9-11 Transportation Medals and Ribbons by Norman Minetta, Secretary of Transportation.

These are examples of the history and dedication to service throughout their history that prompted then New York State Governor Franklin D. Roosevelt to write of the Sandy Hook Pilots. "Your staunch pilot boats are always ready in storm and fog, and it takes skill, courage and long years of experience to carry on this important and hazardous work so necessary to our commerce. I congratulate you on your remarkable record..."

Proposed Project Activities

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

The critical nature of the pilotage service cannot be overstated, and therefore the resiliency and reliability of our rebuilt facility must be strong and durable enough to withstand severe conditions. As a result of the extensive damage wrought by Hurricane Sandy two existing waterfront buildings at 201 Edgewater that provide administrative, educational, operational, storage, machine shops, and berthing spaces will be demolished and one new structure will be constructed to replace both. Hurricane Sandy flooded and damaged the pier, the bulkhead, and two buildings to the extent that a major rebuilding effort must be undertaken. The Sandy Hook Pilots Association will be building a 14,500 square foot sustainable and resilient 24-hour support facility providing communications, fleet mechanical services, pilot ready rooms, pilot dispatching, and updated port and navigation information. By choosing to rebuild and elevate the building above the base flood elevations rather than renovate the storm damaged facility, the Sandy Hook Pilots will achieve resiliency from future storms while integrating redundant communication systems and backup power sources – all designed to keep the services of the Pilots available to the port without interruption.

To prevent similar destruction and disruption to the pilotage service in the future the new building will be elevated 18' above the high water line (8' above the current parking lot level) with piling construction and steel girders resting on pile caps. This will require all mechanicals (HVAC, plumbing, electrical, emergency generator) to be elevated well above the base flood elevation. Communications systems and power will have back-up systems providing redundancy and reliability for the building and pilot service to function even in the most severe circumstances.

Total costs to complete this project will be \$5 million of hard costs (demolition, construction, materials) and \$1.2 million of soft costs (architect, permits, consultants). In addition, there will be approximately \$1,000,000 in costs to repair the bulkhead.

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

This investment to support the resiliency component of the new structure will allow the Pilots to build a secure facility well above the base flood elevation that in turn will enhance the Pilots' ability to focus on the timely restoration of the Marine Transportation System of the port post-storm.

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

As mentioned above, the existing facility will be demolished, a new 14,500 SF facility to house Sandy Hooks operations will be constructed. There will be storage, warehouse and shop on the first floor and offices and control room on the second floor. The facility is designed to contain resiliency and energy efficiency measures. These include upgraded insulation, passive lighting, double-paned windows with energy efficient glazing, state-of the art HVAC, as well as other sustainability features.

In addition to the construction of a new building, a portion of the project will include the reconstruction of the bulkhead, which is developing sink holes as a result Superstorm Sandy.

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

NYCIDA Inducement (and possibly Authorization) – September 17, 2013

Demolition Commencement – October 2013

Construction Period –Spring 2014 through Spring-Summer 2015

Full operations in new building – Summer 2015

Labor

3. The grievance was brought by a boat crewmember. The nature of the grievance related to a salary and promotion issue. The result in the end was that the union decided not to formally pursue it. So there was actually no official grievance filed, there was no settlement nor need for arbitration or other actions.

5. The New York State Department of Taxation & Finance is conducting a routine payroll audit of the United New York Sandy Hook Pilots' Association for the 2010, 2011 and 2012 tax years.

Financials

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, the Applicant has applied for a SBA/FEMA loan for the construction of the new facility as well as funding from New York Energy and Research Authority through the State's Consolidated Funding Application process.

7. List of Applicant's major customers with % share

- a) Moran Shipping Agencies (10.9%)
106 Francis Street
Providence, RI 02903



- b) Mediterranean Shipping Co., USA (7.34%)
700 Watermark Boulevard
Mt Pleasant, DC 29464




- c) Maersk Inc. (7.07%)
P.O. Box 7911
Charlotte, NC 28241-7911



8. List of Applicant's major suppliers (as of December 31, 2012)

- a) American Petroleum & Transport, Inc.
One Serviceberry Court
Miller Place, NY 11764



- b) Foley Incorporated
Account Manager: 
855 Centennial Avenue
PO Box 1555
Piscataway, NJ 08855-1555




c) Underwater Construction Corporation
110 Plains Road
PO Box 699
Essex, CT 06426-0699



11. Banks

J.P. Morgan Chase
277 Park Avenue
23rd Floor
New York, NY 10172



PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Demolition of existing structure and construction of a new energy efficient, modern structure

Location of Action (include Street Address, Municipality and County)

201 Edgewater Street, New York City 10305, Richmond County

Name of Applicant/Sponsor United New York Sandy Hook Pilots' and United New Jersey Sandy Hook Pilots' Association

Address 201 Edgewater Street

City / PO Staten Island

State NY

Zip Code 10305

Business Telephone 718-273-9000

Name of Owner (if different)

Address

City / PO

State

Zip Code

Business Telephone

Description of Action:

The sponsor will demolish the existing building on the facility, which was damaged by Superstorm Sandy, and construct a new 15,000 SF sustainable and resilient 24-hour support facility providing communications, fleet, mechanical services, pilot ready rooms, and other functions that support navigation of vessels in the New York Harbor. In addition to the construction of the new facility, repairs to the bulkhead at the site will be made.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Transportation

2. Total acreage of project area: 3.76 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	acres	acres
Forested	acres	acres
Agricultural (Includes orchards, cropland, pasture, etc.)	acres	acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	acres	acres
Water Surface Area	acres	acres
Unvegetated (Rock, earth or fill)	acres	acres
Roads, buildings and other paved surfaces	3.76 acres	3.76 acres
Other (Indicate type)	acres	acres

3. What is predominant soil type(s) on project site? loamy sand, silt loam, sandy loam

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

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock N/A (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% % 10-15% % 15% or greater %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 7 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

Identify each species:

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

Yes No

Describe:

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

Yes No

If yes, explain:

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

NA

a. Name of Stream and name of River to which it is tributary

16. Lakes, ponds, wetland areas within or contiguous to project area:

No lakes, ponds or wetlands. The site borders New York Bay.

b. Size (in acres):

17. Is the site served by existing public utilities? Yes No
- a. If **YES**, does sufficient capacity exist to allow connection? Yes No
- b. If **YES**, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: 3.76 acres.
- b. Project acreage to be developed: 3.76 acres initially; 3.76 acres ultimately.
- c. Project acreage to remain undeveloped: N/A acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 25 ; proposed 45
- g. Maximum vehicular trips generated per hour: 5 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | | | | |
| Ultimately | | | | |
- i. Dimensions (in feet) of largest proposed structure: height; width; length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? ft.
2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? N/A tons/cubic yards.
3. Will disturbed areas be reclaimed Yes No N/A
- a. If yes, for what intended purpose is the site being reclaimed?
- b. Will topsoil be stockpiled for reclamation? Yes No
- c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 15 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated N/A (number)

b. Anticipated date of commencement phase 1: month year, (including demolition)

c. Approximate completion date of final phase: month year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 25 ; after project is complete 61

10. Number of jobs eliminated by this project 0

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

Relocation will be due to demolition and construction.

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount

b. Name of water body into which effluent will be discharged

13. Is subsurface liquid waste disposal involved? Yes No Type

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 1 tons

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

c. If yes, give name TBD ; location Staten Island

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

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

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

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

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity _____ N/A gallons/minute.

23. Total anticipated water usage per day _____ 80 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

The project may receive SBA funding through FEMA's Disaster Recovery Program. In addition, the project is seeking NYCIDA benefits.

25. Approvals Required:

Type

Submittal Date

City, Town, Village Board Yes No

City, Town, Village Planning Board Yes No

City, Town Zoning Board Yes No

City, County Health Department Yes No

Other Local Agencies Yes No

NYCIDA

October 2013

NYC Dept. of Buildings

January 2014

Other Regional Agencies Yes No

State Agencies Yes No

Federal Agencies Yes No

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

Zoning amendment

Zoning variance

New/revision of master plan

Subdivision

Site plan

Special use permit

Resource management plan

Other

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

M3-1

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

Mas FAR: 2

4. What is the proposed zoning of the site?

N/A

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

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Industrial and transportation/utilities

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

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

a. What is the minimum lot size proposed?

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

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

Yes No

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

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name United NY Sandy Hook Pilots' Association

Date 8/7/2013

Signature

Title Captain Thomas P. Walsh

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