MINUTES OF THE MEETING OF THE VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY

HELD: March 9, 2011
TIME AND PLACE: 6:30 P.M., Village Hall, Senior Center, 222 Grace Church Street, Port Chester, New York

ROLL CALL: In attendance were Chairman Neil Pagano and members James Taylor, and Richard Cuddy.

Also in attendance were IDA Secretary, Elisa Sciarabba, Administrative Director, Dwight Douglas, CFO Leonie Douglas and Village Manager, Christopher Russo.

Absent was member Philip Semprevivo and John Hiensch.

Vice-Chairman Kenner arrived at 7:25 pm.

Member Pilla arrived at 7:30 pm.

Chairman Pagano called the meeting to order at 7:25 pm.

CHAIRMAN'S REMARKS:
Chairman Pagano passed on his comments and turned it over to Dwight Douglas for comment.

ADMINISTRATIVE DIRECTOR'S REMARKS: Mr. Douglas noted that he was in the process of researching G&S files related to the PARIS report.

PARIS REPORT: Ms. Douglas stated that the report has not gone out as of yet. The report, because it is filed online, does not accept any partial information or blanks as responses. Ms. Douglas and Chairman Pagano spoke with the New York State Authorities Budget Office (ABO) and explained why there was a delay in the audit report (because of a change in firms) and missing information from G&S. The ABO is going to get back to Ms. Douglas with the next steps to either wait for the G&S information or how to submit the report without submitting the necessary information.

TOWNSEND STREET DEDICATION UPDATE: Mr. Miller updated the PCIDA members that the Board of Trustees is holding a Public Hearing for the Townsend Street Dedication. The Board is also going to take a look at the Louiso property resolution at the same meeting. Mr. Miller also noted that Mr. Russo, Village Manager, has been authorized by the Board of Trustees to sign an agreement with a design engineer for the bulkhead and an engineer to complete an alternatives analysis. Once the bulkhead has been designed, Mr. Miller will work on a special assessment district to cover a portion of the cost.

APPROVAL OF MINUTES:
The minutes of the February 9, 2011 meeting were reviewed and approved on a motion of Vice-Chairman Kenner, seconded by Member Cuddy and approved by all present.

APPROVAL OF INVOICES:
An invoice for the Month of January 2010 was presented from the Administrative Director in the amount of $3,000 and approved on a motion of Member Taylor, seconded by Member Pilla and approved by all present.

An invoice for secretarial services for the March 9, 2011 meeting from Elisa Sciarabba in the amount of $150 was presented and approved on a motion of Member Taylor, Seconded by Vice-Chairman Kenner and approved by all present.

An invoice from Leonie Douglas, CFO was presented for services for the month of February in the amount of $416.66 and approved on a motion of Member Taylor, seconded by Vice-Chairman Kenner and approved by all present.

TREASURER'S REPORT:
Ms. Douglas discussed the PARIS report and the missing G&S information that is holding up the report. They are waiting for reporting information from G&S such as job reports and salaries. Chairman Pagano stated that if the ABO gives the go ahead to send out the report before the information is received than Ms. Douglas should do it.

Member Pilla voiced his concern for the delay in filing the report. He asked if G&S is obligated to report.

Mr. Miller stated that a demand letter was sent out from the PCIDA and G&S said they were working on gathering the information.

Chairman Pagano explained that he was comfortable with waiting on feedback from the ABO.

Member Pilla asked Ms. Douglas when the report was due originally and she stated that the report was due on September 30th.

Mr. Miller noted that it may take G&S a while to compile all of the information needed.

Mr. Douglas explained that the audit request asked for not only the gross number of jobs but also the wages.

Mr. Miller stated that the second notice gave G&S 30 days to file.

Moving along to the PCIDA finances, Ms. Douglas went through the financial report and stated that there is $270,000 cash on hand, $145,972.31 in revenue. The PCIDA has gone through 67% of their expenditures for the year. She noted that as of last year, the PILOTS were billed out of General Fund in the Village's budget. Going forward,

beginning June 1st, this will come directly from the PCIDA. The G&S late payments are still outstanding. Ms. Douglas noted that she sent the PILOTS to Mr. Miller for review.

PC DEVELOPMENT CORPORATION:
Ms. Douglas stated that while researching the PCIDA accounts, she came across an account labeled Port Chester Development Corporation, which has $68,000 in it. The banks are unaware of when the corporation was created and no one seemed to have any knowledge of what it was designated for.

Mr. Miller, through a quick internet search to the Department of State website, found the origin of the corporation. The full entity name is the Port Chester Community Development Corporation. It was incorporated on February 13, 1981 and is still listed as an active entity.

Attached hereto is a copy of the Certificate of Incorporation from the Department of State.

BUDGET: Mr. Douglas explained suggested changes to the Fiscal Year 2011-12 budget as outlined hereto:

PROJECTED INCOME FOR 2011-2012

At this point in the budget process, and assuming that the Kingsport refinancing occurs before the end of this fiscal year, Mr Douglas reported that there are no known projects on the horizon which would warrant assuming income from application and closing fees. In this regard, he indicated that he reached out preliminarily to several approved projects and have found that they are either fully financed and able to proceed or that they are uncertain as to whether to proceed. Consequently, he simply estimated that we will only receive $1500.00 in interest income (assumes Kingsport fee is received and invested).

Revenues to pay for the projected expenses will therefore come from appropriated fund balance.

PROJECTED EXPENSES FOR 2011-2012

Mr. Douglas proposed that the Board consider the following changes:

Audit fee: Mr. Douglas received a verbal quote from Drescher & Malecki LLP to provide this service next year at a 2.5% increase – roughly $100 above what was charged last year - $3750.00. A written proposal for this service has been requested, together with an option amount for the following year. Douglas recommended that we reduce the current budgeted amount from $5000.00 to the projected $3900.00

There is an obvious advantage to utilizing the same audit firm for consecutive years, and having the same firm engaged with the village audit

Insurance: Mr. Douglas contacted the Spain Agency and received an email response that the cost for our policies should remain the same. He requested confirmation of this in writing, and has recommended that we reduce the budget line from $5000.00 to the actual of $3700.00 (rounded to the nearest $100).

Secretarial services: Mr. Douglas reported that Elisa has indicated a willingness to continue to provide this service at the current $150 per meeting rate, however both her performance and the range of her duties – well beyond simple minute taking – she should be appropriately recompensed. Mr. Douglas recommending that the budget line be increased from the current $1800.00 to $2400.00., the added $600 to be paid out in $50 monthly installments for this additional work.

Pursuant to last month's meeting, it was the Board's consensus that, in addition to the per meeting fee of $150.00 for minute taking, a monthly fee be made to pay for filing, updating the website, preparing the agenda packet and other secretarial duties

Financial services: Mr. Douglas noted that Leonie has indicated that she is willing to continue at the same $5000 rate per year, but felt that with the level of effort involved in complying with the PARIS, etc., some consideration should be given to a raising her annual fee. Mr. Douglas therefore recommended that this budget line be increased from the current $5000.00 to $6000.00.

He further noted that some discussion with the board in executive session would be warranted.

Administrative services: Mr. Douglas stated that other than the continuing work to "catch up" on the G&S project, which the Chairman and counsel have taken the lead in resolving, there is a low level of activity which warrants a serious adjustment in for the Administrative Director's position. He therefore recommended that the budget for this position be reduced from the current $3000 per month to $1500.00 per month, thereby establishing an annual budget of $18,000.

This budget line may need to be further adjusted after the results of the request for proposals to seek a consolidated planning/economic development position have been vetted.

Legal services: For budgeting purposes this year Mr. Douglas recommended that these services be split into two lines; Regular services -budgeted at $15,000 and currently exceeded - and services dealing specifically with the G&S project – budgeted at $30,000. As 2010-2011 has been a significant "catch-up" year and we still have three months ahead of us before this current budget year is ended Douglas etimated that both these services may be provided at the original $15,000 budgeted adopted amount.

An updated status report from Mr. Miller at the March meeting will help to forecast this budget line.

Miscellaneous: Based on experience and the need for ongoing education, etc., Mr. Douglas recommended that the following upgrades be made:

Education and Training – from current $750.00 to $2500.00
Travel Expense - from current $0 to $1500.00

Chairman Pagano asked if the PCIDA members were ready to adopt an operating budget. Mr. Douglas said the Board really needed to adopt the budget at this meeting.

The Board went through a discussion of the various budget lines listed above. Mr. Douglas noted that the reason he decreased the rate of pay for the Administrative Director's position was because the PCIDA would have less going on in the next year.

Mr. Taylor asked what the status of the Village of Port Chester Planner position and the PCIDA Administrative Director joint effort. Mr. Pilla answered that he is unsure of what the status of the Village's plan is however, he recognized that putting in 18,000 versus the $36,000 is a good idea, if the PCIDA did not have project coming in, it couldn't sustain a higher rate. Mr. Pilla commended Mr. Douglas on the decrease.

The 2011-12 Budget proposed a decrease of 19.94% in total.

Mr. Pilla noted that he is interested in expanding the PCIDA as a development corporation BID for downtown improvement and wanted to explore ways the PCIDA and Village of Port Chester could accomplish this over the next year.

On a motion of Member Cuddy, seconded by Vice-Chairman Kenner, the PCIDA 2011-12 Budget was adopted as attached.

KINGSPORT APARTMENTS, LP PROJECT:

Mr. Miller gave an intro to the inducement resolution – it is the next step with Kinsport. There was an initial project resolution and a Public Hearing; the Municipal Impact Fee will be great for the Village of Port Chester. If the project closes before May 31st, the MIF would hit the current budget. Kingsport does not have financing interest at this point in time and therefore are not ready to come to the PCIDA. Currently, the Inducement Resolution would approve the form of PILOT. The PCIDA will still be at a standstill until Kingsport has financing interest. This resolution does not authorize the closing of the project.

PROJECT INDUCEMENT RESOLUTION
(Kingsport Apartments, LP Project)

On motion duly made Member Taylor and seconded by Vice-Chairman Kenner, the following resolution was placed before the members of the Village of Port Chester Industrial Development Agency:

Resolution No. 2011 – 03/01

RESOLUTION OF THE VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY (THE "ISSUER") (i)

AUTHORIZING THE UNDERTAKING OF A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW); (ii) APPOINTING KINGSPORT APARTMENTS, LP (THE "COMPANY") AS IT AGENT WITH RESPECT TO THE PROJECT; (iii) MAKING A DETERMINATION IN COMPLIANCE WITH THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT WITH RESPECT TO THE PROJECT; (iv) AUTHORIZING THE EXECUTION OF AN INDUCEMENT AGREEMENT WITH RESPECT TO THE PROJECT; AND (iv) APPROVING THE FORM OF PILOT AGREEMENT TO BE ENTERED INTO FOR THE PROJECT AND AUTHORIZING THE NEGOTIATION OF RELATED DOCUMENTS

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 632 of the Laws of 1972 of the State of New York, as amended (hereinafter collectively called the "Act"), the VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY (hereinafter called the "Issuer") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping civic, industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **KINGSPORT APARTMENTS, LP**, a Delaware limited partnership with offices at c/o Zephyr Management, L.P., 320 Park Avenue, 28th Floor, New York, New York, for itself and/or on behalf of an entity to be formed (hereinafter and collectively, the "Company") previously submitted an application (the "Application") to the Issuer, copies of which were presented at this meeting and a copy of which is on file at the office of the Issuer, requesting that the Issuer issue its housing revenue bonds in a principal amount not to exceed $12,500,000 (the "Bonds") for the purpose of financing a certain project (the "Project") consisting of: (A) the acquisition or retention by the Issuer of title to or a leasehold (or other) interest in an approximately 1.57-acre site located at 245 King Street, Port Chester, New York, TMID No. 136.078-3-50 (the "Land") and the existing improvements located thereon, including a multi-level building structure with 129 housing units and related storage facilities (the "Existing Improvements"); (B) the renovation, reconstruction, refurbishing and equipping by the Company as agent of the Issuer of the Existing Improvements in order to (i) modernize approximately one hundred twenty one (121) one-bedroom apartments and seven (7) studio apartments that, in accordance with the Internal Revenue Code of 1986, as amended (the "Code") and applicable regulations promulgated by the United States Department of Housing and Urban Development ("HUD") and New York State Housing Finance Agency ("HFA") and/or Division of Housing and Community Renewal ("DHCR"), will be leased to households of persons 62 years of age or older and earning 60% or less of the area's median gross income, (ii) modernize one non-subsidized superintendent's apartment, and (iii) install, construct and equip certain structural and

mechanical upgrades and improvements to the Existing Improvements, including renovations to the common areas, heating systems, plumbing, roof, windows and elevators (items (i), (ii) and (iii) collectively, the "Improvements"); (C) the acquisition of and installation in and around the Existing Improvements and Improvements of certain machinery, fixtures, equipment and other items of tangible personal property (the "Equipment" and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility"); (D) paying certain costs and expenses incidental to the issuance of the Bonds (the costs associated with items (A) through (D) above being hereinafter collectively referred to as the "Project Costs"); and (E) the lease (with an obligation to purchase) or sale of the Issuer's interest in the Facility back to the Company; and

WHEREAS, the Issuer, by resolution adopted on December 8, 2010 (the "Initial Resolution"), (i) determined to proceed under the provisions of the Act to issue the Bonds in an aggregate principal amount not to exceed $12,500,000 for the purpose of assisting in the financing of certain costs incurred by the Company in undertaking the Project; (ii) made a declaration of "official intent" (within the meaning of the United States Treasury Regulations Section 1.150-2(d)); and (iii) authorized a public hearing as required by Article 18-A of the New York State General Municipal Law and Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, on February 9, 2011, at 6:30 p.m., local time, at 222 Grace Church Street, Port Chester, New York, 10573, the Issuer duly held a public hearing as required by and in compliance with Article 18-A of the New York State General Municipal Law and Section 147(f) of the Code; and

WHEREAS, representatives of the Issuer and the Company have negotiated the proposed terms of a certain Payment in-lieu-of Taxes Agreement ("PILOT Agreement") relating to the Project and Facility, a copy of which is attached hereto as **Exhibit A**, as well as a related Municipal Impact Fee Agreement; and

WHEREAS, the Company has submitted to the Issuer an Environmental Assessment Form (the "EAF") with respect to the Project and in compliance with Article 8 of the Environmental Conservation Law and the Regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (said law and regulations hereinafter collectively referred to as "SEQRA"), a copy of which is attached hereto as **Exhibit B**; and

WHEREAS, pursuant to Article 18-A of the General Municipal Law and in accordance with applicable provisions of SEQRA, the Issuer desires to (i) authorize the undertaking of the Project; (ii) appoint the Company agent of the Issuer for purposes of undertaking the Project; (iii) adopt a Negative Declaration relating to the Project pursuant to and in accordance with SEQRA; (iv) authorize the execution and delivery of an Inducement Agreement relating to the Project; (v) approve the proposed terms of the PILOT Agreement; and (vi) authorize the negotiation of additional documents relating to the Project and the issuance of the Bonds, the terms of which shall be subject to future approval by the Issuer.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Issuer hereby acknowledges the prior conduct of its public hearing held on February 9, 2011, at 6:30 p.m. concerning the issuance of the Bonds and the undertaking of the Project, which was duly held in accordance with the requirements of the Code and the Act, including but not limited to the giving of public notice of the meeting a reasonable time before the meeting and affording a reasonable opportunity for persons with differing views on both the issuance of the Bonds and the undertaking of the Project.

Section 2. The Issuer has identified the Project, which involves the internal remodeling and rehabilitation of the Facility, as an "unlisted action", as such quoted term is defined pursuant to SEQRA, for which the Issuer has conducted an uncoordinated review. Based upon the review by the Issuer of the Company's Application, the EAF and related documents delivered by the Company to the Issuer and other representations made by the Company to the Issuer in connection with the Project, the Issuer hereby finds that (i) the Project will result in no major impacts and, therefore, is one which may not cause significant damage to the environment; (ii) the Project will not have a "significant effect on the environment" (as such quoted term is defined under SEQRA); and (iii) no "environmental impact statement" (as such quoted term is defined under SEQRA) need be prepared for this action. This determination constitutes the Issuer's "negative declaration" (as such quoted terms are defined under SEQRA) and no further SEQRA review is necessary.

Section 3. Subject to the Company executing the Inducement Agreement attached hereto as **Exhibit C** and the delivery to the Issuer of a binder, certificate or other evidence of liability insurance policy for the Project satisfactory to the Issuer, the Issuer hereby authorizes the Company to proceed with negotiating the final terms of the acquisition, construction, renovation and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Issuer: (i) to acquire, construct and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Issuer with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Issuer could do if acting in its own behalf; provided, however, the Agent Agreement shall expire on **July 1, 2011** (unless extended for good cause by the Chairman of the Issuer).

Section 4 Having undertaken required procedures in furtherance of the Act in connection with a contemplated deviation from the Issuer's Uniform Tax Exemption Policy, and upon review and consideration of comments received relative to same, the Issuer hereby approves the form of the proposed PILOT Agreement.

Section 5. The Chairman, Vice Chairman and/or Administrative Director of the Issuer are hereby authorized to negotiate, but not execute, additional documents and

agreements necessary to undertake the Project and issue the Bonds, including Indentures, offering statements, mortgages and related instruments, the terms of which shall be subject to the future approval of the Issuer.

Section 6. These Resolutions shall take effect immediately upon adoption.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	YEA	*NEA*	*ABSTAIN*	*ABSENT*
Neil Pagano	[X]	[ ]	[ ]	[ ]
Hon. Dennis Pilla	[X]	[ ]	[ ]	[ ]
Hon. Joseph Kenner	[X]	[ ]	[ ]	[ ]
James Taylor	[X]	[ ]	[ ]	[ ]
John Heinsch	[ ]	[ ]	[ ]	[X]
Philip C. Semprevivo	[ ]	[ ]	[ ]	[X]
Richard Cuddy	[X]	[ ]	[ ]	[ ]

The Resolutions were thereupon duly adopted.

At 8:30 p.m, there being no further business before the Board, the meeting was adjourned on a motion of Member Taylor, seconded by Vice-Chairman Kenner.

Respectfully submitted,

Elisa Sciarabba

Elisa Sciarabba
Secretary

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 10, 2011.

Daniel E. Shapiro
First Deputy Secretary of State

Rev. 06/07

CERTIFICATE OF INCORPORATION

OF

PORT CHESTER COMMUNITY DEVELOPMENT CORPORATION

Under Section 402 of the Not-for-Profit

Corporation Law of the State of New York

473896

The undersigned, being a natural person of the age of twenty-one years or more and a citizen of the United States, for the purpose of forming a corporation not for profit under and pursuant to the laws of the State of New York, hereby certifies:

1. The name of the corporation is PORT CHESTER COMMUNITY DEVELOPMENT CORPORATION (the "Corporation").

2. PORT CHESTER COMMUNITY DEVELOPMENT CORPORATION is a corporation as defined in subparagraph (a)(5) of Section 102 of the Not-for-Profit Corporation Law and is a Type B corporation under Section 201 of the Not-for-Profit Corporation Law.

3. The post office address to which the Secretary of the State of New York shall mail a copy of any notice required by law is Port Chester Community Development Corporation c/o Village of Port Chester, Office of Planning and Development, 219 Westchester Avenue, Port Chester, New York 10573. The office of the Corporation is located in the Village of Port Chester, County of Westchester. The territory in which the Corporation's activities are to be principally conducted

is the Village of Port Chester, County of Westchester, State of New York.

4. The purposes for which the Corporation is being formed are exclusively civic and charitable and for the promotion of social welfare within the meaning of Section 501(c)(4) of the Internal Revenue Code of 1954, as amended, and the objects to be carried on and promoted by it are as follows:

(a) To promote and advance decent, safe and sanitary housing for persons and families of low income, including elderly, handicapped, or disabled persons, in the Village of Port Chester, New York, by, among other things, financing housing projects in the Village of Port Chester, New York, approved by the Village of Port Chester Board of Trustees (the "Public Body") and usable for purposes of housing elderly, handicapped and disabled persons and persons and families of low income or other charitable purposes not inconsistent therewith, including the Kingsport Project consisting of approximately 103 new construction and 26 rehabilitation elderly housing units and the Southport Mews Project consisting of approximately 77 new construction and 12 rehabilitation multi-family housing units intended for occupancy by persons and families of low income (the Kingsport Project and the Southport Mews Project herein collectively referred to as the "Projects");

(b) To finance housing for such elderly, handicapped and disabled persons and persons and families of low income pursuant to the laws of the United States of America pertaining to such housing projects, particularly to function, within the meaning of Section 3(6) of the United States Housing Act of 1937, as amended (the "Act"), as an instrumentality of the Public Body;

(c) To purchase or otherwise make or acquire mortgages, notes or interests in real estate from others to assist in the financing of the construction, development, rehabilitation or other acquisition and equipping of buildings and structures which may be utilized for elderly and low income housing and other civic purposes authorized by law;

(d) To remain continuously organized and operated exclusively for not for profit purposes, and to that end, no interest or dividends shall be paid or payable by the Corporation to any director as such and no net earnings, if any (beyond those necessary to retire the Corporation's liabilities) shall inure to the benefit of any person or entity other than the Public Body.

(e) To borrow funds necessary to make or acquire mortgages for the purpose of financing the construction of such properties and facilities, the indebtedness for which borrowed money may be evidenced by securities of this Corporation of any kind or character

issued at any one or more times which may be either unsecured or secured by mortgage, trust deed, or other lien upon any part or all of the properties and assets or interests therein at that time or thereafter owned by or acquired by this Corporation, provided that approval for the issuance of such securities has been obtained in accordance with the by-laws of the Corporation;

(f) To conduct its activities so as to vest in the Public Body all right, title and interest of this Corporation in or to all of its properties and assets free of all encumbrances (other than tenant leases or encumbrances created in connection with the borrowing of money by the Corporation) which have been created subsequent to the acquisition of such property by the Corporation in order that the Public Body may acquire such properties and assets (or interests therein) either without any consideration or upon such other basis as may be mutually agreed upon by this Corporation and the Public Body provided that whenever this Corporation shall have fully paid all of its indebtedness incurred in connection with the issuance of its bonds, notes or other evidences of indebtedness to be issued in order to make or acquire mortgages for the purpose of financing the acquisition of real property and the construction of buildings, structures, or improvements

(other than in connection with any refunding or refinancing of such bonds), then upon the request of the Public Body this Corporation shall effect a transfer to the Public Body of all properties and assets of the Corporation free of all encumbrances (other than tenant leases) which have been created subsequent to the acquisition of such properties and assets by the Corporation.

Nothwithstanding any other provision of this Certificate of Incorporation to the contrary, the activities of the Corporation, and funds and assets connected therewith, shall be limited to carrying out or assisting in carrying out projects under Section 8 of the Act. In addition, the Corporation shall not engage in or include among its purposes:

(i) any of the activities mentioned in the Not-for-Profit Corporation Law, Section 404(b)-(t). ~~or Executive Law, Section 747;~~

(ii) provision of medical or health services directly to any person or engage in activities mentioned in Section 460-a of the Social Services Law; or

(iii) dissemination of propaganda or attempts to influence legislation, or participation or intervention (including the publishing or the distribution of statements), in any political campaign on behalf of any candidate for public office.

5. The Corporation is empowered to do and perform all acts necessary or desirable to accomplish the purposes of the Corporation including powers conferred by the laws of the State of New York and, without limiting the generality thereof, the power:

(a) to invest in, purchase or make commitments to purchase and take assignments from financial institutions or corporations, including mortgage bankers, of notes, mortgages, and other securities evidencing loans for the construction, construction and permanent financing, or permanent financing of the Projects;

(b) to make, undertake commitments to make and participate in the making of loans for the construction, construction and permanent financing or permanent financing of the Projects and provide for the securing of such loans;

(c) to transfer, foreclose, lease, hold, manage, operate, sell, assign, encumber, mortgage or otherwise dispose of any real or personal property owned by the Corporation or any right or interest therein, and release or relinquish any right, title or claim of the Corporation in such real or personal property; and

(d) to borrow money and to issue its bonds, notes or other evidences of indebtedness, and to secure the same by a mortgage, pledge, lien, security interest, or assignment of all right, title and interest in any real or personal property of the Corporation.

6. The duration of the Corporation shall be perpetual.

7. This Certificate of Incorporation may be altered, amended or repealed as provided by law; however, any such amendment shall be subject to the approval of the Public Body and the United States Department of Housing and Urban Development.

8. The business and conduct of the affairs of the Corporation shall be regulated by By-Laws adopted by the Board of Directors which shall not be inconsistent with this Certificate of Incorporation and the amendment of which shall only become effective with the approval of the Public Body and the United States Department of Housing and Urban Development. This Certificate of Incorporation and the By-Laws must be approved by the Public Body.

9. The Corporation is a non-profit, non-stock corporation and no part of the net income or net profits of the Corporation shall ever inure to the benefit of any member, director or officer thereof or any person other than the Public Body, or its lawful successors or assigns. The Corporation is of a type which is charitable and for civic improvements and which is to promote low-income housing projects. In no way are the purposes and functions of the Corporation to be construed as a delegation of the public governmental functions by the Public Body to this Corporation. The Corporation shall not receive any compensation in connection with the financing of a project except for its expenses.

10. All of the assets of the Corporation shall be held in trust for the purposes herein mentioned, including the payment of all of the Corporation's liabilities. Upon dissolution of the Corporation, all of its assets remaining after the payment of all of its liabilities shall vest in and be transferred to the Public Body or its lawful successor or successors, or to another public housing agency or to another not-for-profit entity as determined by the Public Body and approved by HUD, which shall qualify under Section 501(c)(3) of the Internal Revenue Code of 1954, as amended, subject to an order of a Justice of the Supreme Court of the State of New York. The assets so transferred to the Public Body shall be approved by HUD and used only for purposes approved by HUD.

11. This Corporation shall have a Board of Directors in which all power of the Corporation shall be vested, and which shall consist of three (3) in number. The first Board of Directors shall be elected by the incorporator and subsequent Directors shall be elected by the initial or incumbent Directors.

The three (3) initial Directors of the Corporation shall have staggered terms of three, two and one years, respectively, or shall serve until a successor is appointed or until his earlier resignation, removal from office or death. The names, addresses and respective tenures of the initial Directors are as follows:

Name	Address	Tenure
R. Thomas Hourin	219 Westchester Avenue Port Chester, New York 10573	3 years
Michael D. Ritchie	219 Westchester Avenue Port Chester, New York 10573	2 years
Peter Iasillo	219 Westchester Avenue Port Chester, New York 10573	1 year

Subsequent Directors shall be elected ~~annually by the~~ then existing Board of Directors to replace any Director or Directors whose term of tenure is then expiring and shall hold office for three (3) years or until his successor is elected, except that if at any time and for any reason there are no Directors then serving and no successors have been elected, a successor Board of Directors shall be appointed by the Public Body. All vacancies in the Board of Directors shall be filled for the unexpired term in the same manner. Each Director shall have one vote in the election of officers and in the conduct of all the business of the Corporation. There shall be no individual liabilities against any Director or Directors for corporate debts.

12. Prior to the delivery of this Certificate of Incorporation to the Department of State for filing, all approvals or consents required by the Not-for-Profit Corporation Law or by any other statute of the State of New York will be endorsed upon or annexed hereto.

Annually the Corporation will cause an audit of its operations to be performed by a certified public accountant and will furnish a copy of said annual audit to the Public

Body and United States Department of Housing and Urban Development for review. The books and records of the corporation shall be open for inspection by the Public Body at any time.

IN WITNESS WHEREOF, the undersigned incorporator has hereunto subscribed his name this 6th day of February, 1981.

Edward M. Saltzman

Edward M. Saltzman, Incorporator
242 Westchester Avenue
Port Chester, New York 10573

STATE OF NEW YORK)
: SS:
COUNTY OF WESTCHESTER)

On this 6th day of February, 1981, before me personally came Edward M. Saltzman, to me known to be the person described in and who executed the foregoing Certificate of Incorporation and he duly acknowledged to me that he executed the same.

Notary Public

BERNARD A. EPELSTEIN
Notary Public, State of New York
No. [illegible]
Qualified in [illegible] County
Commission Expires March 30, 19[illegible]

My Commission expires

Notice of Application Waived
This is not to be deemed an approval on behalf of any [illegible] of the [illegible]

Date 2/6/81

ROBERT ABRAMS
Attorney General

By [illegible]
~~Assistant~~ Attorney General
SPECIAL DEPUTY

APPROVAL OF CERTIFICATE OF INCORPORATION BY

SUPREME COURT JUSTICE

I, HON. GEORGE D. BURCHELL [redacted] Justice of the Supreme Court of the State of New York, Ninth Judicial District, do hereby approve the foregoing Certificate of Incorporation of Port Chester Community Development Corporation, and consent that the same be filed.

Dated February 9, 1981

Supreme Court, Westchester County

Special Term, Part

White Plains, New York

Justice of the Supreme Court
Ninth Judicial District
HON. GEORGE D. BURCHELL
J.S.C.

12 CT

4738964**********

CERTIFICATE OF INCORPORATION

OF

PORT CHESTER COMMUNITY DEVELOPMENT CORPORATION

UNDER SECTION 402 OF THE
NOT-FOR-PROFIT CORPORATION LAW

****

582768

Hall, McNicol, Hamilton, Clark &
Murray
330 Madison Avenue
New York, N.Y. 10017

STATE OF NEW YORK
DEPARTMENT OF STATE
FEB 18 1981
AMT OF CHECK $ 58
FILING FEE $ 50
TAX $
COPY $ 8
CERT $
REFUND $
BY:

VILLAGE OF PORT CHESTER - IDA

Budget Preparation Report

Fiscal Year: 2011 Period From: 6 To: 5

Account	2008 Actual	Description 2009 Actual	Original 2010 Budget	Adjusted 2010 Budget	Final Current Projection	Actual To Date	2011 REQUESTED Stage	2011 ADOPTED Stage	2011 ADOPTED Stage	Variance To ADOPTED Stage
Fund 009		**IDA FUND**								
Type R		**Revenue**								
Dept 0009		**INDUSTRIAL DEVELOPMENT AGENCY**								
009.0009.1289		APPLICATION FEE								
	0.00	500.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00%
009.0009.1290		CLOSING FEE								
	0.00	2,500.00	0.00	30,000.00	0.00	145,000.00	0.00	0.00	0.00	0.00%
009.0009.2401		INTEREST EARNINGS								
	0.00	288.51	250.00	250.00	0.00	472.31	1,500.00	1,500.00	1,500.00	500.00%
009.0009.2772		MISCELLANEOUS REV								
	0.00	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
009.0009.4995		APPROPRIATED FUND BALANCE								
	0.00	0.00	69,450.00	69,450.00	0.00	0.00	54,300.00	54,300.00	54,300.00	-21.81%
Total Dept 0009 INDUSTRIAL DEVELOPMENT AGENCY	**0.00**	**(3,309.51)**	**(69,700.00)**	**(99,700.00)**	**0.00**	**(145,972.31)**	**(55,800.00)**	**(55,800.00)**	**(55,800.00)**	**-19.94%**
Total Type R Revenue	**0.00**	**(3,309.51)**	**(69,700.00)**	**(99,700.00)**	**0.00**	**(145,972.31)**	**(55,800.00)**	**(55,800.00)**	**(55,800.00)**	**-19.94%**
Type E		**Expense**								

VILLAGE OF PORT CHESTER - IDA

Budget Preparation Report

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Account	2008 Actual	Description 2009 Actual	Original 2010 Budget	Adjusted 2010 Budget	Final Current Projection	Actual To Date	2011 REQUESTED Stage	2011 ADOPTED Stage	2011 ADOPTED Stage	Variance To ADOPTED Stage
Fund 009		**IDA FUND**								
Type E		**Expense**								
Dept 1220		**CHIEF EXECUTIVE**								
009.1220.0400		CONTRACTUAL EXPENSE								
	0.00	6,000.00	36,000.00	36,000.00	0.00	27,000.00	18,000.00	18,000.00	18,000.00	-50.00%
009.1220.0403		EDUCATION & TRAINING								
	0.00	0.00	0.00	750.00	0.00	1,400.00	2,500.00	2,500.00	2,500.00	100.00%
009.1220.0404		TRAVEL EXPENSE								
	0.00	0.00	0.00	0.00	0.00	778.68	1,500.00	1,500.00	1,500.00	100.00%
009.1220.0406		OFFICE SUPPLIES								
	0.00	0.00	0.00	750.00	0.00	0.00	750.00	750.00	750.00	100.00%
009.1220.0493		PUBLIC AUTHORITY ASSESSMENT								
	0.00	0.00	400.00	400.00	0.00	453.27	450.00	450.00	450.00	12.50%
Total Dept 1220 CHIEF EXECUTIVE	**0.00**	**6,000.00**	**36,400.00**	**37,900.00**	**0.00**	**29,631.95**	**23,200.00**	**23,200.00**	**23,200.00**	**-36.26%**

VILLAGE OF PORT CHESTER - IDA

Budget Preparation Report

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Fund 009		**IDA FUND**								
Type E		**Expense**								
Dept 1320		**FINANCE DEPARTMENT**								
009.1320.0400		CONTRACTUAL EXPENSE								
	0.00	5,000.00	5,000.00	5,000.00	0.00	3,749.98	6,000.00	6,000.00	6,000.00	20.00%
009.1320.0403		EDUCATION & TRAINING								
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
009.1320.0492		AUDITORS FEES								
	0.00	2,200.00	5,000.00	5,000.00	0.00	3,750.00	3,900.00	3,900.00	3,900.00	-22.00%
Total Dept 1320 FINANCE DEPARTMENT										
	0.00	**7,200.00**	**10,000.00**	**10,000.00**	**0.00**	**7,499.98**	**9,900.00**	**9,900.00**	**9,900.00**	**-1.00%**

VILLAGE OF PORT CHESTER - IDA

Budget Preparation Report

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Account	2008 Actual	Description 2009 Actual	Original 2010 Budget	Adjusted 2010 Budget	Final Current Projection	Actual To Date	2011 REQUESTED Stage	2011 ADOPTED Stage	2011 ADOPTED Stage	Variance To ADOPTED Stage
Fund 009		**IDA FUND**								
Type E		**Expense**								
Dept 1410		**IDA CLERK**								
009.1410.0400		CONTRACTUAL EXPENSE								
	0.00	750.00	1,800.00	1,800.00	0.00	1,800.00	2,400.00	2,400.00	2,400.00	33.33%
009.1410.0476		PUBLICATION OF NOTICES								
	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00%
Total Dept 1410 IDA CLERK	**0.00**	**750.00**	**1,800.00**	**1,800.00**	**0.00**	**1,800.00**	**2,500.00**	**2,500.00**	**2,500.00**	**38.89%**

VILLAGE OF PORT CHESTER - IDA

Budget Preparation Report

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Account	2008 Actual	Description 2009 Actual	Original 2010 Budget	Adjusted 2010 Budget	Final Current Projection	Actual To Date	2011 REQUESTED Stage	2011 ADOPTED Stage	2011 ADOPTED Stage	Variance To ADOPTED Stage
Fund 009		**IDA FUND**								
Type E		**Expense**								
Dept 1420		**LAW DEPARTMENT**								
009.1420.0400		CONTRACTUAL EXPENSE								
	0.00	13,759.13	15,000.00	15,000.00	0.00	16,944.58	15,000.00	15,000.00	15,000.00	0.00%
009.1420.0472		G & S ADMINISTRATIVE /LEGAL								
	0.00	0.00	0.00	30,000.00	0.00	11,000.00	0.00	0.00	0.00	0.00%
Total Dept 1420 LAW DEPARTMENT	**0.00**	**13,759.13**	**15,000.00**	**45,000.00**	**0.00**	**27,944.58**	**15,000.00**	**15,000.00**	**15,000.00**	**0.00%**

VILLAGE OF PORT CHESTER - IDA

Budget Preparation Report

Fiscal Year: 2011 Period From: 6 To: 5

Account	2008 Actual	Description 2009 Actual	Original 2010 Budget	Adjusted 2010 Budget	Final Current Projection	Actual To Date	2011 REQUESTED Stage	2011 ADOPTED Stage	2011 ADOPTED Stage	Variance To ADOPTED Stage
Fund 009		**IDA FUND**								
Type E		**Expense**								
Dept 1440		**ENGINEERING**								
009.1440.0400		CONTRACTUAL EXPENSE								
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Total Dept 1440 ENGINEERING	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00%**

VILLAGE OF PORT CHESTER - IDA

Budget Preparation Report

Fiscal Year: 2011 Period From: 6 To: 5

Account	2008 Actual	Description 2009 Actual	Original 2010 Budget	Adjusted 2010 Budget	Final Current Projection	Actual To Date	2011 REQUESTED Stage	2011 ADOPTED Stage	2011 ADOPTED Stage	Variance To ADOPTED Stage
Fund 009		**IDA FUND**								
Type E		**Expense**								
Dept 1910		**INSURANCE**								
009.1910.0400		CONTRACTUAL EXPENSE								
	0.00	0.00	5,000.00	5,000.00	0.00	3,657.39	3,700.00	3,700.00	3,700.00	-26.00%
Total Dept 1910 INSURANCE	**0.00**	**0.00**	**5,000.00**	**5,000.00**	**0.00**	**3,657.39**	**3,700.00**	**3,700.00**	**3,700.00**	**-26.00%**

VILLAGE OF PORT CHESTER - IDA

Budget Preparation Report

Fiscal Year: 2011 Period From: 6 To: 5

Account	2008 Actual	Description 2009 Actual	Original 2010 Budget	Adjusted 2010 Budget	Final Current Projection	Actual To Date	2011 REQUESTED Stage	2011 ADOPTED Stage	2011 ADOPTED Stage	Variance To ADOPTED Stage
Fund 009		**IDA FUND**								
Type E		**Expense**								
Dept 1990		**CONTINGENT ACCOUNT**								
009.1990.0400		CONTRACTUAL EXPENSE								
	0.00	0.00	1,500.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00%
Total Dept 1990 CONTINGENT ACCOUNT	**0.00**	**0.00**	**1,500.00**	**0.00**	**0.00**	**0.00**	**1,500.00**	**1,500.00**	**1,500.00**	**0.00%**
Total Type E Expense	**0.00**	**27,709.13**	**69,700.00**	**99,700.00**	**0.00**	**70,533.90**	**55,800.00**	**55,800.00**	**55,800.00**	**-19.94%**
Total Fund 009 IDA FUND	**0.00**	**24,399.62**	**0.00**	**0.00**	**0.00**	**(75,438.41)**	**0.00**	**0.00**	**0.00**	**0.00%**
Grand Total	**0.00**	**24,399.62**	**0.00**	**0.00**	**0.00**	**(75,438.41)**	**0.00**	**0.00**	**0.00**	**0.00%**

Appendix B
Short Environmental Assessment Form

FOR AGENCY / OFFICE USE ONLY
Application /tracking number(s):
Other identifiers:

Instructions for Completing

Part 1 is to be completed by the project sponsor or applicant. 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: Kingsport Apartments Project		
Project location (describe, and attach a general location map): 245 King Street, Port Chester, N.Y.		
Brief Description of Proposed Action (include type of development and total acreage of parcel): Issuance by the Village of Port Chester Industrial Development Agency of up to $12.5M in tax exempt bonds for the (a) acquisition or retention by the Agency of title to, or leasehold interest in the property located at 245 King St. and (b) the renovation of the subject property		
Name of Applicant/Sponsor: Kingsport Apartments, LP.	Telephone:	
	E-Mail: rgc@zmlp.com	
Address: c/o Municipal Advisers, LLC 437 Madison Avenue, Suite 33C		
City/PO: New York, New York	State: N.Y.	Zip Code: 10022

1. Does the proposed action require a permit approval or funding from any other governmental Agency? ☒ Yes ☐ No

   If Yes, list agency(s) name and permit or approval: NYS Homes + Community Renewal

2. Total acreage of the proposed action, including project area and contiguous properties, which are owned or controlled by project sponsor: 1.57 acres

3. Check all land uses that occur on, adjoining and near the proposed action.

   ☒ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

4. Does the proposed action meet all adopted local land use and zoning ordinances? ☒ Yes ☐ No

   Explain The project is for the purchase and renovation of a pre-existing use.

5. Is the site of the proposed action located in a Critical Environmental Area? ☐ Yes ☒ No

6. Will administrative or legislative adoption, enactment, or amendment of a plan, local law, ordinance, rules or regulations be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

7. Is the proposed action a change in zone? ☐ Yes ☒ No
If Yes, explain: _____

8. Have any previous development projects or proposals involved the same site as the proposed action? ☐ Yes ☒ No
If Yes:
Provide reference(s) for all prior permits/approvals, applications, issued permits/approvals, or environmental impact statements: not in recent history

9. a. Will the proposed action result in a substantial increase in traffic above present levels? ☐ Yes ☒ No
If Yes, describe: _____

b. Are public transportation service(s) available at or near the site of the proposed action? ☒ Yes ☐ No
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? ☒ Yes ☐ No

10. Does the proposed action maximize use of energy efficient design or include use of onsite renewable energy technologies? ☒ Yes ☐ No
If Yes, describe design features and technologies: modernization activities will include energy efficient fixtures and lighting and roof insulation

11. a. Will the proposed action connect to existing public water? ☒ Yes ☐ No
If No, describe method for providing public water: _____

b. Will the proposed action connect to existing wastewater utilities? ☒ Yes ☐ No
If No, describe method for providing wastewater treatment: _____

12. The proposed action is consistent with the predominant character of the existing built or natural landscape? ☒ Yes ☐ No

13. Is the proposed action located in or adjoining an environmental justice community of concern as defined by the Federal EPA? ☐ Yes ☒ No

14. Does the site of the proposed action contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on or has been proposed for listing on the State or National Register of Historic Places? ☐ Yes ☒ No
If Yes,
a. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District
b. Name of site or resource: _____

15. a. Does any portion of the site of the proposed action, or adjacent area contain wetlands or other waterbodies (rivers, ponds or lakes)? ☐ Yes ☒ No
b. Are any of the wetlands or waterbodies within or adjoining the site of the proposed action regulated by any federal, state or local agency? ☐ Yes ☒ No

16. Would the proposed action alter, or encroach into, any existing wetland or waterbody? ☐ Yes ☒ No
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____

17. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered or listed by NYS as a species of special concern or greatest conservation need? ☐ Yes ☒ No

18. Will the proposed action create new point source stormwater discharges, such as ditches, pipes or other concentrated flows of stormwater, during construction, operations, or both? If Yes, describe discharge, estimated volume and where discharge will be directed: _____	☐ Yes ☒ No
19. 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: _____	☐ Yes ☒ No
20. Has solid or hazardous waste ever been stored or otherwise managed on the site, or does the site adjoin property which now, or at any time, stored or otherwise managed solid or hazardous waste? If Yes, describe: _____	☐ Yes ☒ No
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Dorothy Douglas, PCIDA admin dir. Date: March 7, 2011 Signature: Dorothy Douglas	

Part 2 - Impact Assessment. This part should be completed by the Lead Agency. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor in support of the proposed action. 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. 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.

1. Does proposed action exceed any Type 1 Threshold in 6 NYCRR Part 617.4? If Yes, coordinate review process and use the Full EAF.	☐ Yes ☒ No
2. Will proposed action receive coordinated review as provided for Unlisted Actions in 6 NYCRR Part 617.6? If No, a negative declaration may be supersceded by another agency.	☐ Yes ☒ No
3. The proposed action may have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐ Yes ☒ No
4. The proposed action may result in a substantial change in the use or intensity of use of land?	☐ Yes ☒ No
5. The proposed action may create a material conflict with adopted land use plan or zoning ordinance?	☐ Yes ☒ No
6. The proposed action may result in a substantial adverse change in existing level of traffic or impact alternative means of transportation?	☐ Yes ☒ No
7. The proposed action may cause a substantial increase in the use of energy or it fails to incorporate energy conservation or renewable energy opportunities.	☐ Yes ☒ No
8. The proposed action may impair the character or quality of existing community character?	☐ Yes ☒ No
9. The proposed action may create an environmental burden on an environmental justice community as defined by the Federal EPA?	☐ Yes ☒ No
10. The proposed action may impair the character or quality of important historically archaeological, architectural or aesthetic resources?	☐ Yes ☒ No
11. The proposed action may result in a substantial adverse change to natural resources (e.g., wetlands, waterbodies, flora, fauna)	☐ Yes ☒ No
12. The proposed action may result in a substantial increase in the potential for erosion, flooding or drainage problems?	☐ Yes ☒ No
13. The proposed action may create a substantial hazard to environmental resources or human health?	☐ Yes ☒ No

Part 3 - Determination of significance. This part should be completed by the Lead Agency. For every question in Part 2 that was answered "yes", or if there is a need to explain why a particular element of the proposed action will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any mitigation measures that have been included by the project sponsor; and should explain how the lead agency determined that the impact will not be significant.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☒ 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 **AND** provide, on attachments as necessary, the reasons supporting this determination.

Port Chester Industrial Dev. Agency	3/7/11
Name of Lead Agency	Date
Dwight Douglas	Administrative Director
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Dwight Douglas	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)